

ZONING STAFF REPORT

Date: 3/27/2017
Case No.: 2016-522-ZC
Prior Action: Postponed (03/07/17)
Posted: 03/23/17

Meeting Date: 4/4/2017
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Tellus Management, LTD - Rebecca Rostrup
OWNER: Earl A. Dufrene Jr. & Mary W. Cooper Dufrene & Julio C. & Anne Arana
REQUESTED CHANGE: From A-2 Suburban District to HC-2 Highway Commercial District
LOCATION: Parcel located on the south side of Parker Drive, west of LA Highway 59; S12, T7S, R11E; Ward 3, District 5
SIZE: 1.93 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Single Family Residential	A-2 Suburban District
South	Single Family Residential	A-2 Suburban District
East	Mini Storage & Vacant	HC-2 Highway Commercial District & NC-6 Public, Cultural & Recreational District
West	Storage Buildings	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 HC-2 Highway Commercial District. This site is located on the south side of Parker Drive, west of LA Highway 59. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not see any compelling reason to recommend approval of the request, considering that the site is surrounded by A-2 Suburban District, on the north, south and west sides.

STAFF RECOMMENDATION:

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

Case No.: 2016-522-ZC

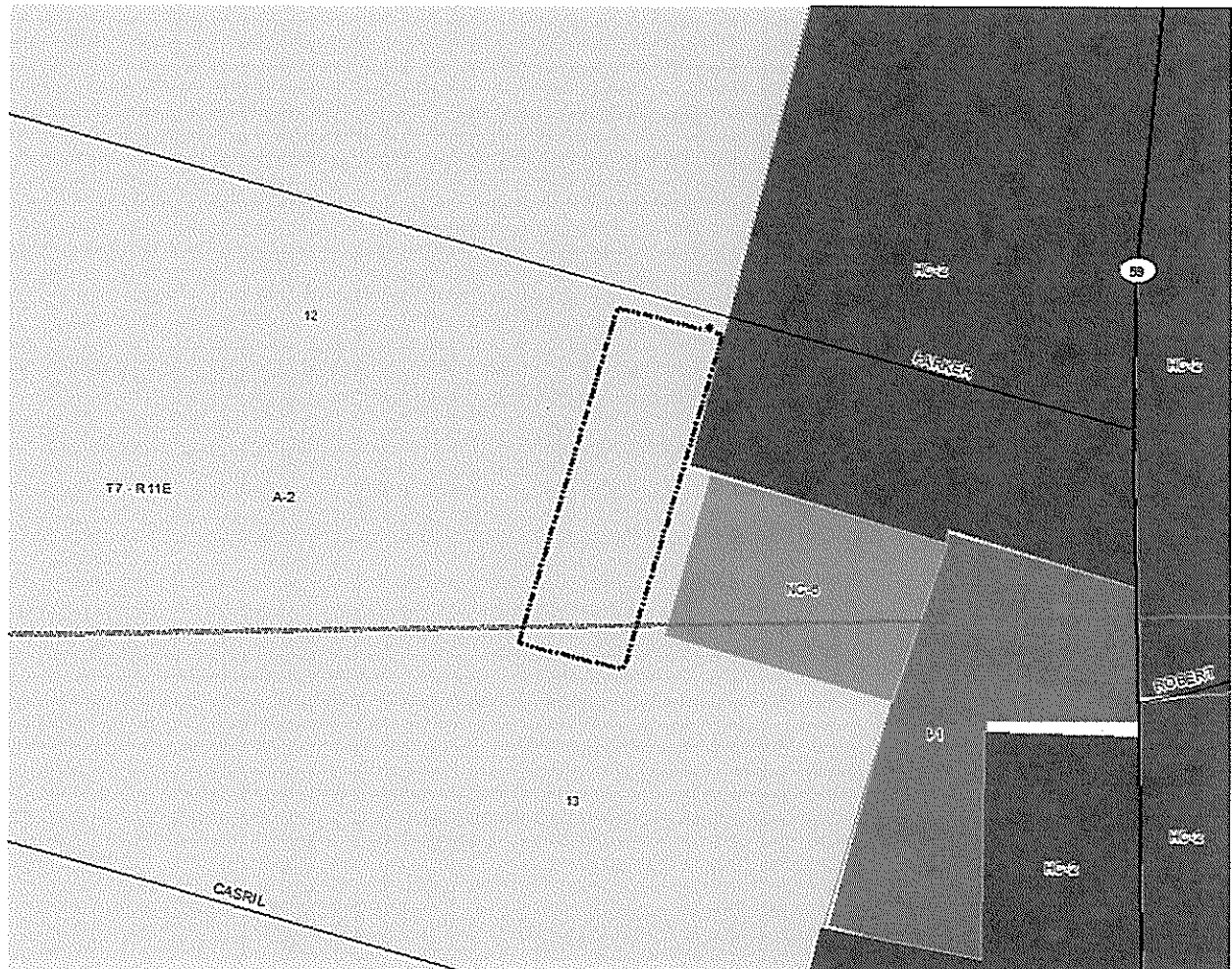
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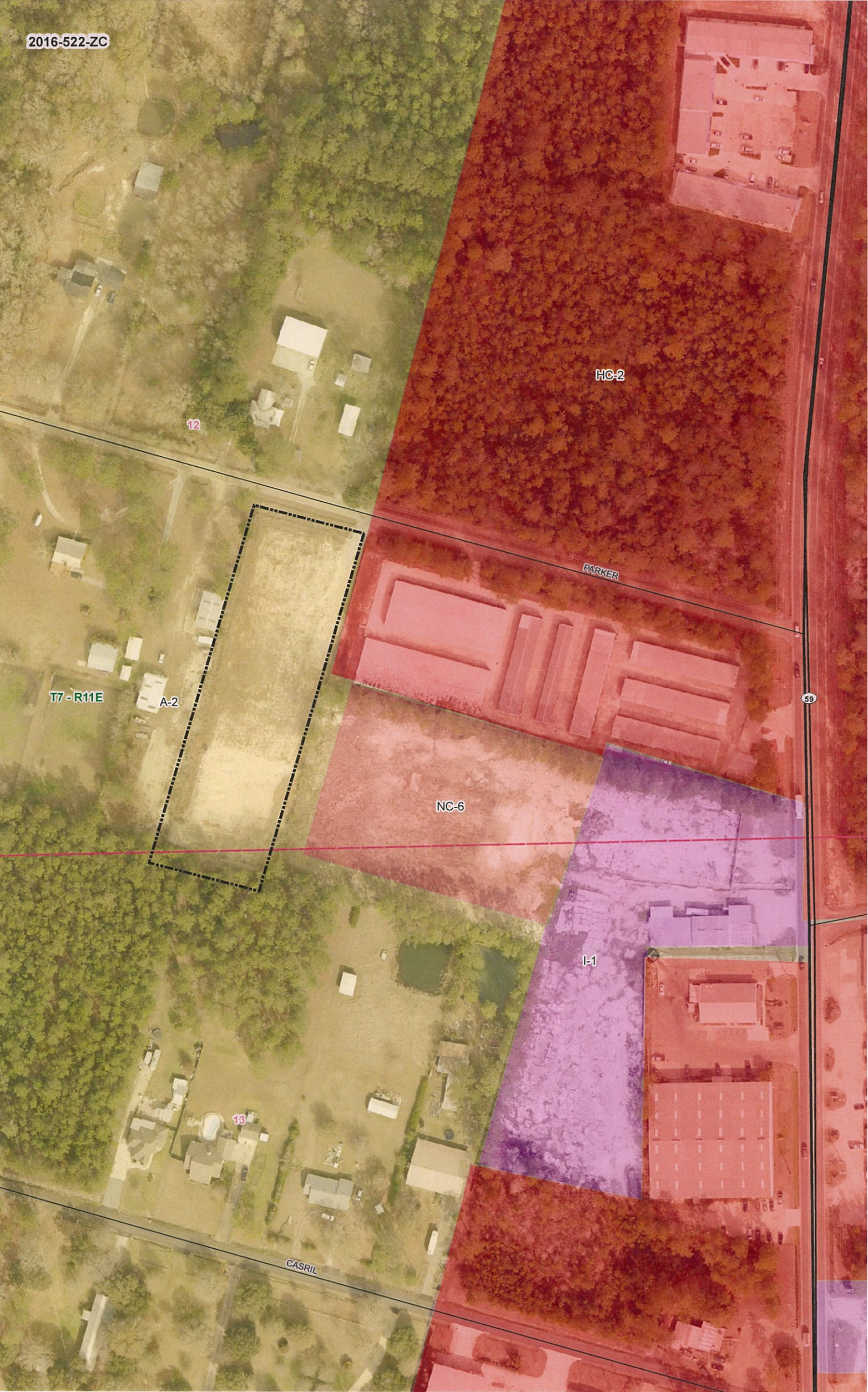
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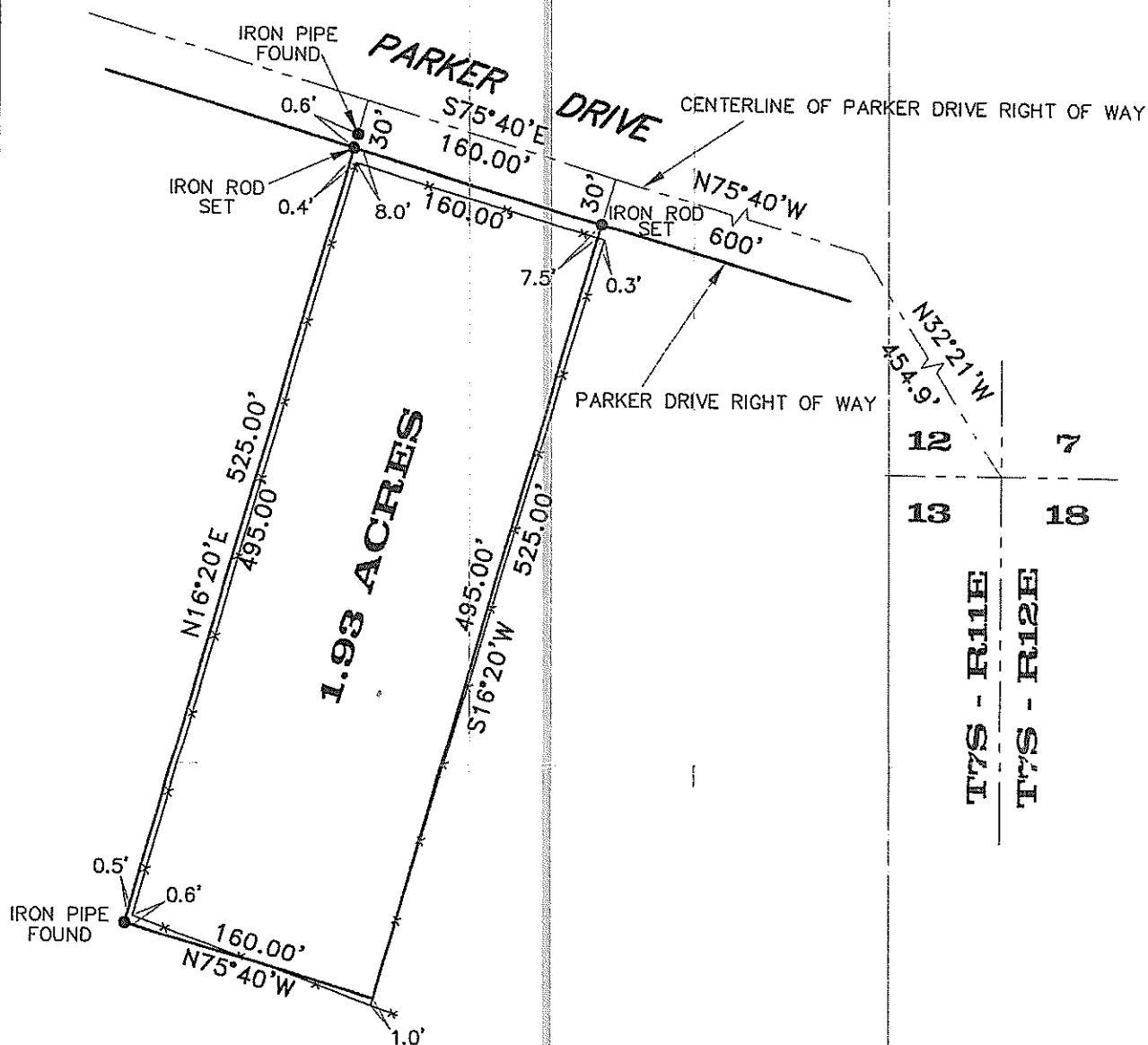
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SIZE: 1.93 acres





**BOUNDARY SURVEY OF
A 1.93 ACRE PARCEL
OF LAND SITUATED IN
SECTION 12
T7S - R11E
ST. TAMMANT PARISH, LA**

**NOTE:**

ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.

**GENERAL NOTES**

ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1
REFERENCE PLAN #1: A PLAN OF SURVEY BY SCALFANO ENGINEERING, INC., DATED SEPTEMBER 22, 2005

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

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

ELEVATION NOTES

THIS IS CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER FLOOD INSURANCE RATE MAP (FIRM) DATED: OCTOBER 17, 1989 FLOOD ZONE: C
BASE FLOOD ELEVATION: N/A COMMUNITY PANEL: 225205 0235 C

THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE: 46:XXI, CHAPTER 25 FOR A CLASS "C" (SUBURBAN) SURVEY

MADE AT THE REQUEST OF BAYOU CONCRETE PUMPING, LLC

BY: *Richmond W. Krebs*

R. W. KREBS, L.L.C.
RICHMOND W. KREBS
PROFESSIONAL LAND SURVEYING
P.O. BOX 8641
METAIRIE, LA. 70011-8641
PHONE: (504) 889-9616
FAX: (504) 889-0916
E-MAIL: richmond@rwkcrebs.com
WEB: www.rwkcrebs.com

DATE: NOVEMBER 15, 2013 DRAWN BY: RWK

SCALE: 1" = 100'

CHECKED BY:

JOB #: 133106

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R.W. KREBS, LLC

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Prior Action: Postponed (03/07/17)

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Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: 285 LLC - Richard Murphy

OWNER: 285 LLC - Richard Murphy

REQUESTED CHANGE: From PUD Planned Unit Development Overlay to A-4A Single-Family Residential District, A-5 Two Family Residential District, A-8 Multiple Family Residential District, HC-2 Highway Commercial District

LOCATION: Parcel located on the east side of LA Highway 1077, north of US Highway 190; S21, T6S, R10E; Ward 1, District 3

SIZE: 157.31 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential & Undeveloped	A-2 & A-1 Suburban District
South	Industrial & Undeveloped	I-2 Industrial District
East	Undeveloped	A-1 Suburban District
West	Residential & Undeveloped	PUD Planned Unit Development Overlay

EXISTING LAND USE:

Existing development: No

Multi occupancy development: Yes

COMPREHENSIVE PLAN:

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

Agriculture – extraction - Use of land for the surface mining or digging out of soils, sand or (usually from streambeds) gravel for commercial sale.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from PUD Planned Unit Development Overlay to A-4A Single-Family Residential District, A-5 Two Family Residential District, A-8 Multiple Family Residential District & HC-2 Highway Commercial District. This site is located on the east side of LA Highway 1077, north of US Highway 190. The 2025 future land use plan calls for the area to be developed with agricultural uses. The objective of the request is to establish the underlying zoning of a Planned Unit Development Overlay, proposed to be developed with residential & commercial uses.

Note that a zoning change request to Planned Unit Development Overlay has also been submitted for the same site (2017-524-ZC).

STAFF RECOMMENDATION:

The staff recommends that the request for an A-4A Single-Family Residential District, A-5 Two Family Residential District, A-8 Multiple Family Residential District & HC-2 Highway Commercial District designation be postponed, considering that additional information is required to be provided, for the requested zoning change to PUD (2017-524-ZC), which was submitted for the same site.

Case No.: 2016-523-ZC

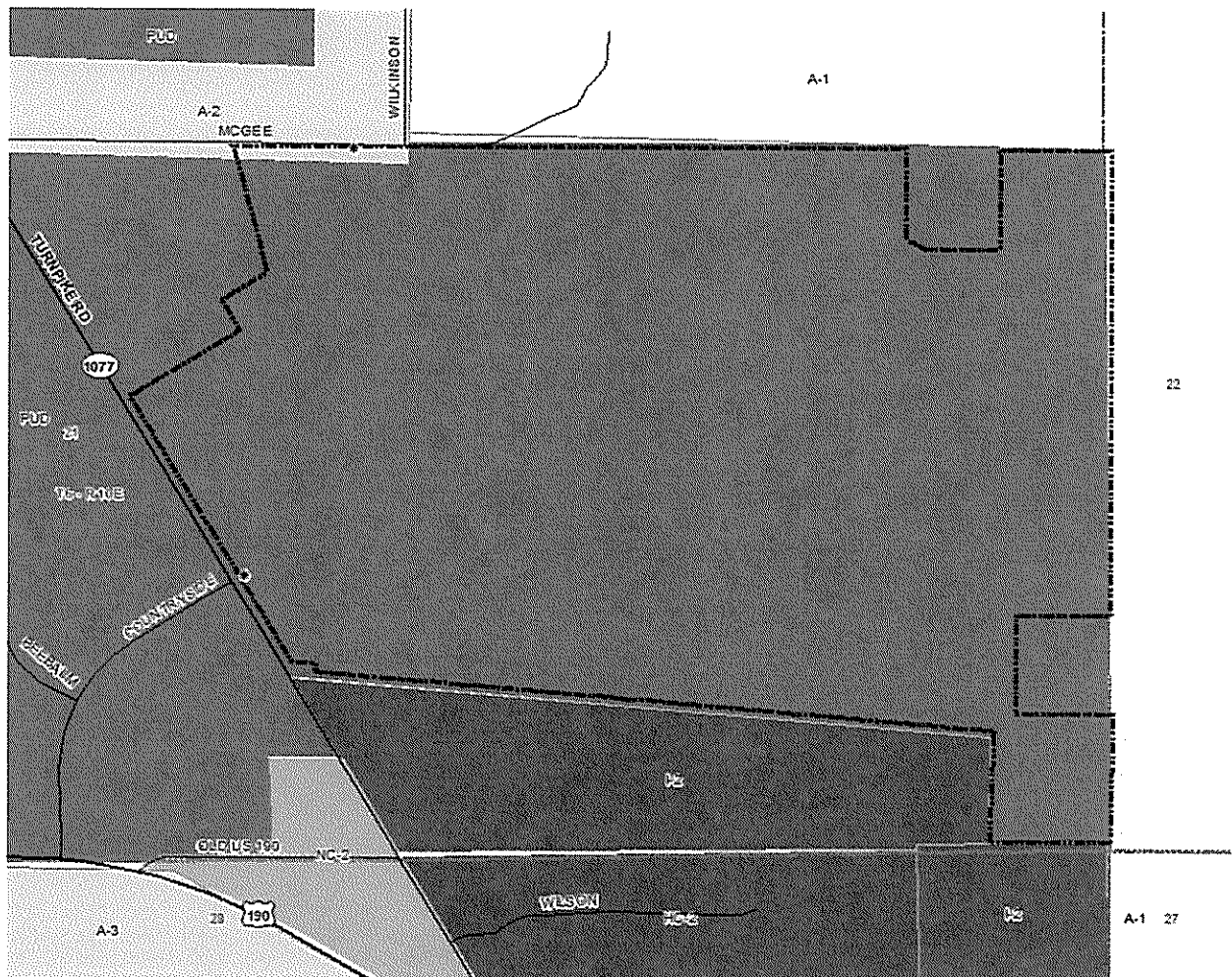
PETITIONER: 285 LLC - Richard Murphy

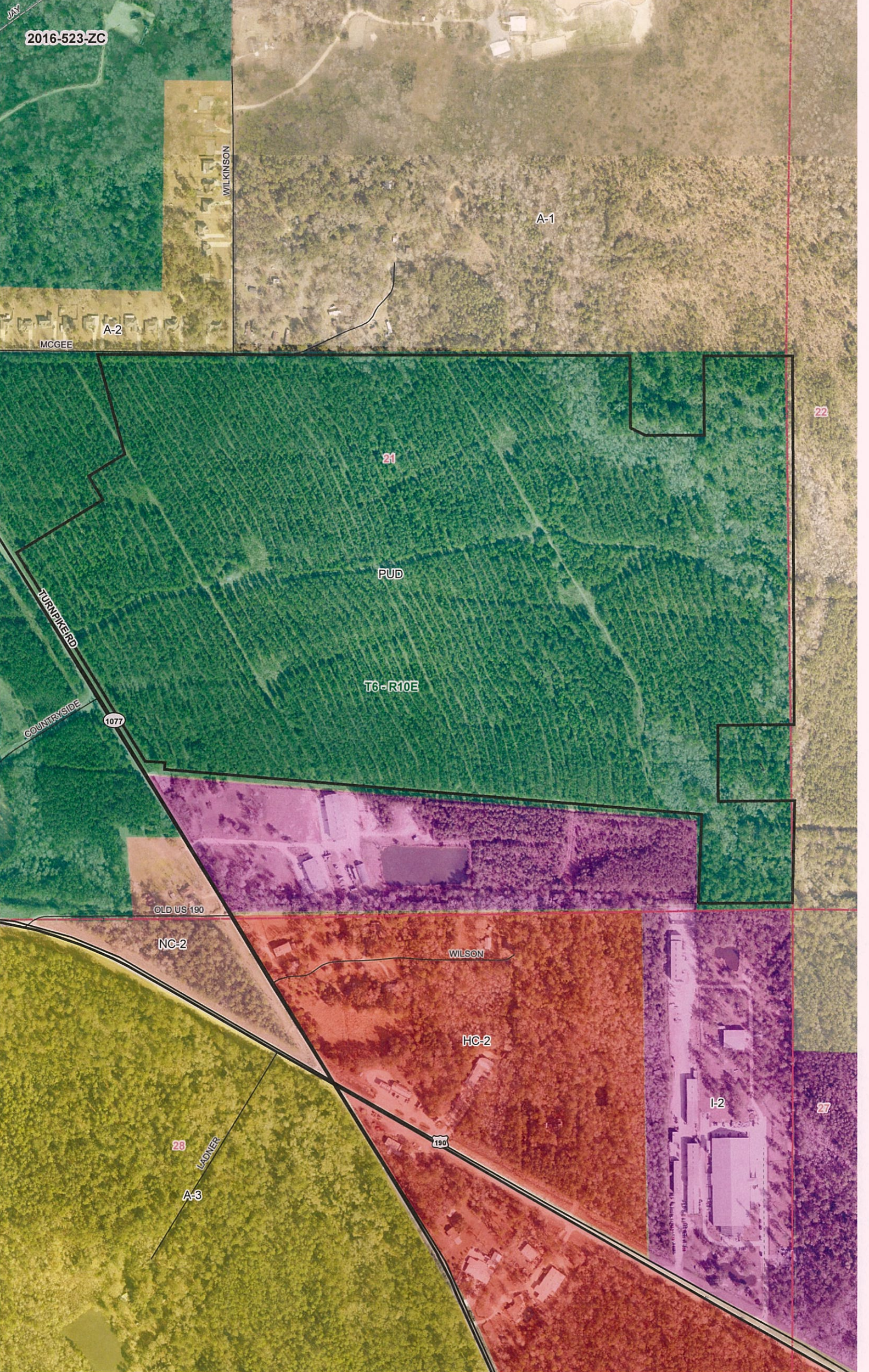
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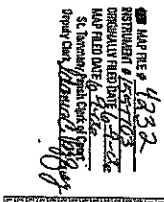
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SIZE: 157.31 acres






SPECIAL NOTES:

[illegible]

LEGEND

—X—	= FENCELINE
—O—	= GAS LINE
○	= IRON PIPE
●	= IRON ROD
-+o-	= OVERHEAD UTILITY LINE
△	= POWER POLE
▲	= SIGN/POST

1. THE FORMS OF CRIMINAL CRIMES ARE STRICTLY IN ACCORDANCE WITH ONLY THE CRIMINAL CODE OF THE UNITED STATES OF AMERICA AND THE CRIMINAL CODE OF THE UNITED STATES OF AMERICA (18-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-103


**JOHN E. BONNEAU
& ASSOCIATES, INC.**

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OWNER: 285 LLC - Richard Murphy

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LOCATION: Parcel located on the east side of LA Highway 1077, north of US Highway 190; S21, T6S, R10E; Ward 1, District 3

SIZE: 157.31 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State **Road Surface:** 2 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential & Undeveloped	A-1 Suburban Residential
South	Industrial & Undeveloped	I-2 Industrial
East	Undeveloped	A-1 Suburban residential
West	Residential & Undeveloped	PUD Planned Unit Development

EXISTING LAND USE:

Existing development: Yes **Multi occupancy development:** Yes

COMPREHENSIVE PLAN:

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

Agriculture – extraction - Use of land for the surface mining or digging out of soils, sand or (usually from streambeds) gravel for commercial sale.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from PUD Planned Unit Development Overlay to A-4A Single-Family Residential District, A-5 Two Family Residential District, A-8 Multiple Family Residential District, HC-2 Highway Commercial District & PUD Planned Unit Development Overlay. The 157.21 acre site was originally part of a 285 acre PUD subdivision, approved to be developed as a 1280 unit traditional neighborhood development (see major amendment to the Goodbee Square/Countryside PUD – ZC06-02-011). The site is now proposed, as a new subdivision with a total of 402 single family residential units, a 6.72 acre multi-family residential development and a 7.55 acre commercial development (see Chart below). As indicated on the plan, the landscaping, lighting, parking and signage will meet all Parish Requirements and a list of permitted uses has also been provided, for the multi-family and commercial uses.

Note that a zoning change request to establish the underlying zoning of the proposed PUD has also been submitted for the same site (2017-523-ZC).

ACCESS

The site is proposed to be accessed through a two way driveway and a two lane boulevard type driveway, directly from Highway 1077.

SUBDIVISION INFORMATION

Type	Number of Units	Lot Size
Townhome Alley-Loaded Lot	19	25' X 115'
Alley Loaded Lot	55	40' X 125'
Neighborhood Regular	74	50' X 120'
Neighborhood Medium	195	60' X 120'
Neighborhood Large	59	70' X 120'
Multi Family	Total number of units to be provided	6.78 acres
Commercial	Multiple commercial buildings not to exceed 40,000 sq.ft.	7.55 acres

GENERAL PUD CRITERIA

Required information	Staff Comments
Title of the project, name of the developer, legal description	Provided as Required
Existing Land Use within 500' of all boundaries on the plan	Provided as Required
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Must be Provided as Required (on or off site)
Wetland Delineations	Provided as Required
Flood Zone Demarcation Lines	Provided as Required (see flood statement on plan)
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.

Zoning	Acreage	Gross Density	Gross Number of Units	Net Density in acres (Gross Density X 0.75)	Number of Units (allowed based on net density)
A-5	13.9	8 units/ acre	111	10.4	83
A-4A	129.07	6 Units/ acre	774	96.8	580
A-8	6.78	1 unit/1500 sq. ft.	196	5.085	146
Total number of Units			1081		809
Total Proposed Number of Residential Units: 402 Units Provide total number of proposed multi-family units					

The gross density is based on the underlying zoning of A-4A Single Family Residential District, A-5 Two Family Residential District & A-8 Multiple Family Residential District, which would allow for a total of 1081 units. Based on the formula, the net density would allow for a total of 809 units. The proposal is for 402 residential units, which does not include the total number of proposed multi-family units. Additional information shall be provided regarding the proposed number of multi-family units, to determine if the total number of units meets the maximum net density allowable within the PUD development.

GREENSPACE

A total of 58.08 acres of greenspace (36.92%) is proposed to be provided within the subdivision. A total of 46.19 acres is dedicated to passive open space and a total of 10.87 acres is dedicated to active open space (see below list of passive and active amenities). The proposed amenities and the walking path will allow for the open space areas to be functional, beneficial and easy to access for the residents of the subdivision.

Amenities	Type of Amenities
Passive	Greenspace Area, Pavilion, walking path
Active	Pond for fishing, playground, exercise stations

Note that a complete Recreational Development Plan will have to be provided depicting the amenities to be provided, the location of the amenities on the plan, a time schedule for development, and the entity whom shall be responsible for the liability and maintenance of the recreational amenities and greenspace areas. Additional information shall also be provided as listed below:

- The type of material used for the walking path (aggregate, semi-hard or hard-surfaced materials).
- Clarify the calculation of the total acreage of greenspace area to be provided, in regards to the total acreage dedicated to the ponds and wetlands. Calculation shall be based on the following regulation: No more than fifty percent (50%) of the required open space shall be satisfied using Limited Use Land. Limited Use Land shall mean land which is inundated by water for a period of greater than four (4) months within each calendar year. Two (2) acres of Limited Use Land are required to satisfy one (1) acre of required open space.
- Confirm if fishing and/or swimming will be allowed within the pond identified as “Active Park”.
- Provide the type of active amenities to be provided within the park identified as “Active Park” and the allowable uses of the “Town Square Pavilion” (special events for residents, concerts, etc.).

COMPREHENSIVE PLAN ANALYSIS

The 2025 future land use plan calls for the site to be developed with agricultural uses. The proposed subdivision does not meet the objectives of the 2025 future land use plan; however, the revised plan shows a reduction in density of the previously approved plan, provides a variety of lot size and choice of housing, and large open spaces allowing for the preservation of most of the wetlands.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-4A Single-Family Residential District, A-5 Two Family Residential District, A-8 Multiple Family Residential District, HC-2 Highway Commercial District, PUD Planned Unit Development Overlay designation be postponed, considering that additional information is required, as stated above.

Case No.: 2016-524-ZC

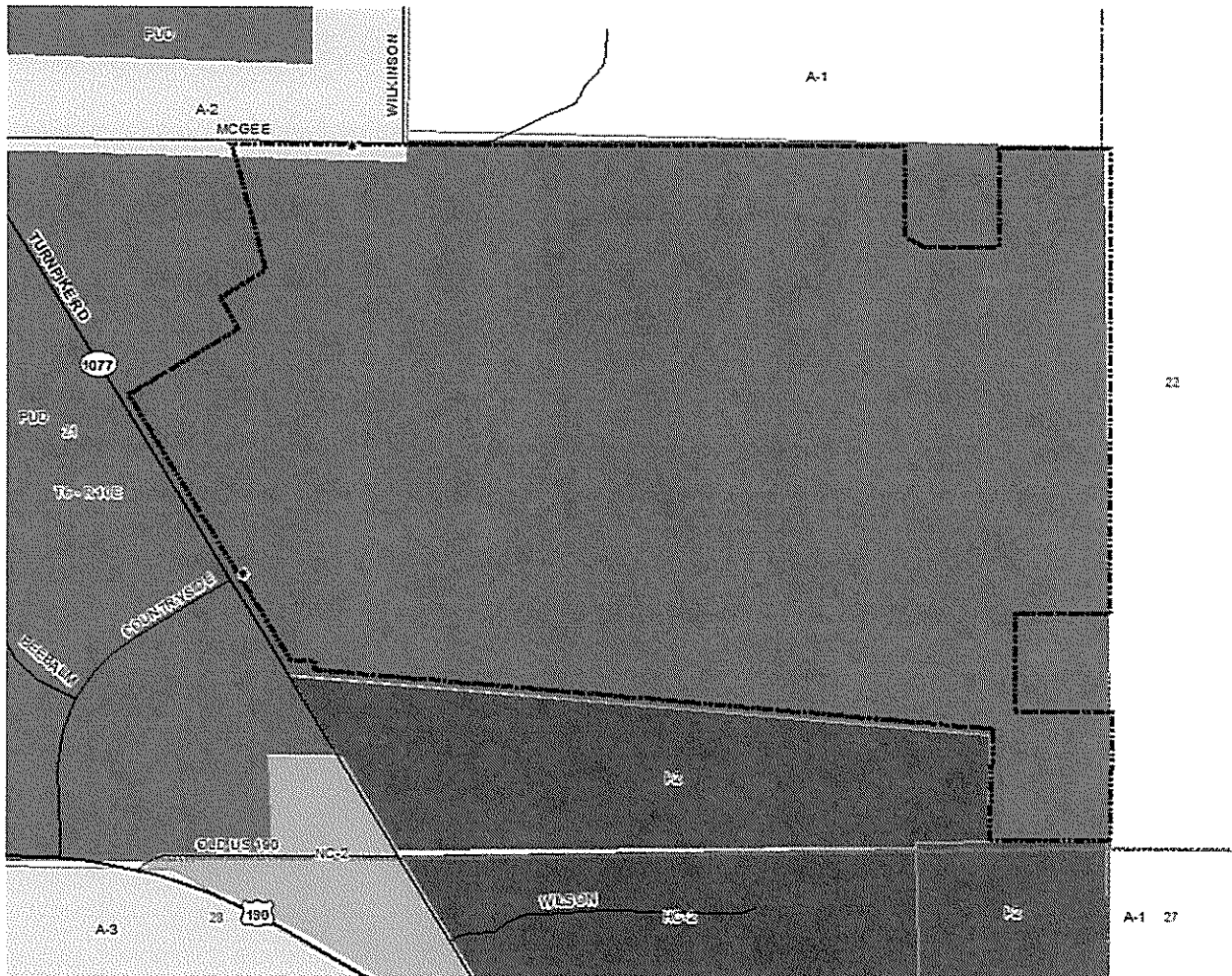
PETITIONER: 285 LLC - Richard Murphy

OWNER: 285 LLC - Richard Murphy

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SIZE: 157.31 acres



2016-524-ZC

JAY

WILKINSON

A-1

A-2

MC GEE

21

PUD

T6-R10E

TURNPIKE RD

COUNTRYSIDE

1077

OLD US 190

NC-2

WILSON

HC-2

1-2

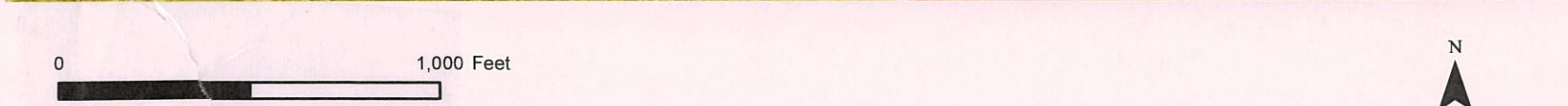
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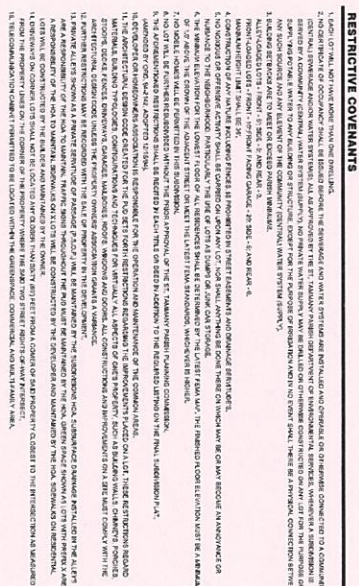
28

LADNER

A-3

190



[illegible][illegible]

1. The purpose of this study was to investigate the effect of a 12-week training program on the physical and psychological health of young adults.
2. The study was conducted in a laboratory setting with 20 participants.
3. The participants were divided into two groups: a control group and an experimental group.
4. The experimental group received a 12-week training program consisting of aerobic and strength training.
5. The control group did not receive any training.
6. The physical health of the participants was measured using a variety of tests, including heart rate, blood pressure, and body composition.
7. The psychological health of the participants was measured using a variety of tests, including a mood questionnaire and a stress scale.
8. The results of the study showed that the experimental group had significantly better physical and psychological health than the control group after 12 weeks of training.
9. The study suggests that a 12-week training program can improve the physical and psychological health of young adults.
10. The study also suggests that a 12-week training program can improve the physical and psychological health of young adults who are not currently active.

**Know what's below.
Call before you dig.**

PROVIDENCE PARKS
635 MAIN STREET
BATON ROUGE, LA 70801
PROJECT - 16121.00

PUD AMENDMENT PLAN

12/12/16 DRAFT

NOT FOR CONSTRUCTION
REVISIONS: 12/13/16, 12/16/16

ARCHITECTURE
100 ST. ALLEN AVE.
LA JOLLA, CA 92037
PHONE 337.055.2839
FAX 337.051.2044

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: PRESCOTT BAILEY - SOUTHERN LIFESTLE DEVELOPMENT

Developer's Address: 635 MAIN ST. BATON ROUGE LA 70801

Street	City	State	Zip Code
<u>225-389-6483</u>	<u>225-229-6333</u>		
(Business)	(Cell)		

Developer's Phone No. 225-389-6483 225-229-6333

Subdivision Name: Providence Parks

Number of Acres in Development: 157.31 **Number of Lots/Parcels in Development:** 415

Ultimate Disposal of Surface Drainage: SOAP & TALLOW BRANCH DITCH

Water Surface Runoff Mitigation Proposed: ON SITE WET & DRY DETENTION AREAS

(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 ☐ Title 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? SOAP & TALLOW BRANCH

- 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? Dust from dirt hauling, smoke from trees burned on site, typical of Const.

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

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

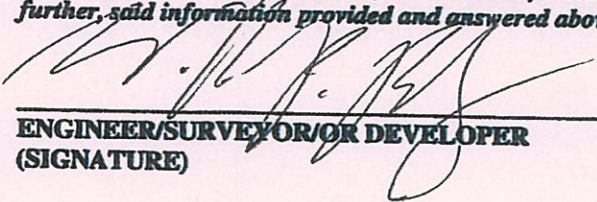
(Does the proposed subdivision development...)

- | | |
|--|---|
| 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/OK DEVELOPER
(SIGNATURE)

12/12/16

DATE

2016-524-ZC

PROVIDENCE PARKS PUD BOUNDARY

ON-SITE DETENTION

SOAP AND TALLOW BRANCH

TCHEFUNCTA RIV.

SOAP AND TALLOW BRANCH

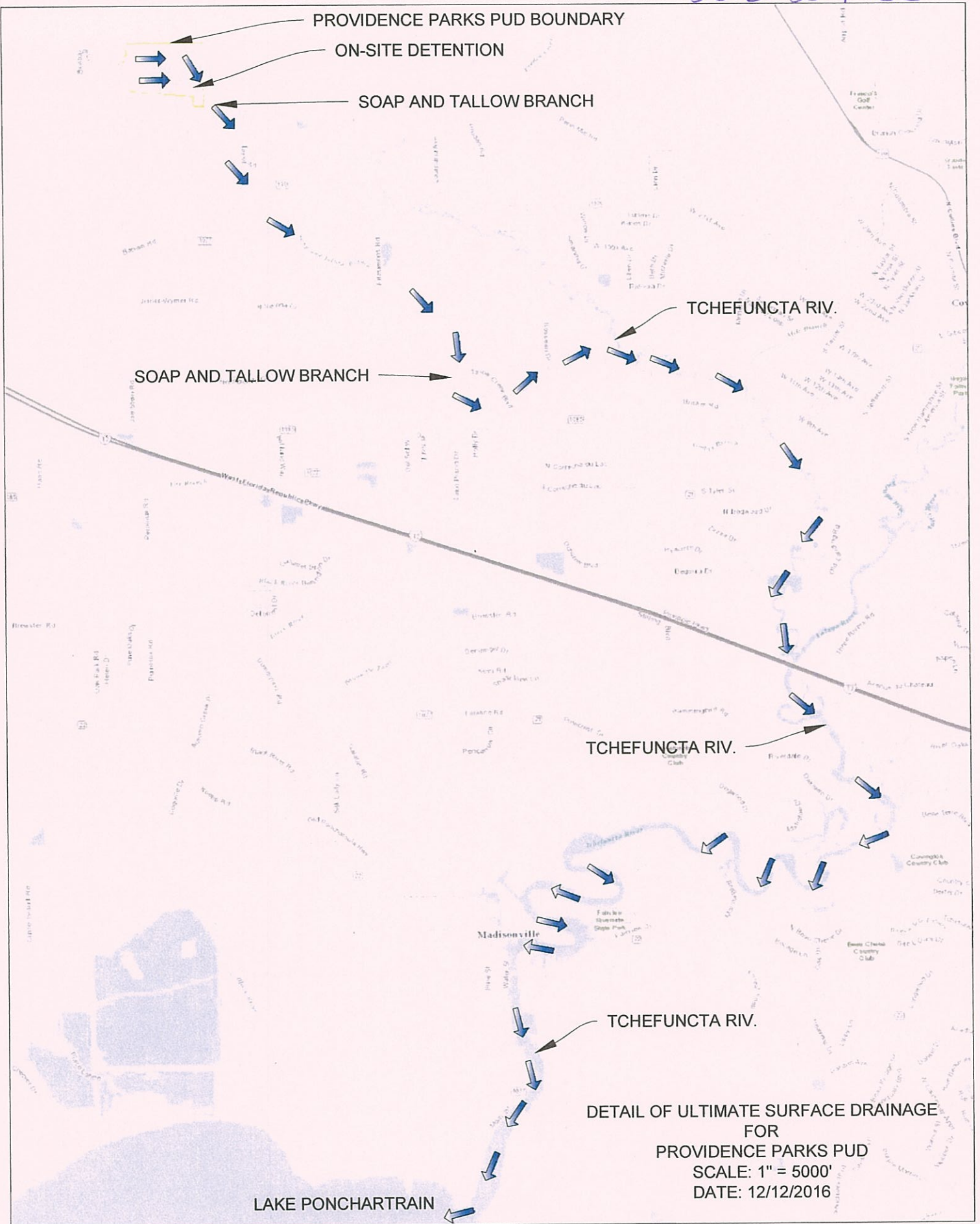
TCHEFUNCTA RIV.

TCHEFUNCTA RIV.

DETAIL OF ULTIMATE SURFACE DRAINAGE
FOR
PROVIDENCE PARKS PUD
SCALE: 1" = 5000'
DATE: 12/12/2016

LAKE PONCHARTRAIN

Madisonville



ZONING STAFF REPORT

Date: 03/27/17
Case No.: ZC06-02-011
Prior Action: Postponed (03/07/17)
Posted:03/23/17

Meeting Date: 04/04/17
Determination: Approved, Amended, Postponed,
Denied

GENERAL INFORMATION

PETITIONER: 285, LLC
OWNER: 285, LLC
REQUESTED CHANGE: Major Amendment to the PUD Planned Unit Development Overlay
LOCATION: Parcels located on the east & west sides of LA Highway 1077, north US Highway 190; S21, T6S, R10E; Ward 1, District 3
SIZE: 122.93 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State

Road Surface: 2 Lane
Asphalt

Condition: Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-1 Suburban District
South	Undeveloped	A-3 Suburban District
East	Undeveloped	PUD Planned Unit Development Overlay
West	Undeveloped	A-1 Suburban District

EXISTING LAND USE:

Existing development: Yes

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 request for major amendment to the PUD consists of a reduction of the total acreage of the Countryside/Goodbee Square Subdivision (see attached plan and see chart below). The 157.21 acre site was originally part of a 285 acre PUD subdivision, approved to be developed as a 1280 unit traditional neighborhood development (see proposed plan for the eastern side of Hwy 1077 2017-254-ZC). The Smart Code was being use as a form base code to describe all the components and regulations of the proposed subdivision.

As indicated on the plan, the school and commercial sites will meet all Parish landscaping, lighting, parking and signage requirements.

Note that zoning change requests have been submitted to establish the underlying zoning and the Planned Unit Development Overlay, for the eastern side of Hwy 1077 (see 2017-523-ZC & 2017-524-ZC).

SUBDIVISION INFORMATION

Type	Number of Units/acreage for each use	Location	Status
Zero Lot Line Garden Homes	79	Northwest side of the site	Existing
Single Family Residential Lots	73	Southwest side of the site	Proposed – Roads in construction
Commercial	15 acres	East & West sides of Highway 1077	Proposed – see list of allowable uses on plan
Education/School site	7.95 acres	East side of Highway 1077	Proposed – see list of allowable uses on plan

ACCESS

The site is proposed currently being accessed through two boulevard type entrances from Hwy 1077 and from Hwy 190.

GENERAL INFORMATION

Required information	Staff Comments
Title of the project, name of the developer, legal description	Provided as Required
Existing Land Use within 500' of all boundaries on the plan	Provided as Required
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Provided as Required (off-site Tammany Utilities)
Wetland Delineations	Provided as Required
Flood Zone Demarcation Lines	Provided as Required
Ultimate Disposal of Surface Drainage	Provided as Required
Environmental Assessment Data Form	Provided as Required

GREENSPACE

A total of 87.35 acres of greenspace (71.06%) are provided within the subdivision, including non-disturbed wetlands area and greenspace. A total of 83.30 acres is dedicated to passive open space and a total of 4.05 acres is dedicated to active open space (see list of amenities below). The proposed amenities allows for the open space areas to be functional and beneficial to the residents of the subdivision.

Amenities	Type of Amenities
Passive	Existing Board walk, walking path & greenspace area
Active	Proposed playground equipment

Note that, if it has not been provided, a complete Recreational Development Plan shall be submitted depicting the proposed amenities, the location of the amenities on the plan, a time schedule for development, and the entity whom shall be responsible for the liability and maintenance of the recreational amenities and greenspace areas.

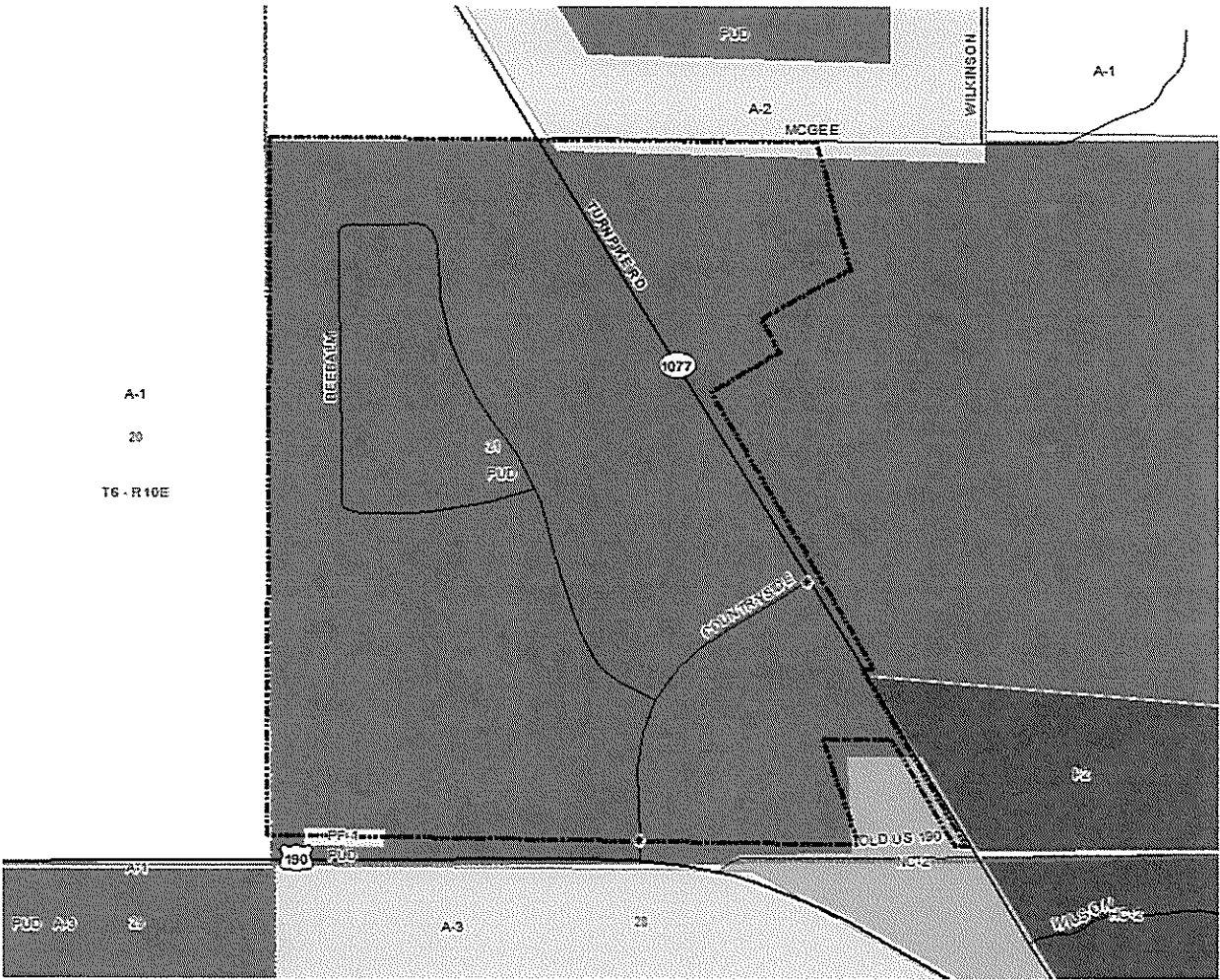
COMPREHENSIVE PLAN ANALYSIS

The 2025 future land use plan calls for the site to be developed as a planned district with residential uses and conservation areas. The existing zero lot line garden homes, the additional proposed 73 single family residential lots, the proposed commercial and educational uses, and the preservation of the greenspace & wetland areas, definitely contribute to meet the objectives of the 2025 future land use plan.

STAFF RECOMMENDATION:

The staff recommends that the requested major amendment to the PUD Planned Unit Development Overlay designation be postponed. As stated above, the major amendment to the PUD is being submitted, in conjunction with the proposed PUD to be located on the east side of Hwy 1077, which requires additional information for the review to be completed.

Case No.: ZC06-02-011
PETITIONER: 285, LLC
OWNER: 285, LLC
REQUESTED CHANGE: Major Amendment to the PUD Planned Unit Development Overlay
LOCATION: Parcels located on the east & west sides of LA Highway 1077, north US Highway 190; S21, T6S, R10E; Ward 1, District 3
SIZE: 122.93 acres



ZC06-02-011

A-1

A-2

MC GEE

WILKINSON

21

1077

TURNPIKE RD

T6-R10E
PUD

BEEBALM

COUNTRYSIDE

PF-1

190

I-2

OLD US 190

HC-2

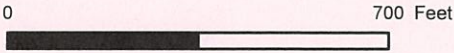
NC-2

A-3

20

29

28





VICINITY MAP

LOT SET BACKS: FRONT: 15.00'	REAR: 15.00'
15.00' SIDE: 15.00'	15.00' SIDE: 15.00'
15.00' SIDE: 15.00'	15.00' SIDE: 15.00'
15.00' SIDE: 15.00'	15.00' SIDE: 15.00'

SCHOOL DISTRICT APPROVED USES:

AMERICAN BAPTIST CHURCH 15.00' FROM BOUNDARY OF LOT 10
COMMERCIAL DISTRICT APPROVED USES:
KYLE ASSOCIATES, LLC 15.00' FROM BOUNDARY OF LOT 10

15.00' FROM BOUNDARY OF LOT 10
KYLE ASSOCIATES, LLC 15.00' FROM BOUNDARY OF LOT 10
15.00' FROM BOUNDARY OF LOT 10
15.00' FROM BOUNDARY OF LOT 10

SITE DATA CALCULATION

15.00' FROM BOUNDARY OF LOT 10
KYLE ASSOCIATES, LLC 15.00' FROM BOUNDARY OF LOT 10
15.00' FROM BOUNDARY OF LOT 10
15.00' FROM BOUNDARY OF LOT 10

TOTAL GREEN SPACE PROVIDED

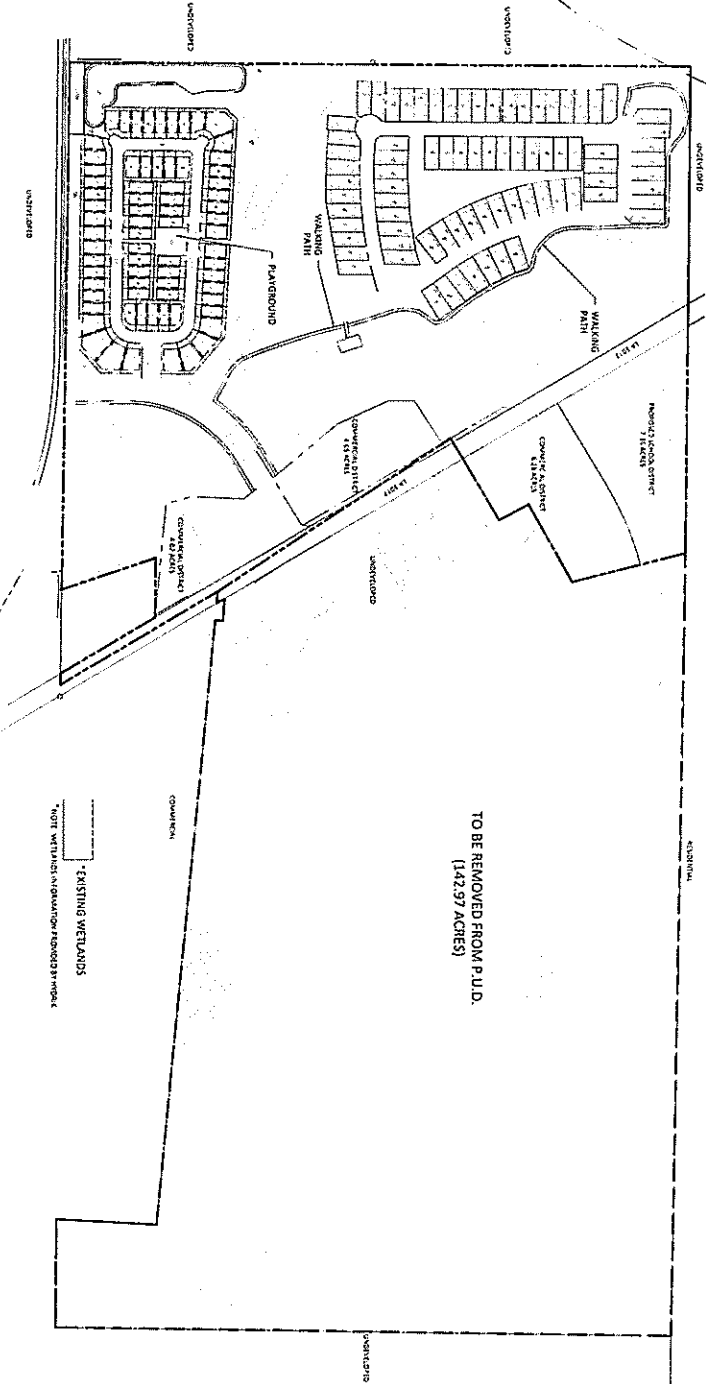
15.00' FROM BOUNDARY OF LOT 10
KYLE ASSOCIATES, LLC 15.00' FROM BOUNDARY OF LOT 10
15.00' FROM BOUNDARY OF LOT 10
15.00' FROM BOUNDARY OF LOT 10

GREEN SPACE AREA IN ACTIVE AMENITY FACILITY

15.00' FROM BOUNDARY OF LOT 10
KYLE ASSOCIATES, LLC 15.00' FROM BOUNDARY OF LOT 10
15.00' FROM BOUNDARY OF LOT 10
15.00' FROM BOUNDARY OF LOT 10

GREEN SPACE AREA IN PASSIVE AMENITY FACILITY

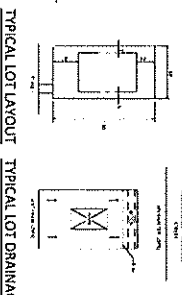
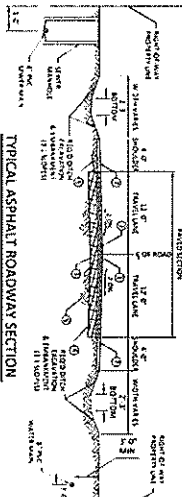
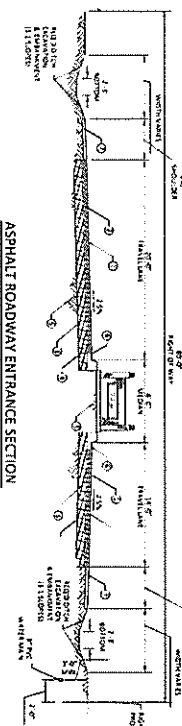
15.00' FROM BOUNDARY OF LOT 10
KYLE ASSOCIATES, LLC 15.00' FROM BOUNDARY OF LOT 10
15.00' FROM BOUNDARY OF LOT 10
15.00' FROM BOUNDARY OF LOT 10



COUNTRYSIDE P.U.D.
SECTION 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST,
KYLE ASSOCIATES, LLC - DEVELOPER
KYLE ASSOCIATES, LLC - PLANNER/ENGINEER

SCALE: 1" = 120'

- NOTES
1. ALL ASSOCIATES, LLC PROJECTS SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE ZONING ORDINANCE.
 2. THE SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE ZONING ORDINANCE.
 3. THE SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE ZONING ORDINANCE.



- RESTRICTIVE COVENANTS
1. THE SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE ZONING ORDINANCE.
 2. THE SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE ZONING ORDINANCE.
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 14. THE SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE ZONING ORDINANCE.
 15. THE SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE ZONING ORDINANCE.

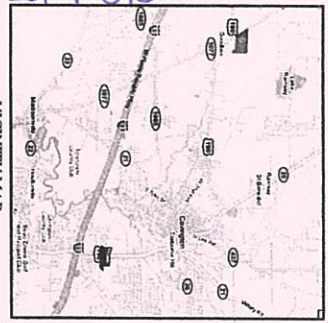
LEGAL DESCRIPTION

LEGAL DESCRIPTION

SECTION 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST, KYLE ASSOCIATES, LLC - DEVELOPER

SECTION 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST, KYLE ASSOCIATES, LLC - DEVELOPER

2C06-02-011
Previously Approved PUD



VICINITY MAP
N.T.S.

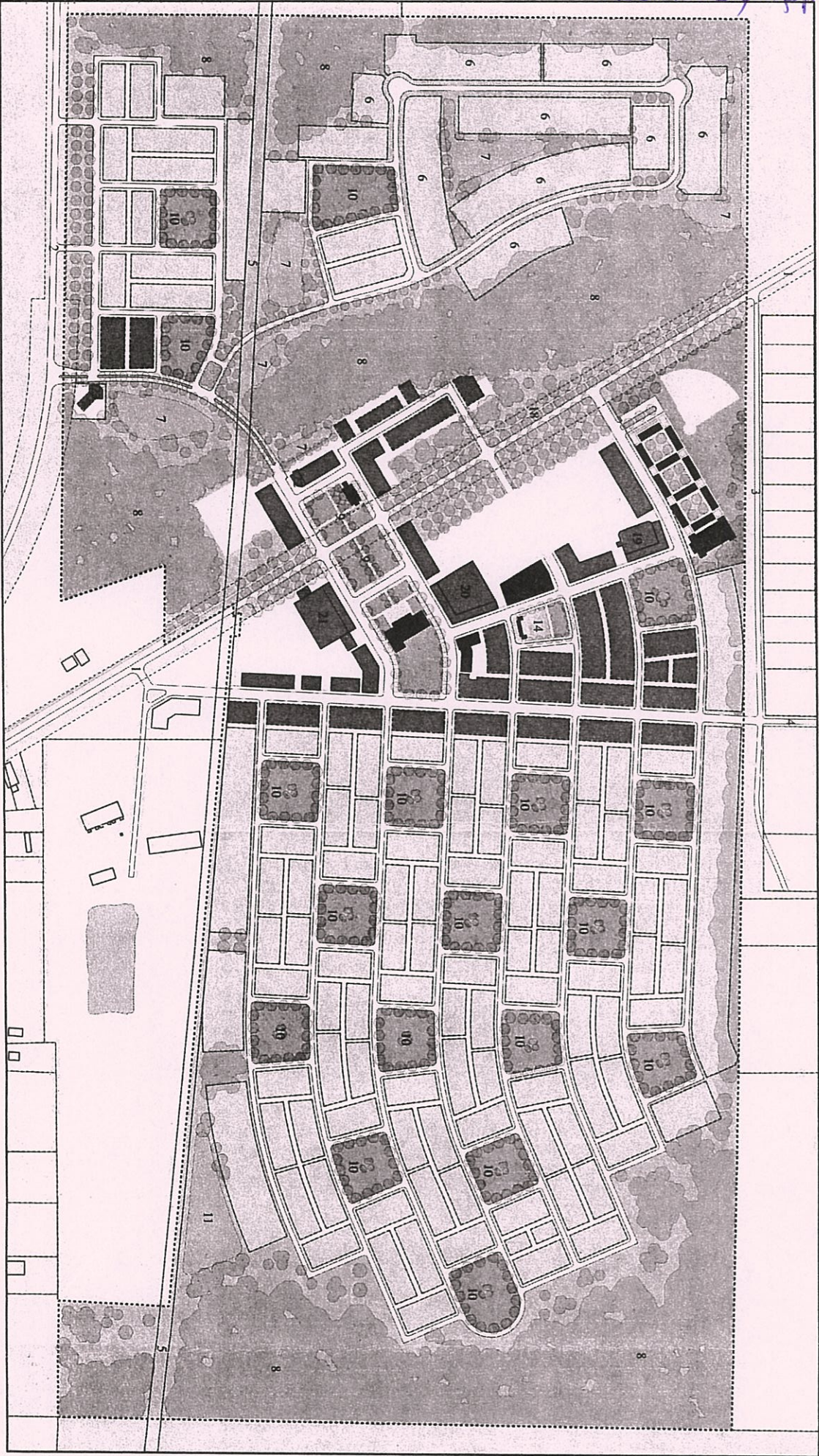


SCALE IN FEET
0 200 400 800

Goodbee Square

St. Tammany Parish, Louisiana
Illustrative Master Plan

Developer: 285, L.L.C.
19411 Hellenberg Road, Covington, LA 70433
Project Planner: Duany Plater-Zyberk & Co.
1023 Southwest 25th Avenue, Miami, FL 33135
September 10, 2008



PROJECT DATA

Zoning PUD
Site Area 286 Acres
Number of Units 1280
Average Lot Size Varies
Number of Phases 10
Road Surface Asphalt
Water System Central
Sewer System Central
Ultimate Surface Water Disposal Lake Pontchartrain
Wetlands (Mixed bottomland hardwood)	have been mitigated

DRAWING KEY

- CIVIC BUILDINGS
- TOWN CENTER
- PRIVATE LOTS
- CIVIC OPEN SPACE
- OPEN SPACE
- PROPERTY BOUNDARY
- EXISTING CONDITIONS
 - 1. Highway 1077
 - 2. Highway 190
 - 3. McGee Road
 - 4. Wilkinson Road
 - 5. Gas Line Easement
 - 6. Existing Residential
 - 7. Existing Retention
 - 8. Existing Wetlands
- CIVIC SPACE & STRUCTURES
 - 9. Town Center Green
 - 10. Neighborhood Squares & Storm Water Retention
 - 11. Proposed Retention
 - 12. Elementary School
 - 13. Community Pool
 - 14. Amphitheater
 - 15. Library
 - 16. Town Hall
 - 17. Church
 - 18. Bike Path
- TOWN CENTER STRUCTURES
 - 19. Pharmacy
 - 20. Gym
 - 21. Grocery Store
 - 22. Coffee Shop
 - 23. Gas Station

ZONING STAFF REPORT

Date: 3/27/2017
Case No.: 2017-543-ZC
Prior Action: Postponed (03/07/17)
Posted: 03/23/17

Meeting Date: 4/4/2017
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jack Hopper

OWNER: K S K Real Estate Holdings LLC - Craig Guidry

REQUESTED CHANGE: From NC-2 Indoor Retail and Service District, HC-2 Highway Commercial District to HC-2 Highway Commercial District

LOCATION: Parcel located at the southwest corner of Forest Drive & Park Drive; S38, T7S, R11E; Ward 10, District 4

SIZE: 1 acre

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Commercial	HC-2 Highway Commercial District
South	Undeveloped	NC-2 Indoor Retail & Service District
East	Residential	A-3 Suburban District
West	N. Causeway Blvd	N/A

EXISTING LAND USE:

Existing development: No **Multi occupancy development:** Yes

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from NC-2 Indoor Retail and Service District & HC-2 Highway Commercial District to HC-2 Highway Commercial District. This site is located at the southwest corner of Forest Drive & Park Drive. The 2025 future land use plan calls for the area to be developed with commercial uses. The objective of the request is to allow for the site to be entirely zoned HC-2 and developed with a Veterinary Clinic and separate building for a Commercial Kennel. Although the NC-2 zoning allows for Veterinary clinics with indoor Kennel, it does not allow for a separate building for commercial kennel. Staff does not have any objection to the request.

Note that the entire property was zoned C-2 Highway Commercial Zoning District before the Comprehensive Rezoning.

STAFF RECOMMENDATION:

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

Case No.: 2017-543-ZC

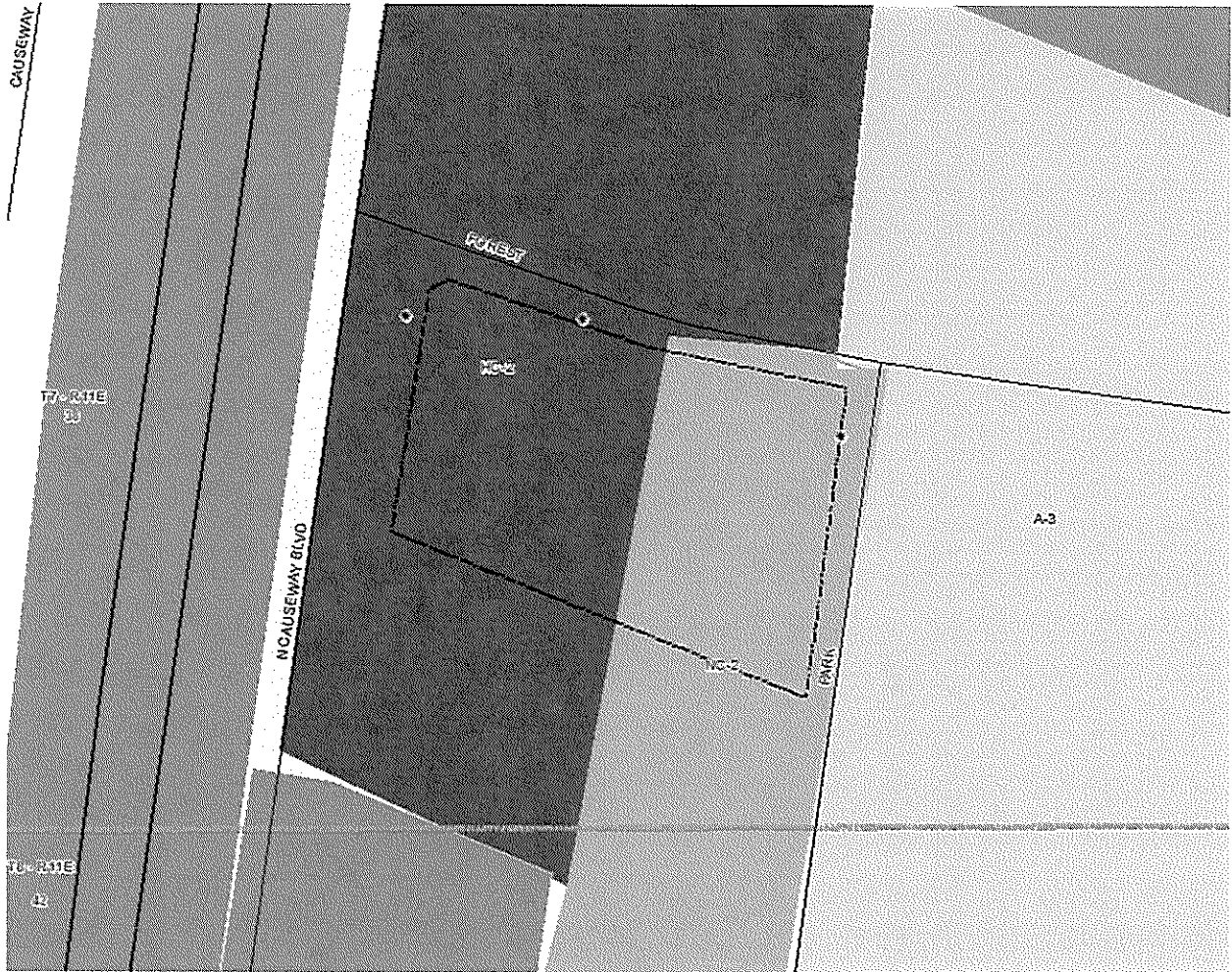
PETITIONER: Jack Hopper

OWNER: K S K Real Estate Holdings LLC - Craig Guidry

REQUESTED CHANGE: From NC-2 Indoor Retail and Service District, HC-2 Highway Commercial District to HC-2 Highway Commercial District

LOCATION: Parcel located at the southwest corner of Forest Drive & Park Drive; S38, T7S, R11E; Ward 10, District 4

SIZE: 1 acre



2017-543-ZC

T7 - R11E 38

HWY 100 OFF RAMP

HC-2

FOREST

PARK

NC-2

A-3

CAUSEWAY

T8 - R11E

42

CAUSEWAY BLVD CROSSOVER

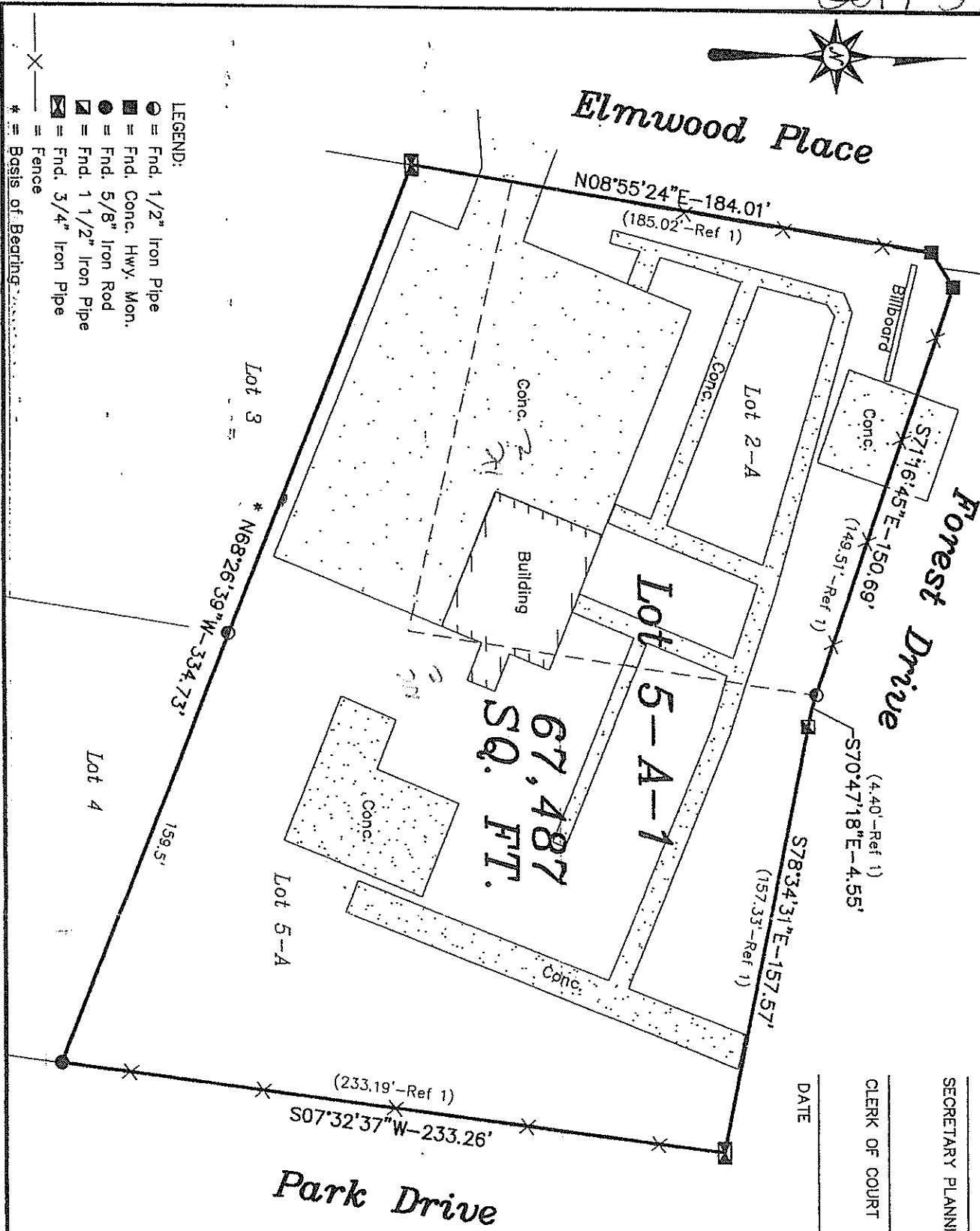


2017-543-ZC

A Resubdivision of Lots 2-A & 5-A, into Lot 5-A-1, Forest Park Subdivision, St. Tammany Parish, Louisiana

Reference:
1) A Survey Map by John E. Bonneau, Dated 1-14-98, #98014, (Basis of Bearings)
2) A Survey Map by John E. Bonneau, Dated 8-24-95, #95723

Reference Bearing calls not shown



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

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.

MAP PREPARED FOR **KSK REAL ESTATE HOLDINGS**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN LOTS 2-A & 5-A, FOREST PARK SUBDIVISION, ST. TAMMANY PARISH, LA.

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 LLC
518 N. Columbia Street, Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax
landsur@bellsouth.net email

BRUCE M. BUTLER III
CERTIFIED CORRECTOR 4894
PROFESSIONAL
BRUCE M. BUTLER, III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

9-23-17

SCALE: 1" = 50'	DATE: 9-12-16	NUMBER: 17678
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Terr3/KSKRealEstateHoldings

ZONING STAFF REPORT

Date: 3/27/2017
Case No.: 2017-561-ZC
Posted: 03/23/17

Meeting Date: 4/4/2017
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Kyle Associates - Franklin Kyle
OWNER: 285 LLC - Rick Murphy
REQUESTED CHANGE: From PUD Planned Unit Development Overlay to A-1 Suburban District
LOCATION: Parcel located east of LA Highway 1077, identified as Surface Servitude Site #1; S21, T6S, R10E; Ward 1, District 3
SIZE: 3 ACRES

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Not Accessible **Road Surface:** N/A **Condition:** N/A

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-1 Suburban District
South	Undeveloped	PUD Planned Unit Developed Overlay
East	Undeveloped	PUD Planned Unit Developed Overlay
West	Undeveloped	PUD Planned Unit Developed Overlay

EXISTING LAND USE:

Existing development: No **Multi occupancy development:** No

COMPREHENSIVE PLAN:

Agriculture (nursery, sod) - Use of land for horticulture, floriculture, and the necessary or associated uses for packing, treating, storing the produce or using it for education.
Agriculture – extraction - Use of land for the surface mining or digging out of soils, sand or (usually from streambeds) gravel for commercial sale.

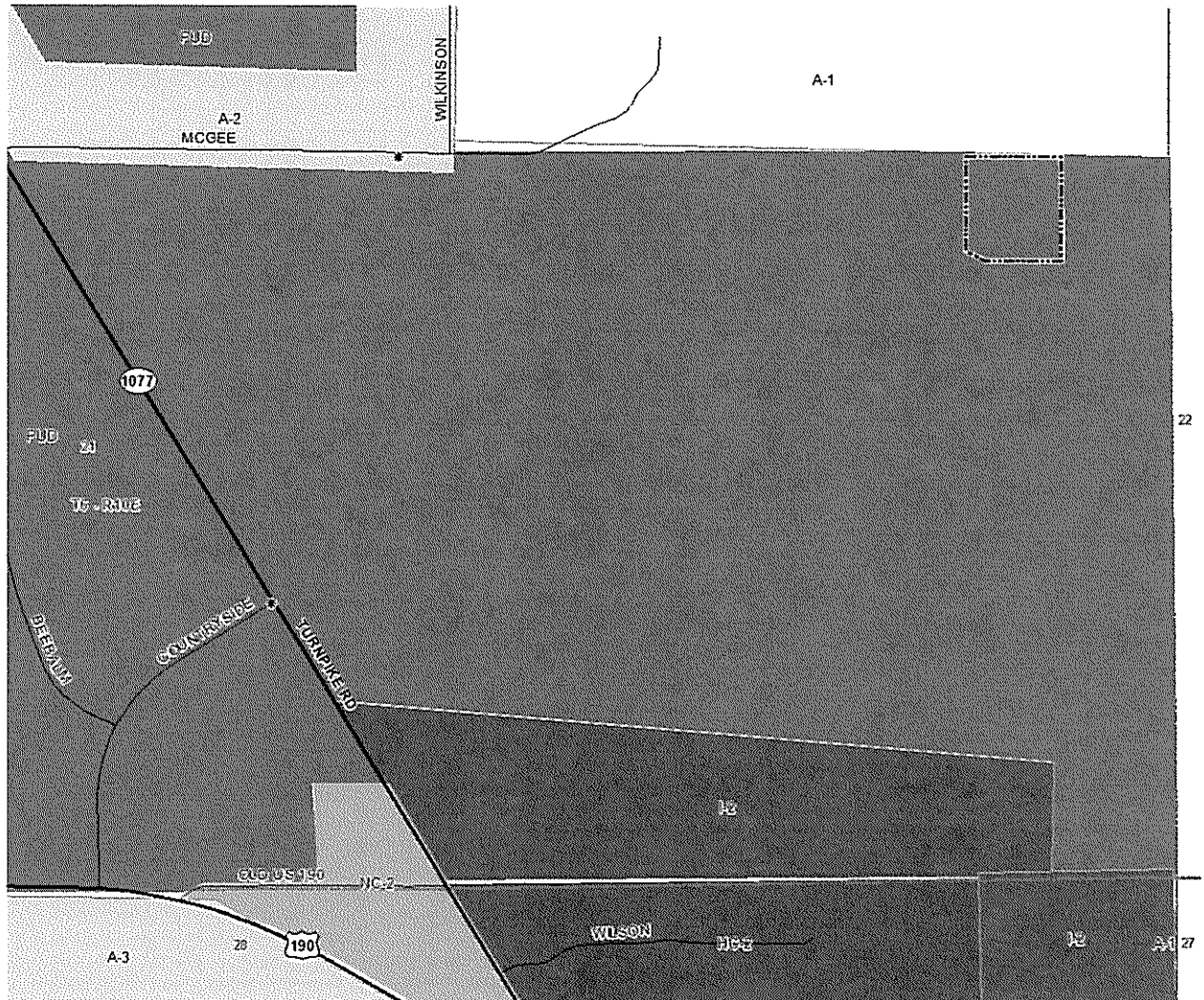
STAFF COMMENTS:

The petitioner is requesting to change the zoning from PUD Planned Unit Development Overlay to A-1 Suburban District. This site is located east of LA Highway 1077, identified as Surface Servitude Site #1. The 2025 future land use plan calls for the area to be developed with agricultural uses or use for extraction activities. The objective of the zoning change request is to bring the site in compliance with the appropriate zoning, considering that it is not part of the Planned Unit Development Overlay. Staff has no objection to the request.

STAFF RECOMMENDATION:

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

SIZE: 3 ACRES



2017-561-ZC

A-1

T6-R10E

21

22

PUD

OIL SITES (3)	05/18/06
SURFACE SERVITUDE SITES (3) ONLY	01/25/17
CHECKED	JEB
SCALE	1" = 300'
SURVEY #	2006 041

Property:	A BOUNDARY SURVEY OF 286.81 ACRE TRACT & (3) 3 ACRE OIL SITES, SITUATED IN SECTION 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.
Survey for:	285, LLC

SHEET NUMBER	1
--------------	---

L1	N 82°15'57" W	455.83'
L2	N 02°59'56" E	422.02'
L3	N 84°28'07" W	2561.00'
L4	N 04°45'18" E	32.43'
L5	S 89°58'52" W	37.68'
L6	S 30°38'22" E	37.68'
L7	N 84°28'07" W	48.55'
L8	S 32°35'22" E	771.53'
L9	N 89°58'52" W	442.85'
L10	N 30°38'22" W	442.85'
L11	N 89°07'04" W	251.80'
L12	S 18°29'07" E	417.85'
L13	N 89°58'52" W	272.71'
L14	N 02°23'33" E	265.45'
L15	S 89°23'23" E	1092.45'
L16	S 89°16'40" E	1582.47'
L17	S 89°58'52" W	2877.02'
L18	S 89°58'52" W	2776.89'
L19	N 88°58'35" W	276.69'
L20	N 62°57'42" W	76.75'
L21	N 60°44'38"E	348.00'
L22	S 89°58'52" W	377.09'
L23	S 50°44'38" W	377.09'
L24	N 89°07'04" W	361.50'
L25	N 60°44'38" W	361.50'
L26	S 89°58'52" W	361.50'
L27	S 30°37'34" E	361.50'
L28	N 89°23'23" W	361.50'
L29	N 60°44'38"E	361.50'
L30	S 89°23'23" W	361.50'
L31	S 89°44'38" W	361.50'

NOTE: REVISED ON 01/25/17 TO CHANGE TEXT FROM "OIL SITE" TO "SURFACE SERVITUDE SITE ONLY."

LEGEND	
—X—	= FENCELINE
—C—	= GAS LINE
0	= IRON PIPE
•	= IRON ROD
—O—	= OVERHEAD UTILITY LINE
—P—	= POWER POLE
—S—	= SIGN/POST

⊙ = LOUISIANA DEPARTMENT HIGHWAY MONUMENT

GENERAL NOTES

1. THE LOCATION OF SURFACE SERVITUDE SITES SHOWN ON THIS MAP IS FOR INFORMATION ONLY. THEY WERE NOT LOCATED TO BE ACCURATE. LOCATED CALL LOUISIANA ONE CALL BEFORE DIGGING. (1-800-272-3030)

2. SURFACE PROPERTY IS LOCATED IN FLOOD ZONE "X" & "Y" PER FIRM, COMMUNITY NO. 288888S 0125 C DATED OCTOBER 17, 1989 WITH A BASE FLOOD ELEVATION OF 31' TO 38'.

3. THIS SURVEY WAS DONE ON THE GROUND UNDER MY DIRECT SUPERVISION AND CONTROL AND THIS SURVEY WAS DONE ON THE GROUND UNDER MY DIRECT SUPERVISION AND CONTROL.

4. THIS SURVEY WAS DONE ON THE GROUND UNDER MY DIRECT SUPERVISION AND CONTROL.

5. THIS SURVEY MEETS OR EXCEEDS A CLASS "B" SURVEY AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOUISIANA BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

6. SETBACK LINES SHALL BE VERIFIED BY OWNER OR CONTRACTOR PRIOR TO ANY CONSTRUCTION, AS AN ABSTRACT HAS NOT BEEN PERFORMED BY THE UNDERSIGNED.

7. REFERENCE SURVEY OF LAND LOCATED IN SECTION 21, T-6S, R-10-E, WITHIN ST. TAMMANY PARISH, LOUISIANA, BY JOHN E. BONNEAU AND ASSOCIATES, DATED DECEMBER 17, 2005, DRAWING NO. 210-418.

8. MAP OF ALTA SURVEY AMERICAN ASRO GRADERS, LLC, CONVENTION, LOUISIANA, BY: WMC, INC DATED: JUNE 2, 1994, REVISED: JUNE 9, 1998, DWG. NO.: 885-05-1.

9. PORTIONS OF SURVEYOR GENERAL'S OFFICE DATED MARCH 16, 1853, BY: WILSON-POPE LOUISIANA, BY: WILSON-POPE LOUISIANA, BY: WILSON-POPE LOUISIANA.

10. SURVEY OF PROPERTY SITUATED IN SECTIONS 16 & 21, T6S-R10E, ST. TAMMANY PARISH, BY: FONTCHERRE SURVEYS, INC. DATED: FEBRUARY 01, 2006, DRAWING NO. 210-418.

11. 99.892 ACRES SECTIONS 20 & 21, T6S-R10E, ST. TAMMANY PARISH, LOUISIANA, BY: KELLY MORGAN & ASSOCIATES, INC. DATED: MARCH 3, 2005, DRAWING NO. 014-031.

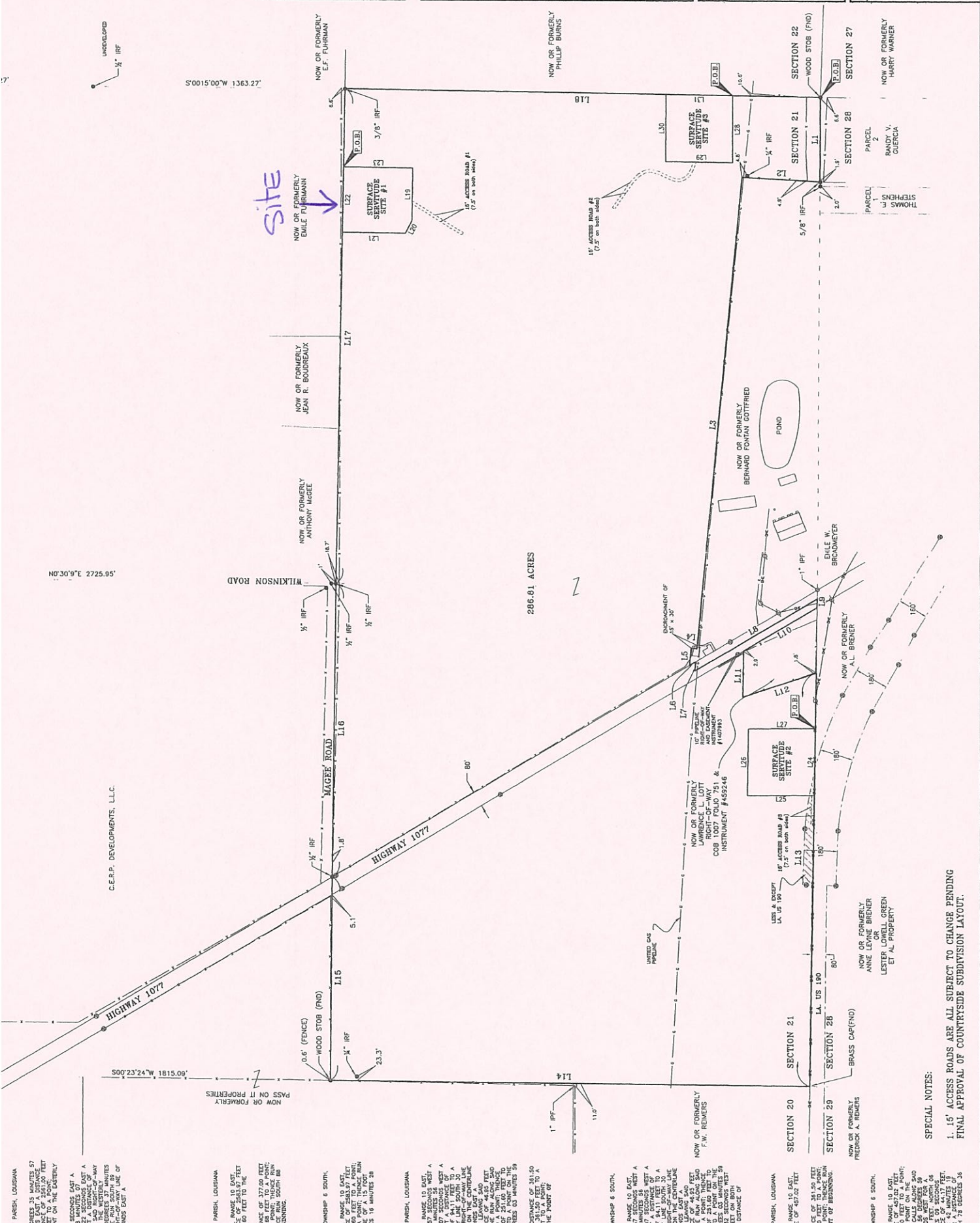
SURVEYOR'S CERTIFICATION	
I do hereby certify that, as of the date set forth above that, I or others under my direct supervision, have surveyed the above described land, and the same is shown as being in accordance with the laws of the State of Louisiana, and the laws of the State of Louisiana, and the laws of the State of Louisiana.	
JOHN E. BONNEAU Registered Professional Land Surveyor Louisiana Registration No. 4433	DATE 02/06/06

SURVEYOR'S INFORMATION

JOHN E. BONNEAU & ASSOCIATES, INC.

Professional Land Surveyors - Planners - Consultants

1011 N. CAUSEWAY BLVD., SUITE 3A, MAUDSLAKE, LA 70471 • (845) 626-0808
FAX: (845) 626-0809 • E-MAIL: JEB@JEBANDASSOCIATES.COM
HARRISON (985) 345-7641 • FAX NO: (985) 626-0057 • E-MAIL: JEB@JEBANDASSOCIATES.COM



SPECIAL NOTES:

1. 15' ACCESS ROADS ARE ALL SUBJECT TO CHANGE PENDING FINAL APPROVAL OF COUNTRYSIDE SUBDIVISION LAYOUT.

ZONING STAFF REPORT

Date: 3/27/2017
Case No.: 2017-562-ZC
Posted: 03/23/17

Meeting Date: 4/4/2017
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Kyle Associates - Franklin Kyle
OWNER: 285 LLC - Rick Murphy
REQUESTED CHANGE: From PUD Planned Unit Development Overlay to A-1 Suburban District
LOCATION: Parcel located east of LA Highway 1077, identified as Surface Servitude Site #3; S21, T6S, R10E; Ward 1, District 3
SIZE: 3 ACRES

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Not accessible **Road Surface:**N/A **Condition:**N/A

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	PUD Planned Unit Development
South	Undeveloped	PUD Planned Unit Development
East	Undeveloped	A-1 Suburban District
West	Undeveloped	PUD Planned Unit Development

EXISTING LAND USE:

Existing development: No **Multi occupancy development:** No

COMPREHENSIVE PLAN:

Agriculture (nursery, sod) - Use of land for horticulture, floriculture, and the necessary or associated uses for packing, treating, storing the produce or using it for education.
Agriculture – extraction - Use of land for the surface mining or digging out of soils, sand or (usually from streambeds) gravel for commercial sale.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from PUD Planned Unit Development Overlay to A-1 Suburban District. This site is located east of LA Highway 1077, identified as Surface Servitude Site #3. The 2025 future land use plan calls for the area to be developed with agricultural uses or use for extraction activities. The objective of the zoning change is to bring the site in compliance with the appropriate zoning, considering that it is not part of the Planned Unit Development Overlay. Staff has no objection to the request.

STAFF RECOMMENDATION:

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

Case No.: 2017-562-ZC

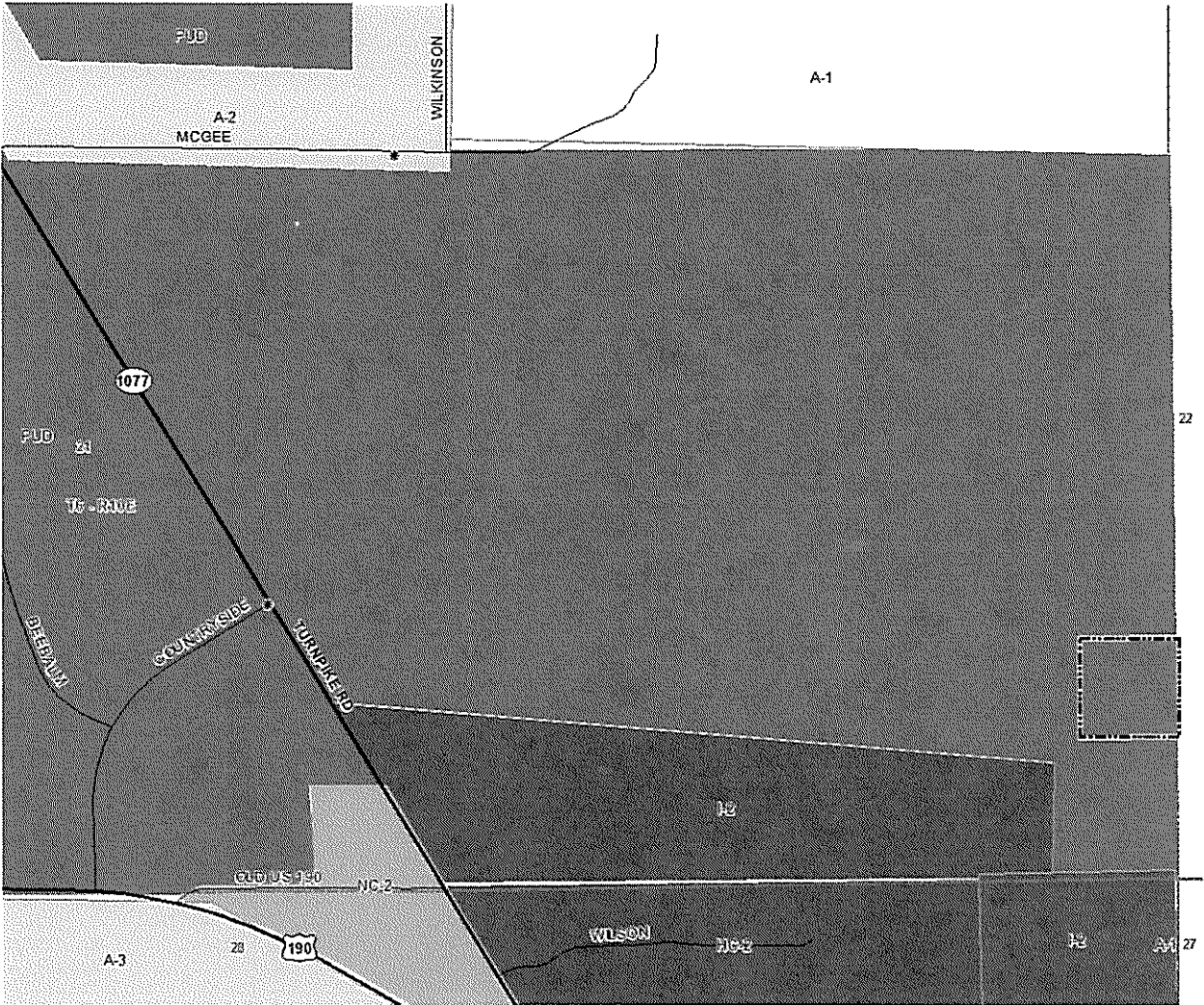
PETITIONER: Kyle Associates - Franklin Kyle

OWNER: 285 LLC - Rick Murphy

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

LOCATION: Parcel located east of LA Highway 1077, identified as Surface Servitude Site #3; S21, T6S, R10E; Ward 1, District 3

SIZE: 3 ACRES



2017-562-ZC

21

T6-R10E

PUD

A-1

22

HC-2
28

I-2

27

0 300 Feet



ZONING STAFF REPORT

Date: 3/27/2017
Case No.: 2017-563-ZC
Posted: 03/23/17

Meeting Date: 4/4/2017
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Scott Martin
OWNER: Scott Martin
REQUESTED CHANGE: From A-6 Multiple Family Residential District to A-4A Single-Family Residential District
LOCATION: Parcel located on the north side of Lakeview Drive, east of US Highway 11, being lot 55, Eden Isles Subdivision, 240 Lakeview Drive, Slidell; S32, T9S, R14E; Ward 9, District 13
SIZE: 8306 sq.ft.

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 2 lane concrete **Condition:** Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	PUD Planned Unit Development Overlay
South	Residential	A-6 Multiple Family Residential District
East	Undeveloped	A-6 Multiple Family Residential District
West	Undeveloped	A-4A Single-Family Residential 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-6 Multiple Family Residential District to A-4A Single-Family Residential District. This site is located on the north side of Lakeview Drive, east of US Highway 11, being lot 55, Eden Isles Subdivision, 240 Lakeview Drive, Slidell. The 2025 Future land use plan calls for the area to be developed with residential uses. Staff has no objection to the request.

STAFF RECOMMENDATION:

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

Case No.: 2017-563-ZC

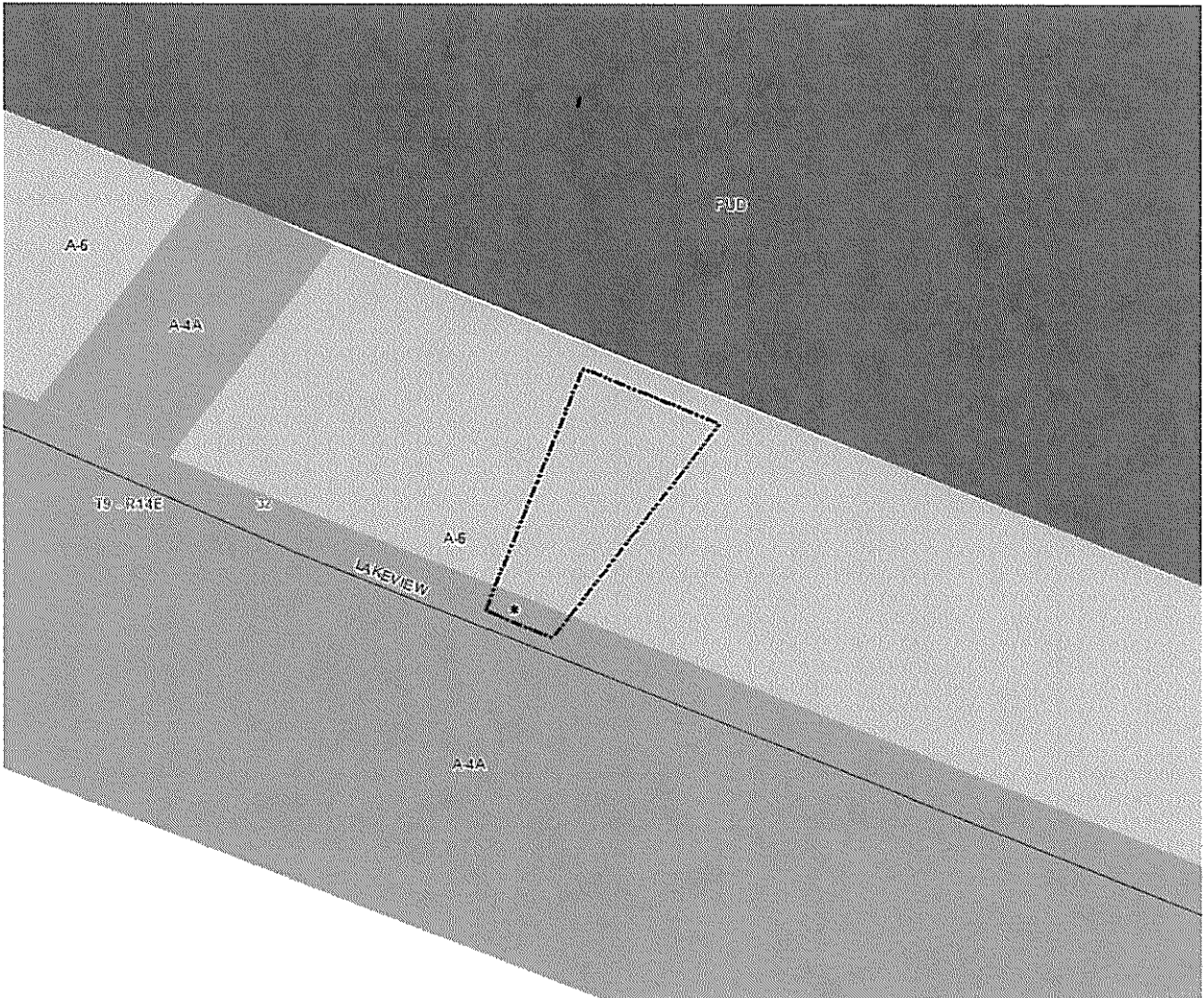
PETITIONER: Scott Martin

OWNER: Scott Martin

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

LOCATION: Parcel located on the north side of Lakeview Drive, east of US Highway 11, being lot 55, Eden Isles Subdivision, 240 Lakeview Drive, Slidell; S32, T9S, R14E; Ward 9, District 13

SIZE: 8306 sq.ft.



2017-563-ZC

PUD

T9-R14E 32

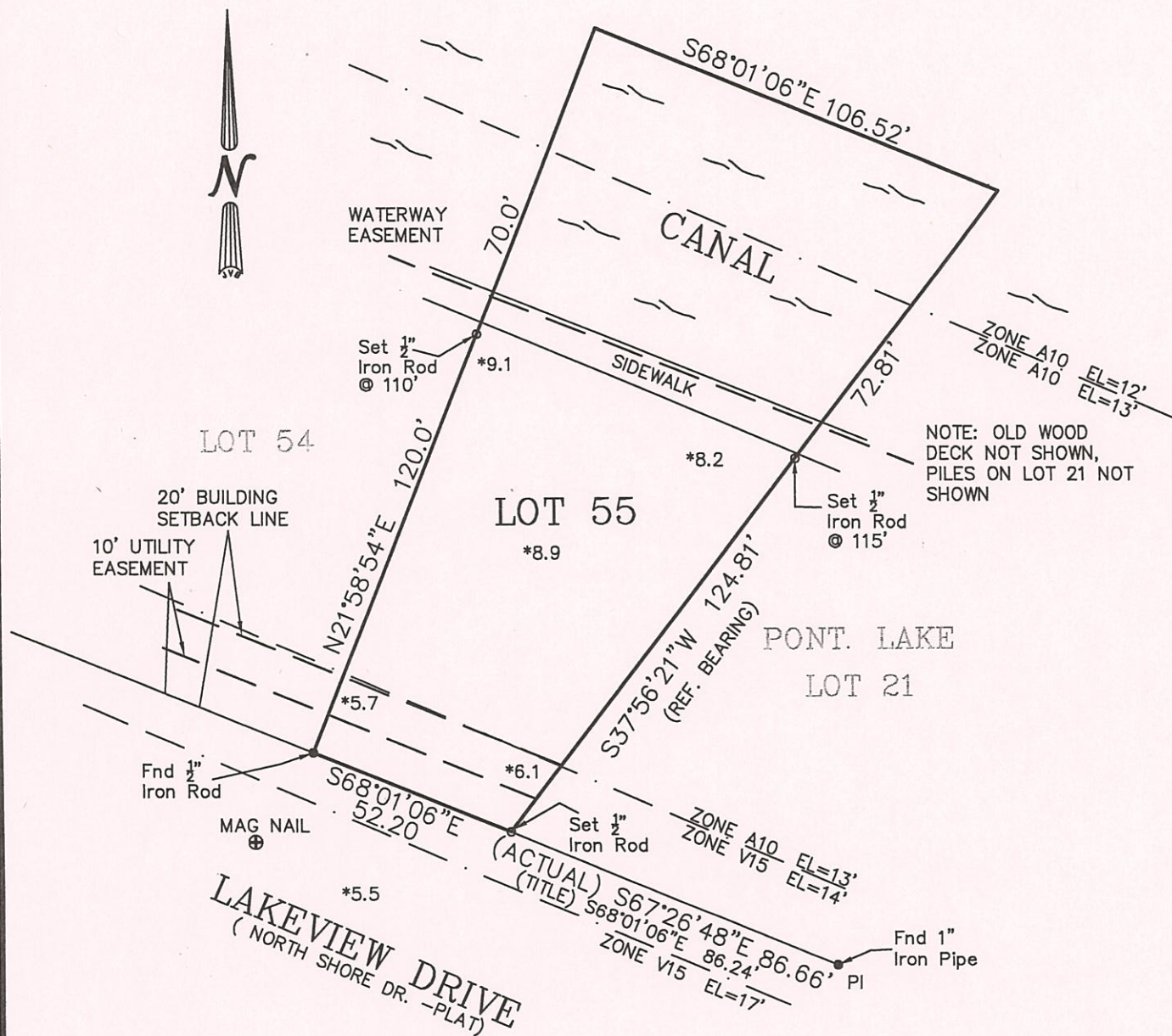
A-6

LAKEVIEW

A-4A



2017-563-ZC



LEGEND
○ 1/2" Iron Rod Set
● 1/2" Iron Rod Found
⊕ Cross

ADDRESS: 240 LAKEVIEW DRIVE

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

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

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. No. 225205 0535 D
F.I.R.M. Date 4/2/91
ZN: A10/V15 B.F.E. 13/14
* Verify prior to construction with Local Governing Body.

DRAWING NO.
20170012
DATE:
01/10/17

J.V. Burkes & Associates, Inc.

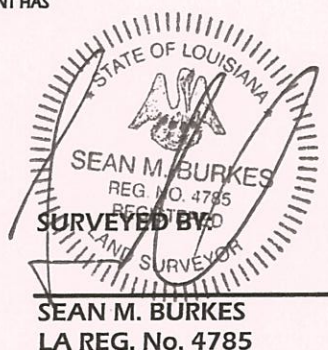
SURVEYING ENGINEERING • ENVIRONMENTAL
1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com

DRAWN BY: WLS
CHECKED BY: JDL
SCALE: 1" = 40'

A SURVEY MAP OF
LOT 55, EDEN
ISLES, UNIT 2A
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: SCOTT MARTIN

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.



ZONING STAFF REPORT

Date: 3/22/2017
Case No.: 2017-567-ZC
Posted:03/23/17

Meeting Date: 4/4/2017
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: St. Tammany Parish Council
OWNER: Lambert Investments Inc - Donald G. Lambert
REQUESTED CHANGE: From A-2 Suburban District to PF-1 Public Facilities District
LOCATION: Parcel located on the north side of Harrison Avenue, west of Flowers Drive ; S2, T7S, R11E; Ward 2, District 3
SIZE: 4 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-2 Suburban District
South	Single Family Residential	A-4A Single family Residential
East	Undeveloped/Residential	A-2 Suburban District
West	Undeveloped	PUD Planned Unit Development Overlay
		PF-1 Public Facilities

EXISTING LAND USE:

Existing development: No **Multi occupancy development:** No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

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

STAFF RECOMMENDATION:

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

Case No.: 2017-567-ZC

PETITIONER: St. Tammany Parish Council

OWNER: Lambert Investments Inc - Donald G. Lambert

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

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

SIZE: 4 acres



2017-567-ZC

BIG PINE

WILD AZALEA

A-2

2

T7-R11E
PUD

PF-1

HARRISON

A-4A

11

0

320 Feet

N

[illegible]

ZONING STAFF REPORT

Date: 3/27/2017
Case No.: 2017-568-ZC
Posted: 03/22/17

Meeting Date: 4/4/2017
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Indian Village Two, LLC - Joe Malone
OWNER: Indian Village Two, LLC - Joe Malone
REQUESTED CHANGE: From A-4A Single-Family Residential District to HC-3 Highway Commercial District
LOCATION: Parcel located on the west side of US Highway 190 East, north of Woodhaven Drive, south of Indian Village Road ; S20, T9S, R15E; Ward 8, District 13
SIZE: 1 ACRE

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Federal **Road Surface:** 2 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-4A Single-Family Residential District
South	Residential	A-4A Single-Family Residential District
East	Commercial Gas Station	HC-2 Highway Commercial District
West	Undeveloped	A-4A Single-Family Residential 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-4A Single-Family Residential District to HC-3 Highway Commercial District. This site is located on the west side of US Highway 190 East, north of Woodhaven Drive, south of Indian Village Road. The 2025 future land use plan calls for the area to be developed with residential uses. The site is surrounded by undeveloped land and some residential uses to the north, south & west sides. Staff feels that there is no compelling reason to recommend approval of the request.

STAFF RECOMMENDATION:

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

Case No.: 2017-568-ZC

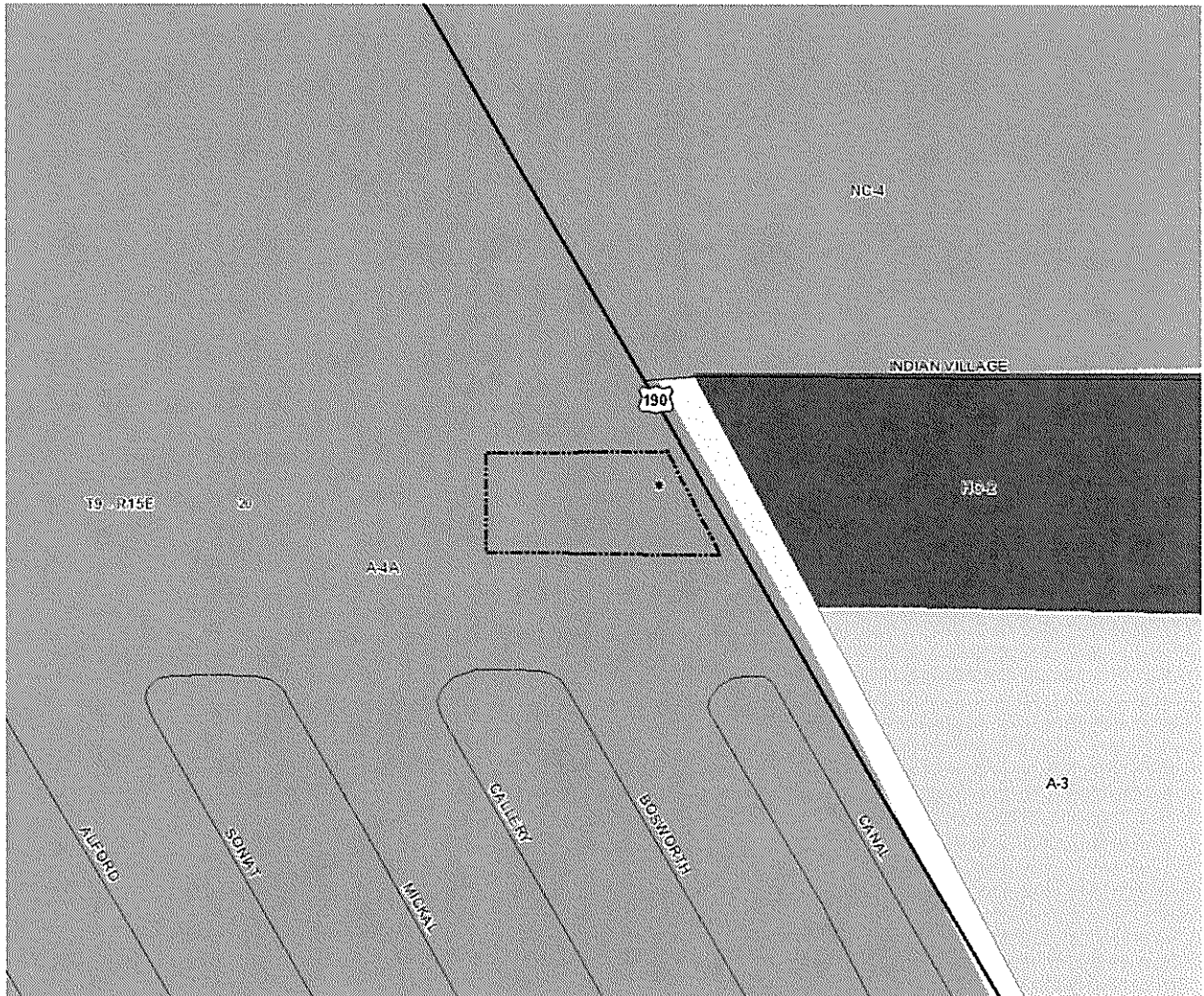
PETITIONER: Indian Village Two, LLC - Joe Malone

OWNER: Indian Village Two, LLC - Joe Malone

REQUESTED CHANGE: From A-4A Single-Family Residential District to HC-3 Highway Commercial District

LOCATION: Parcel located on the west side of US Highway 190 East, north of Woodhaven Drive, south of Indian Village Road ; S20, T9S, R15E; Ward 8, District 13

SIZE: 1 ACRE



2017-568-ZC

NC-4

HC-2

T9 - R15E 20

A-4A

A-3

190

CANAL

GALLERY

BOSWORTH

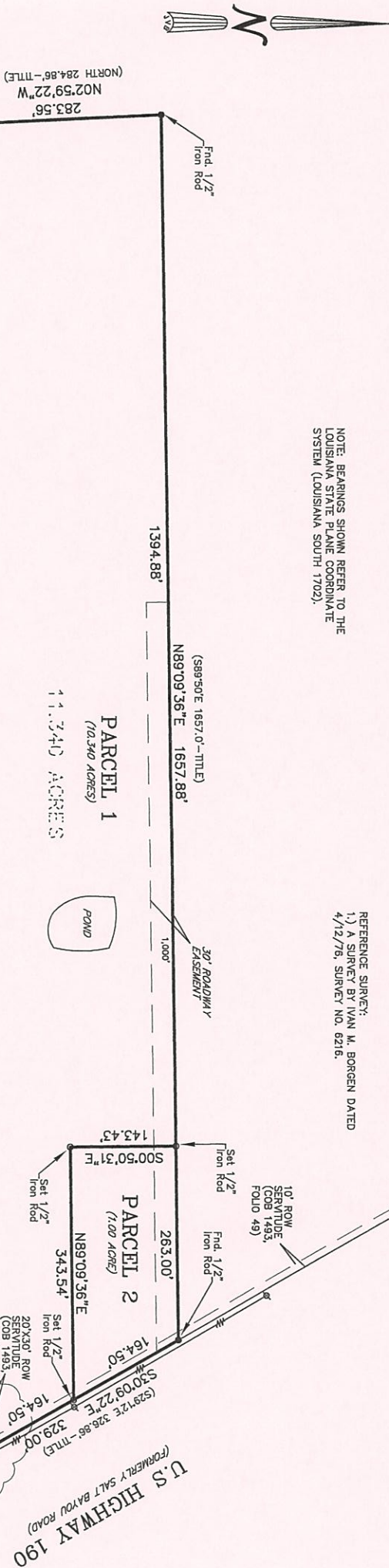
MIGUEL

2017-568-2C

PATHFILE: \\M:\SURVEYING\2017\BOUNDARY SURVEY\T09-R15\SEC. 20\20170039_20-9-15_MALONE.dwg

NOTE: BEARINGS SHOWN REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702).

REFERENCE SURVEY:
1.) A SURVEY BY IVAN M. BORGES DATED 4/12/76, SURVEY NO. 6216.



P.O.B.
Fnd. 2" Iron Pipe

P.O.B. IS THE SOUTHWEST CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 20, T-9-S, R-15-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA.

APPROVED:

SECRETARY OF PLANNING COMMISSION

DATE

DIRECTOR OF ENGINEERING

DATE

CLERK OF COURT

DATE

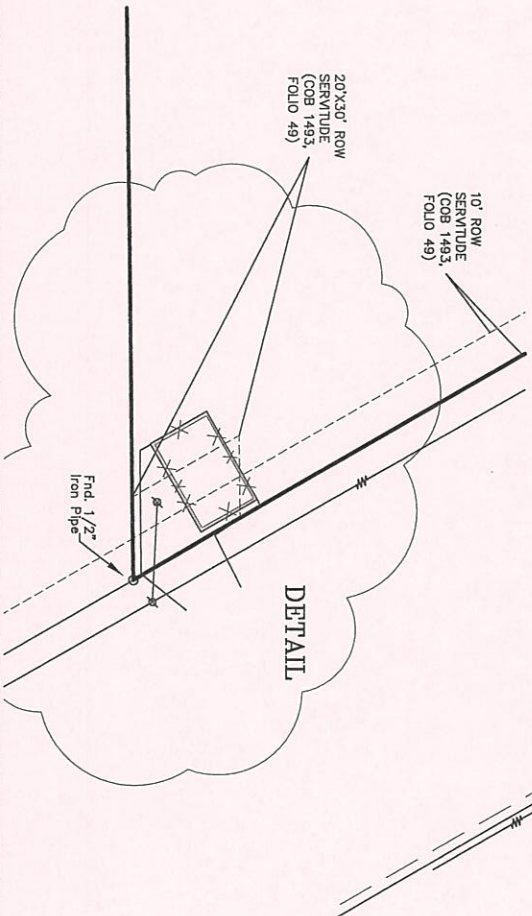
DATE FILED

FILE NO.

TOTAL AREA: 493,970 SQ. FT. OR 11.340 ACRES



1 INCH = 180 FEET



SCALE:

1" = 150'

DATE:

1/24/17

DRAWN BY:

JDL

CHECKED BY:

RMK

DWG. NO:

20170039

SHEET

1 OF 1

I certify that this plat does represent an actual ground survey and that to the best of my knowledge and belief the same is a true and correct representation of the property lines shown. Encumbrances shown herein are not shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

I have consulted the Flood Insurance Rate Maps and found this property is in a Special Flood Hazard Area.

F.I.R.M.: 225205 0-440 D
ZONE: X1/0
B.F.E. = 10'

* Verify prior to construction with local governing body.

A MINOR SUBDIVISION MAP OF A 11.340 AC. PARCEL INTO PARCELS 1 & 2 IN SECTION 20, T-9-S, R-15-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA

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

INDIAN VILLAGE TRADING POST



SURVEYING

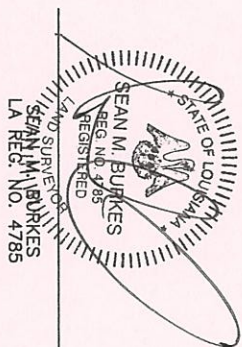
ENGINEERING • ENVIRONMENTAL

J.V. Burkes & Associates, Inc.

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

Phone: 985-649-0075

Fax: 985-649-0154



ZONING STAFF REPORT

Date: 3/27/2017
Case No.: 2017-569-ZC
Posted:03/22/17

Meeting Date: 4/4/2017
Determination: Approved, Amended, Postponed,
Denied

GENERAL INFORMATION

PETITIONER: William & Patricia Bloecher
OWNER: William & Patricia Bloecher
REQUESTED CHANGE: From to A-2 Suburban District
LOCATION: Parcel located on the east side of Gottschalk Road, south of Breen Road, being 10121 Gottschalk Road, Covington; S19, T6S, R10E; Ward 1, District 3
SIZE: 12.03 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

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

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-1 Suburban District to A-2 Suburban District. This site is located on the east side of Gottschalk Road, south of Breen Road, being 10121 Gottschalk Road, Covington. The 2025 future land use plan calls for the area to be developed with residential uses at a similar density with the surrounding area. Staff feels that there is no compelling reason to recommend approval since the area is surrounded by undeveloped land and large parcels developed with residential uses.

STAFF RECOMMENDATION:

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

Case No.: 2017-569-ZC

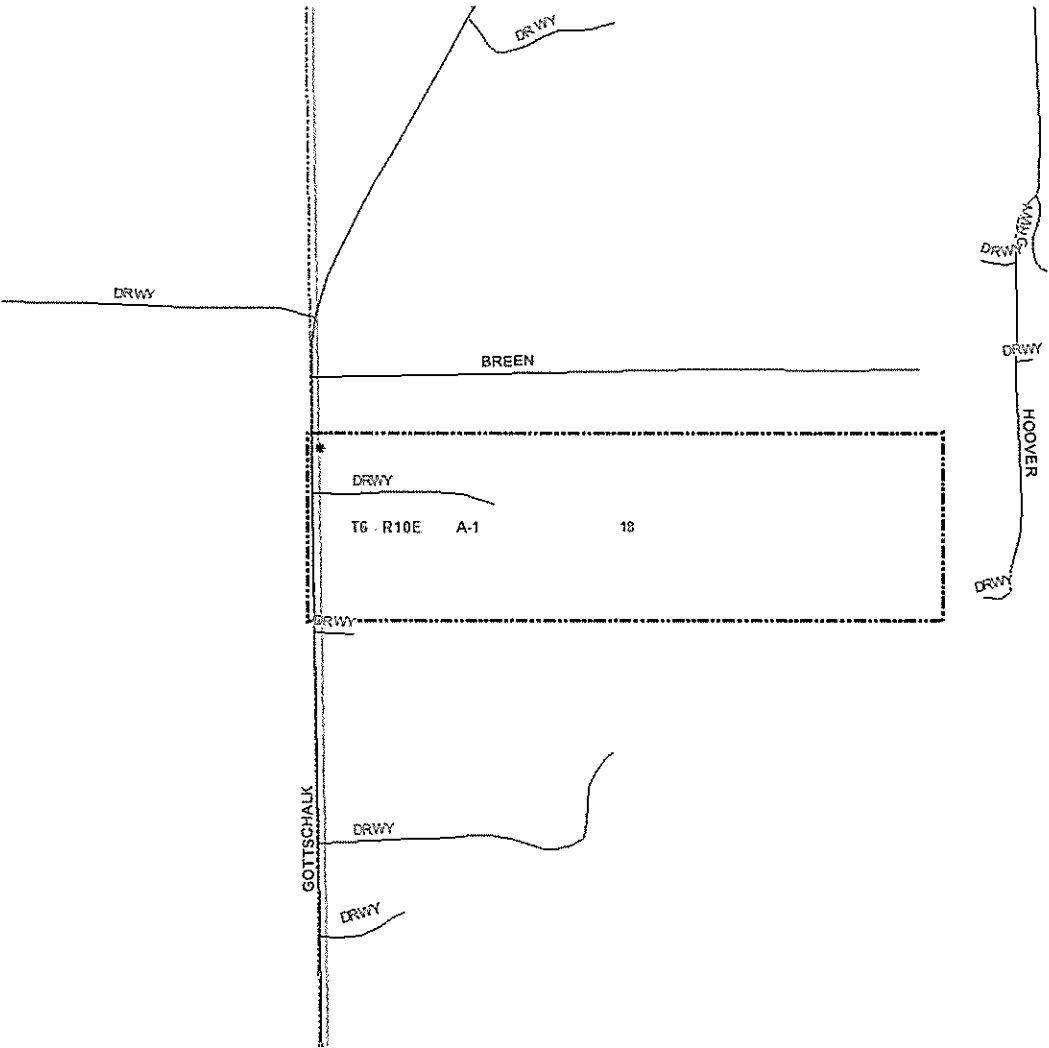
PETITIONER: William & Patricia Bloecher

OWNER: William & Patricia Bloecher

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

LOCATION: Parcel located on the east side of Gottschalk Road, south of Breen Road, being 10121 Gottschalk Road, Covington; S19, T6S, R10E; Ward 1, District 3

SIZE: 12.03 acres



2017-569-ZC

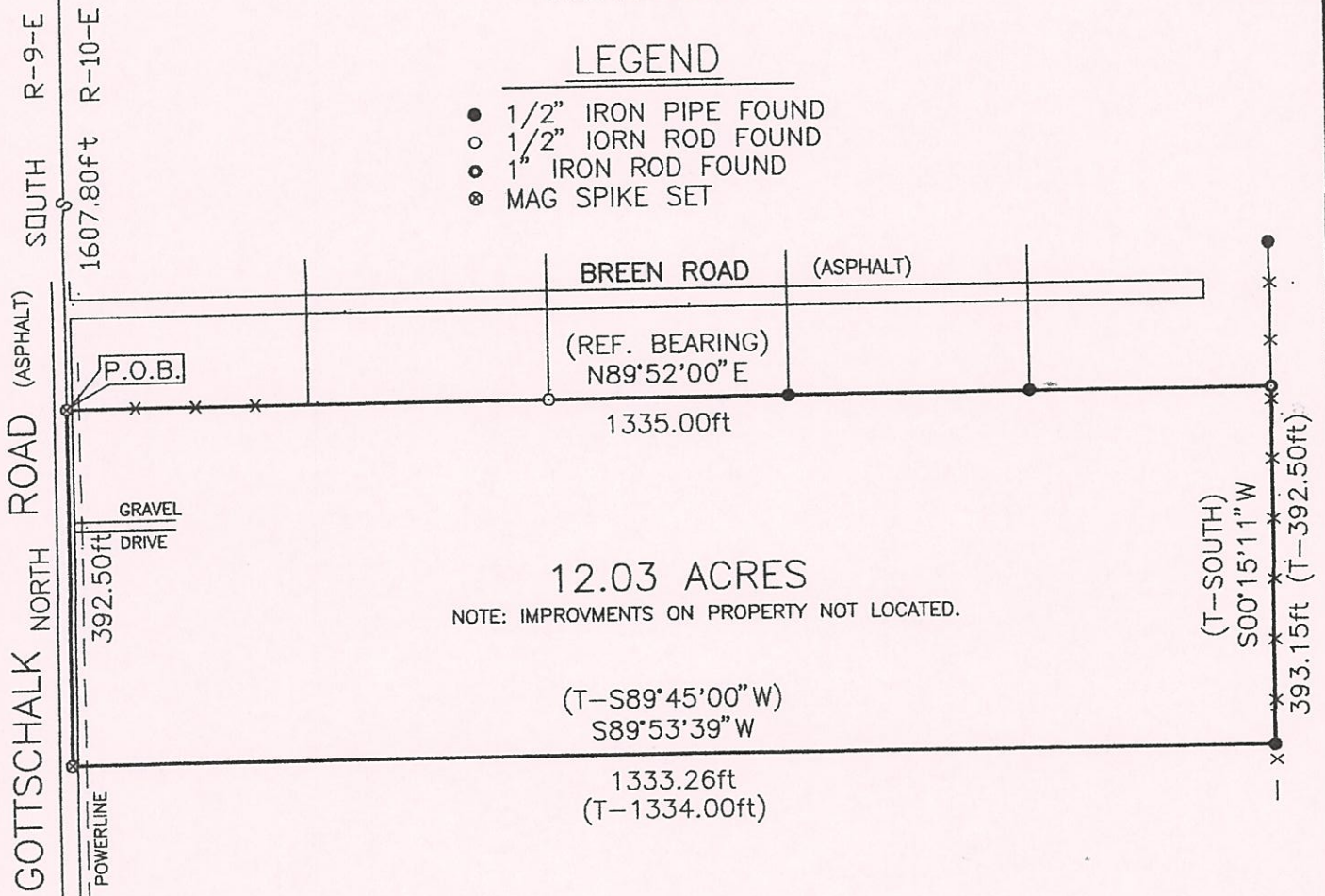


2017-569-2C

12 7
13 18A SURVEY OF THE PROPERTY
OF
BILL BLOECHER

LEGEND

- 1/2" IRON PIPE FOUND
- 1/2" IORN ROD FOUND
- 1" IRON ROD FOUND
- ⊗ MAG SPIKE SET



12.03 ACRES

NOTE: IMPROVMENTS ON PROPERTY NOT LOCATED.

DESCRIPTION OF 12.03 ACRES

A CERTAIN PIECE OR PROTION OF GROUND SITUATED IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA AND MORE FULLY DESCRIBED AS FOLLOWS.

FROM THE SECTION CORNER COMMON TO SECTIONS 12 & 13, T6S, R9E AND SECTIONS 7 & 18, T6S, R10E, ST. TAMMANY PARISH LOUISIANA. GO SOUTH 1607.80ft TO A MAG SPIKE LOCATED IN THE APPROXIMATE CENTERLINE OF GOTTSCHALK ROAD AND P.O.B.

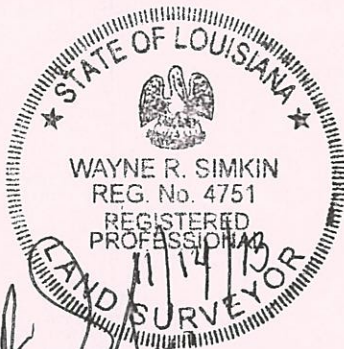
FROM THE P.O.B. GO N89°52'E 1335.00ft TO A 1" IRON ROD; THENCE S00°15'11"W (T-SOUTH) 393.15ft (T-392.50ft) TO A 1/2" IRON PIPE; THENCE S89°53'39"W (T-S89°45'W) 1333.26ft (T-1334.00ft) TO A MAG SPIKE LOCATED IN THE APPROXIMATE CENTERLINE OF GOTTSCHALK ROAD; THENCE ALONG GOTTSCHALK ROAD NORTH 392.50ft TO A MAG SPIKE LOCATED IN THE APPROXIMATE CENTERLINE OF GOTTSCHALK ROAD AND THE POINT OF BEGINNING. SAID PROPERTY CONTAINS 12.03 ACRES.

Reference 1) DESCRIPTION AS PER MAP BY C. R. SCHULTZ, SURVEYOR, DATED AUG. 11, 1965. 2) DESCRIPTION AS PER MAP BY GERALD FUSSELL, DATED APR. 14, 1984. 3) SURVEY BY H. C. SANDERS, DATED JULY 3, 1987, JOB NUMBER ST-87-195. SAID DESCRIPTIONS AND SURVEY FILED IN THE OFFICIAL RECORDS OF THE ST. TAMMANY PARISH CLERK OF COURT AND WAS USED AS THE BASIS OF BEARINGS AND (T)TITLE CALLS SHOWN.

NOTE 1) Said property is located in Flood Zone — "A" — per the Insurance Rate Map for St. Tammany Parish, Community Panel # 225205 0125C Map Revised, OCT. 17, 1989 — Base Flood Elevation AS PER PARISH

NOTE 2) The undersigned surveyor has not performed a title search or abstract. This survey was conducted using documents provided by the client or their agents. Servitudes shown are not necessarily exclusive. Servitudes of record will be added hereto upon request after a title opinion. Plat Revised — — — — —

I certify this plat represents an actual ground survey in accordance with the applicable standards of practice as stipulated by the Louisiana State Board of Registration for Professional Engineers and Land Surveyors and bears a D survey classification.



WAYNE R. SIMKIN P.L.S. REG. # 4751

A SURVEY OF A PORTION OF GROUND SITUATED IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.



D & S SURVEYORS, INC.

PROFESSIONAL LAND SURVEYORS

228 WEST 21st AVENUE, COVINGTON, LOUISIANA 70433
OFFICE (985) 892-2847 ~ FAX (985) 892-2806

JOB NO.

DRAWN

DATE

SHEET NO.

13-110

CHECKED
WRSSCALE
1"=200'

1 OF 1

ZONING STAFF REPORT

Date: 3/27/2017
Case No.: 2017-570-ZC
Posted: 03/22/17

Meeting Date: 4/4/2017
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jimmy & Connie Adcock
OWNER: Jimmy & Connie Adcock
REQUESTED CHANGE: From A-6 Multiple Family Residential District to A-4A Single-Family Residential District
LOCATION: Parcel located on the north side of Lakeview Drive, east of US Highway 11, being lot 54, Eden Isles Subdivision, 238 Lakeview Drive, Slidell; S32, T9S, R14E; Ward 9, District 13
SIZE: 13,300sqft

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	PUD Planned Unit Development Overlay
South	Residential	A-4A Single Family Residential District
East	Undeveloped	A-6 Multiple Family Residential District
West	Residential	A-6 Multiple Family Residential 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-6 Multiple Family Residential District to A-4A Single-Family Residential District. This site is located on the north side of Lakeview Drive, east of US Highway 11, being lot 54, Eden Isles Subdivision, 238 Lakeview Drive, Slidell. The 2025 Future Land Plan calls for the area to be developed with residential uses. Staff has not objection to the request.

STAFF RECOMMENDATION:

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

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Case No.: 2017-570-ZC

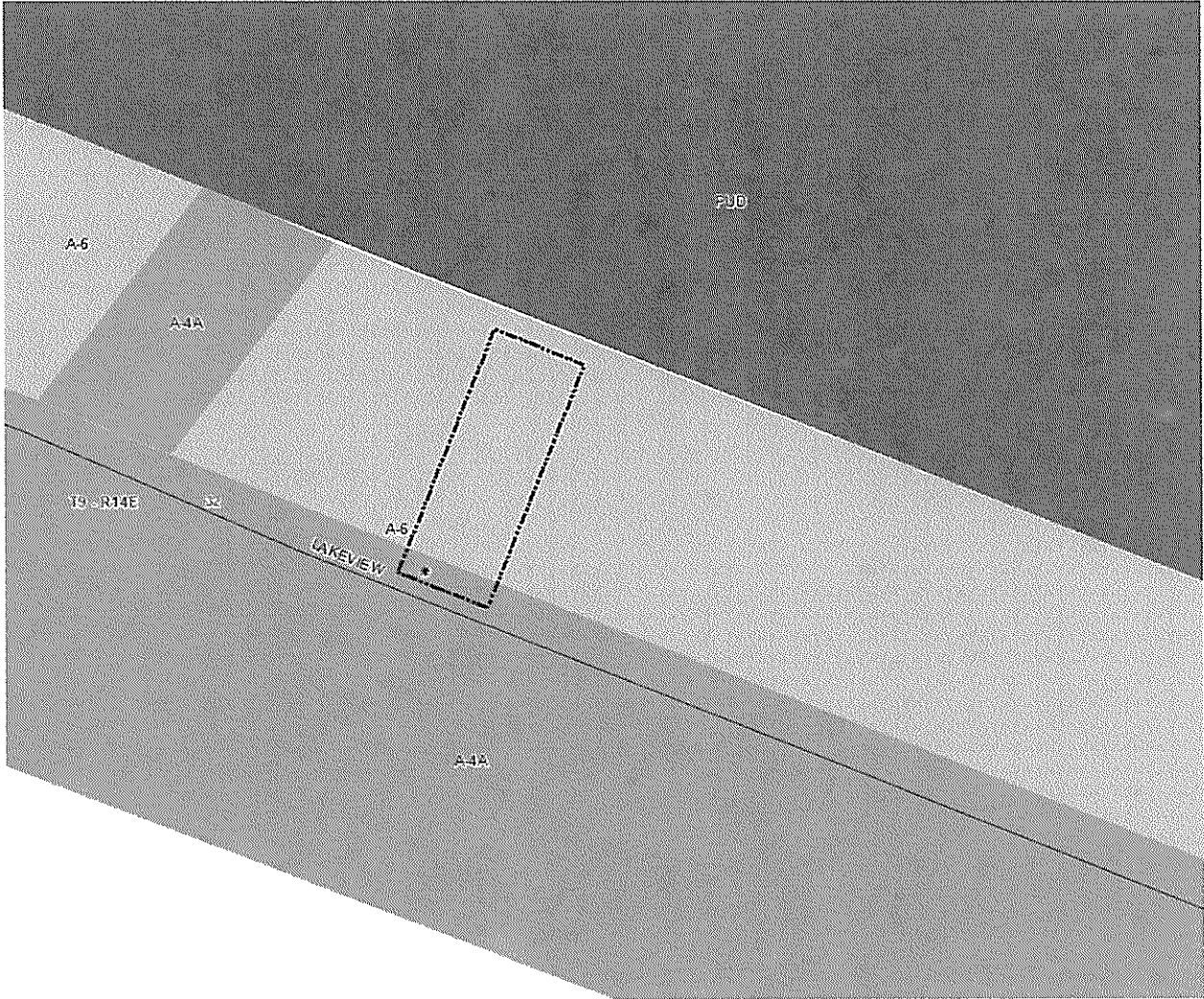
PETITIONER: Jimmy & Connie Adcock

OWNER: Jimmy & Connie Adcock

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

LOCATION: Parcel located on the north side of Lakeview Drive, east of US Highway 11, being lot 54, Eden Isles Subdivision, 238 Lakeview Drive, Slidell; S32, T9S, R14E; Ward 9, District 13

SIZE: 13,300sqft



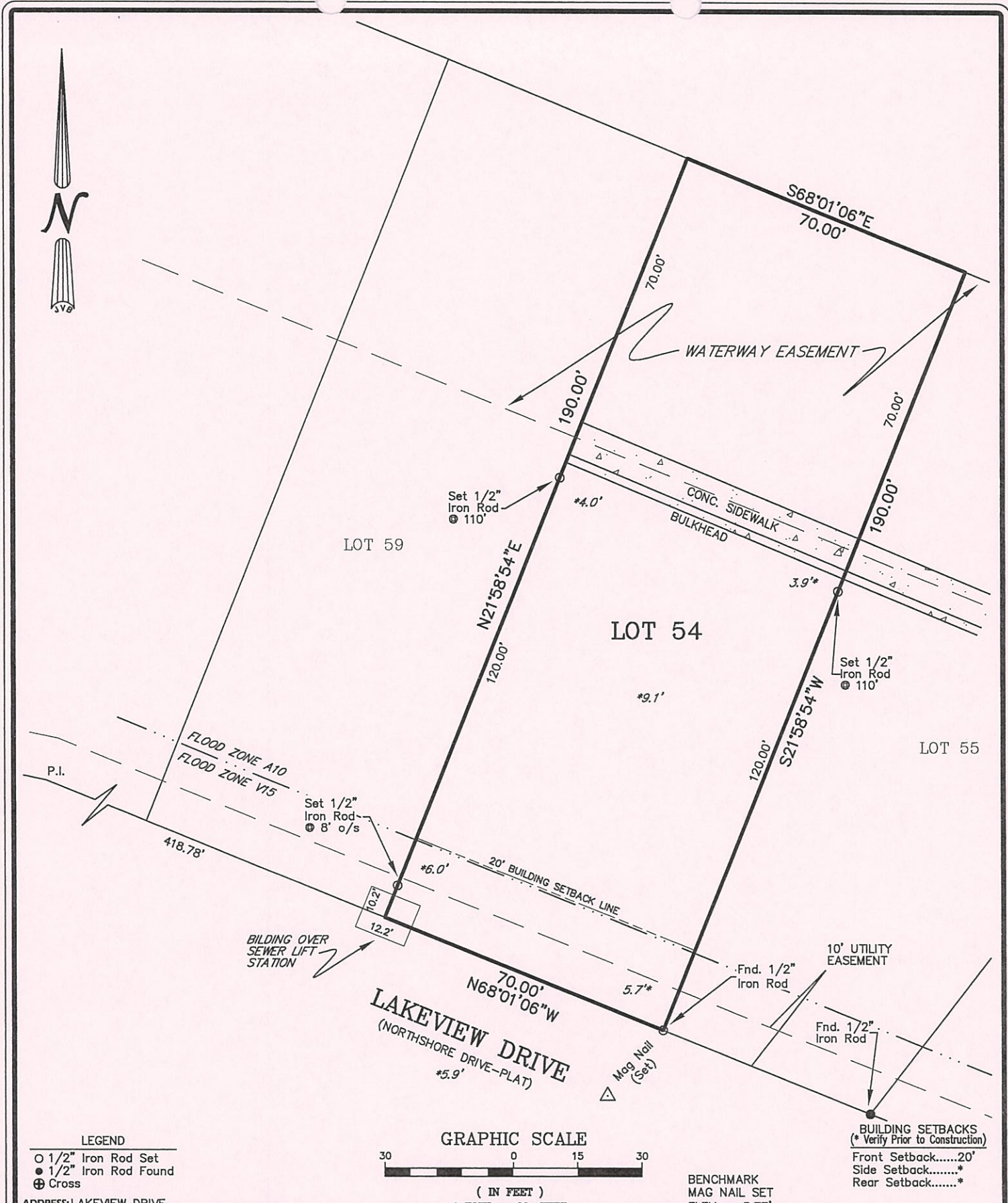
PUD

A-6

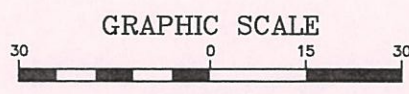
T9 - R14E 32

LAKEVIEW

A-4A



- LEGEND
- 1/2" Iron Rod Set
 - 1/2" Iron Rod Found
 - ⊕ Cross



BENCHMARK
MAG NAIL SET
ELEV. = 5.77'

BUILDING SETBACKS
(* Verify Prior to Construction)
Front Setback.....20'
Side Setback.....*
Rear Setback.....*


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

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

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. No. 225205 0535 D
F.I.R.M. Date 4/2/91
ZN: A10/V15 B.F.E. 13/14
* Verify prior to construction with Local Governing Body.

DRAWING NO.
20170066
DATE:
1/31/17

J.V. Burkes & Associates, Inc.
SURVEYING



ENGINEERING • ENVIRONMENTAL
1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com
Phone: 985-649-0075 Fax: 985-649-0154

DRAWN BY: JDL
CHECKED BY: RMK
SCALE: 1" = 30'

A SURVEY MAP OF LOT 54, EDEN ISLES, UNIT 2A, ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: JIMMY ADCOCK

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.



SEAN M. BURKES
REG. NO. 4785
REGISTERED
SURVEYOR

SEAN M. BURKES
LA REG. No. 4785

ZONING STAFF REPORT

Date: 3/27/2017
Case No.: 2017-571-ZC
Posted: 03/22/17

Meeting Date: 4/4/2017
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Richard B. Mistrot
OWNER: Richard B. Mistrot
REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District & RO Rural Overlay
LOCATION: Parcel located on the west side of Pinewood Drive, north of Hickory Drive ; S34, T7S, R14E; Ward 6, District 11
SIZE: 5 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development: No **Multi occupancy development:** 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 & RO Rural Overlay. This site is located on the west side of Pinewood Drive, north of Hickory Drive. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not have any objection to the requested zoning change considering the rural character of the area.

STAFF RECOMMENDATION:

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

Case No.: 2017-571-ZC

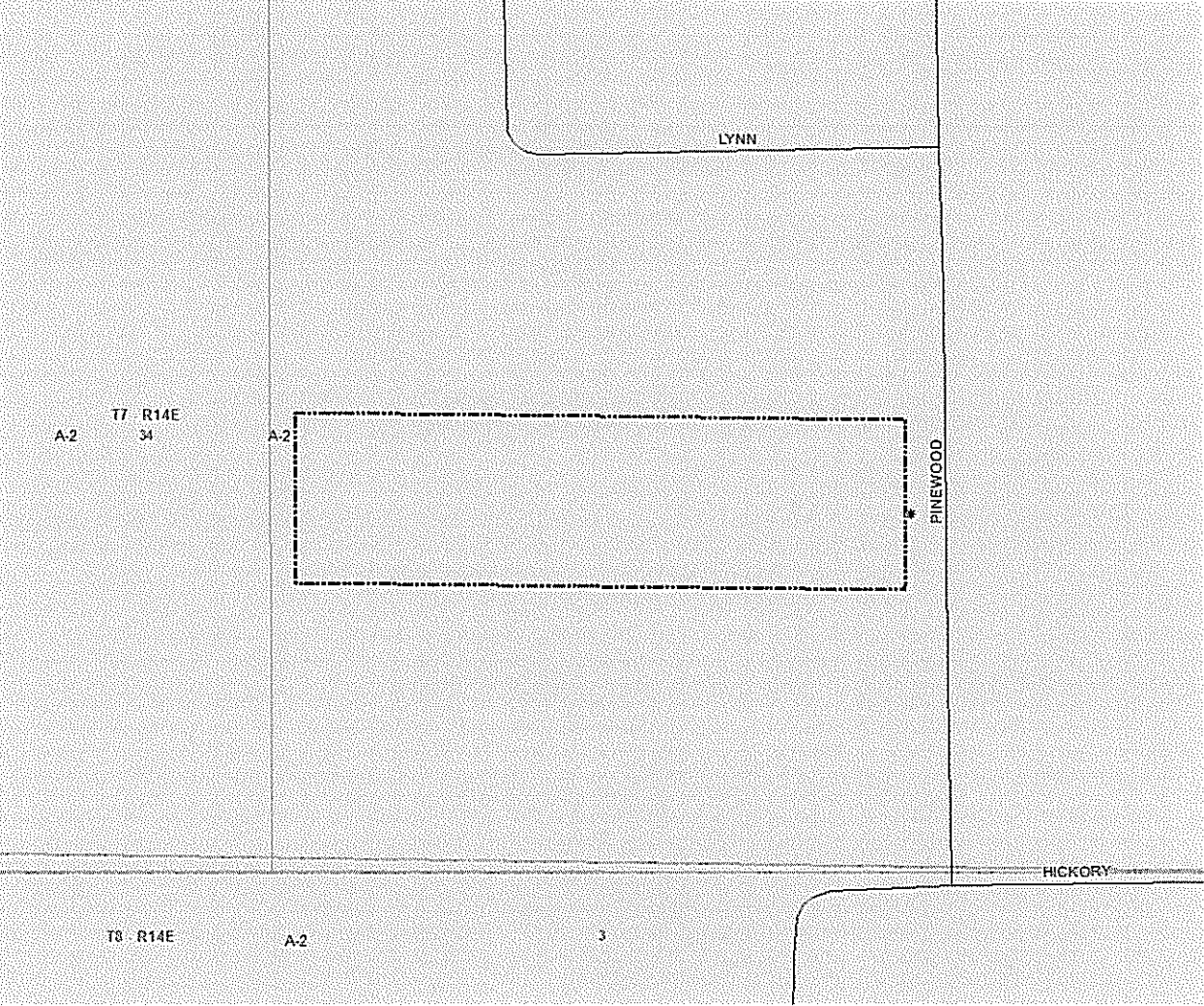
PETITIONER: Richard B. Mistrot

OWNER: Richard B. Mistrot

REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District & RO Rural Overlay

LOCATION: Parcel located on the west side of Pinewood Drive, north of Hickory Drive ; S34, T7S, R14E; Ward 6, District 11

SIZE: 5 acres



2017-571-ZC

T7-R14E 34

LYNN

PINEWOOD

A-2

2017-571-ZC

HICKORY

HICKORY

T8-R14E

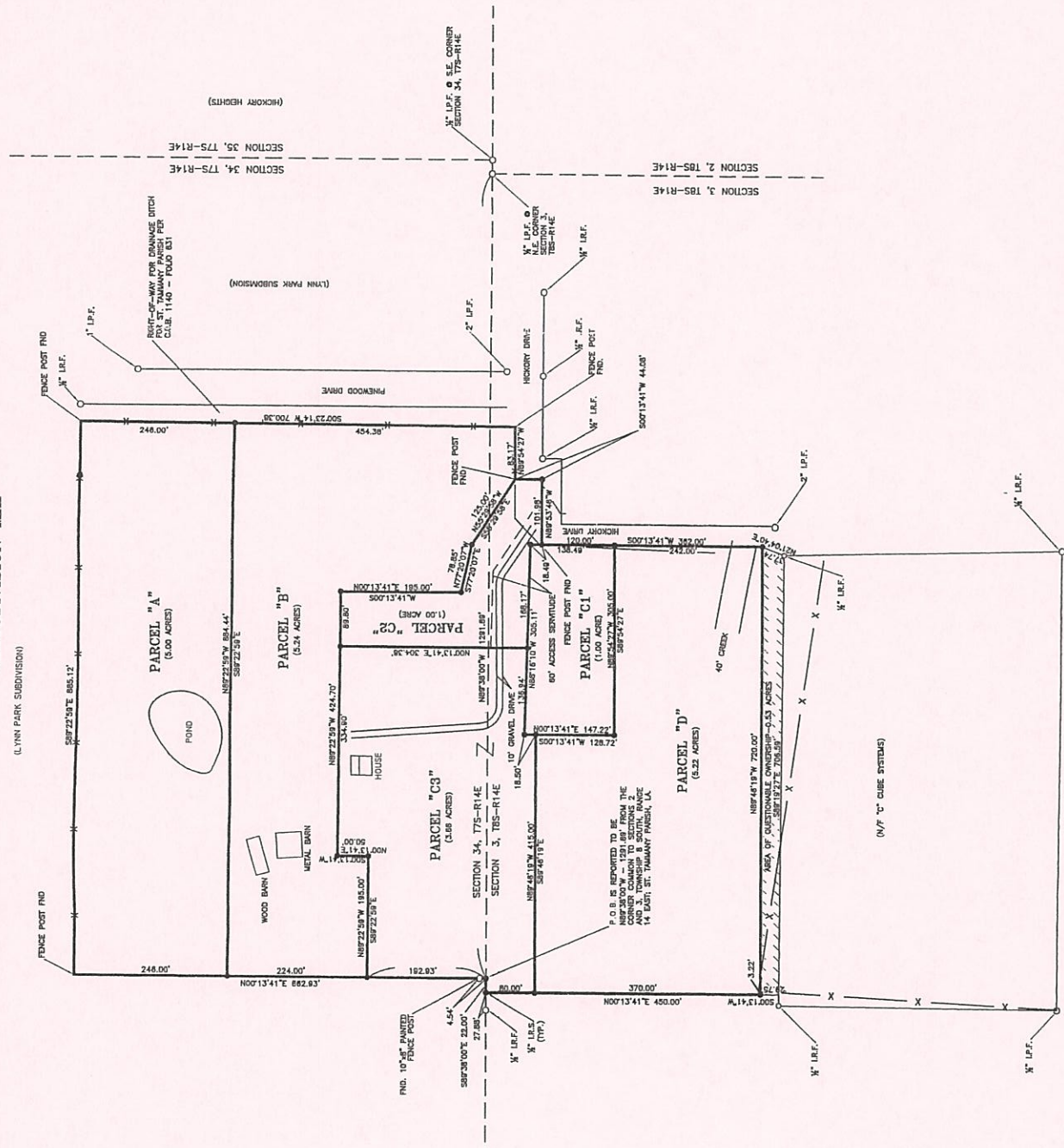
3



400 Feet



RESUBDIVISION MAP



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

- [illegible]

LEGEND

- = PROPERTY CORNER
● = 1/2" IRON ROD SET
—X— = FENCE LINE

APPROVALS:

FOR TWO YEARS.
Ron Keller

SECRETARY - PLANNING COMMISSION

PARISH, ENGINEER

W. H. Claushe v. Farley
CLERK OF COURT

4452A 5-9-2007
MAP FILE NO. DATE FILED

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.

Survey No. 2005345 Drawn by: JOM Revised: 4/23/07(OFFICE) Scale: 1" = 200'
 Date: 5/11/05 Revised: 6/15/05(OFFICE): 1/17/07(OFFICE): 1/31/07(OFFICE)

RESUB MAP OF PARCEL C
LOCATED IN SECTION 34, T7S-R14E, AND
SECTION 3, T8S-R14E, INTO PARCELS C1, C2, & C3
ST. TAMMANY PARISH, LOUISIANA

for
BRUCE JEANFREAU

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

1011 N. CAUSEWAY BLVD. - SUITE 34 • MANDEVILLE, LA. 70471 (985)626-0808
SLIDELL (985)643-2508 • MANDEVILLE (985)626-3546 • N.O. (504)456-2042
HAMMOND (985)345-7541 • FAX NO (985)626-0057 • e-mail: info1@allsouth.com

THIS Survey is Certified
True and Correct
JOHN E. BONHEAU
REG. No. 4423
REGISTERED
PROFESSIONAL
Surveyor

ZONING STAFF REPORT

Date: 3/27/2017
Case No.: 2017-581-ZC
Posted: 03/22/17

Meeting Date: 4/4/2017
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Amber Penton
OWNER: Amber Penton
REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District & MHO Manufactured Housing Overlay
LOCATION: Parcel located on the south side of Dummyline Road, east of Preacher Kennedy Road, being 37264 Dummyline Road, Pearl River; S27, T7S, R14E; Ward 6, District 11
SIZE: 2.31 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-2 Suburban District
South	Undeveloped	A-2 Suburban District
East	Undeveloped	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. This site is located on the south side of Dummyline Road, east of Preacher Kennedy Road, being 37264 Dummyline Road, Pearl River. 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.: 2017-581-ZC

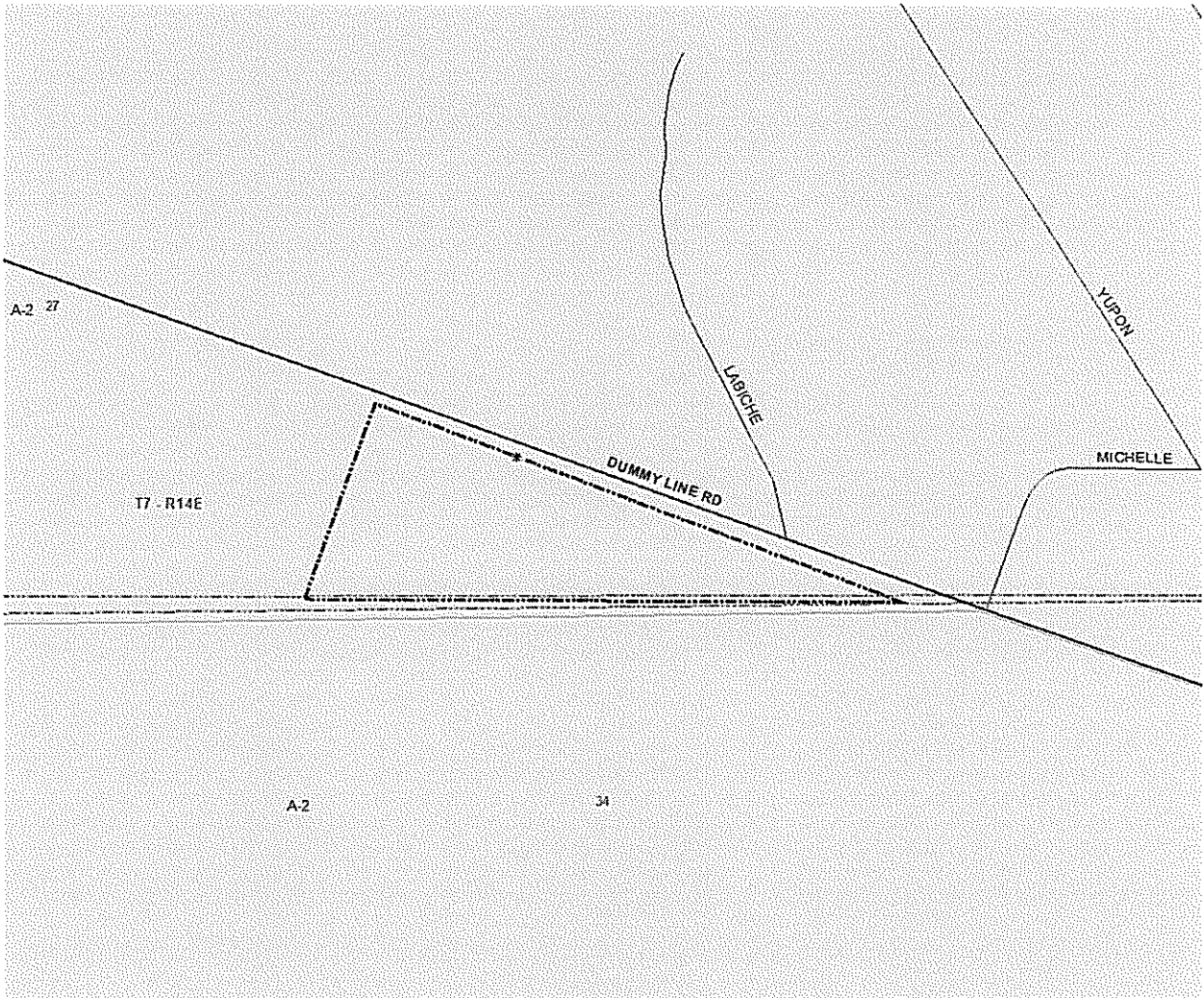
PETITIONER: Amber Penton

OWNER: Amber Penton

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

LOCATION: Parcel located on the south side of Dummyline Road, east of Preacher Kennedy Road, being 37264 Dummyline Road, Pearl River; S27, T7S, R14E; Ward 6, District 11

SIZE: 2.31 acres



2017-581-ZC

CLIFFORD SINGLETARY

GENE

A-2

27

YUPON

LADICHE

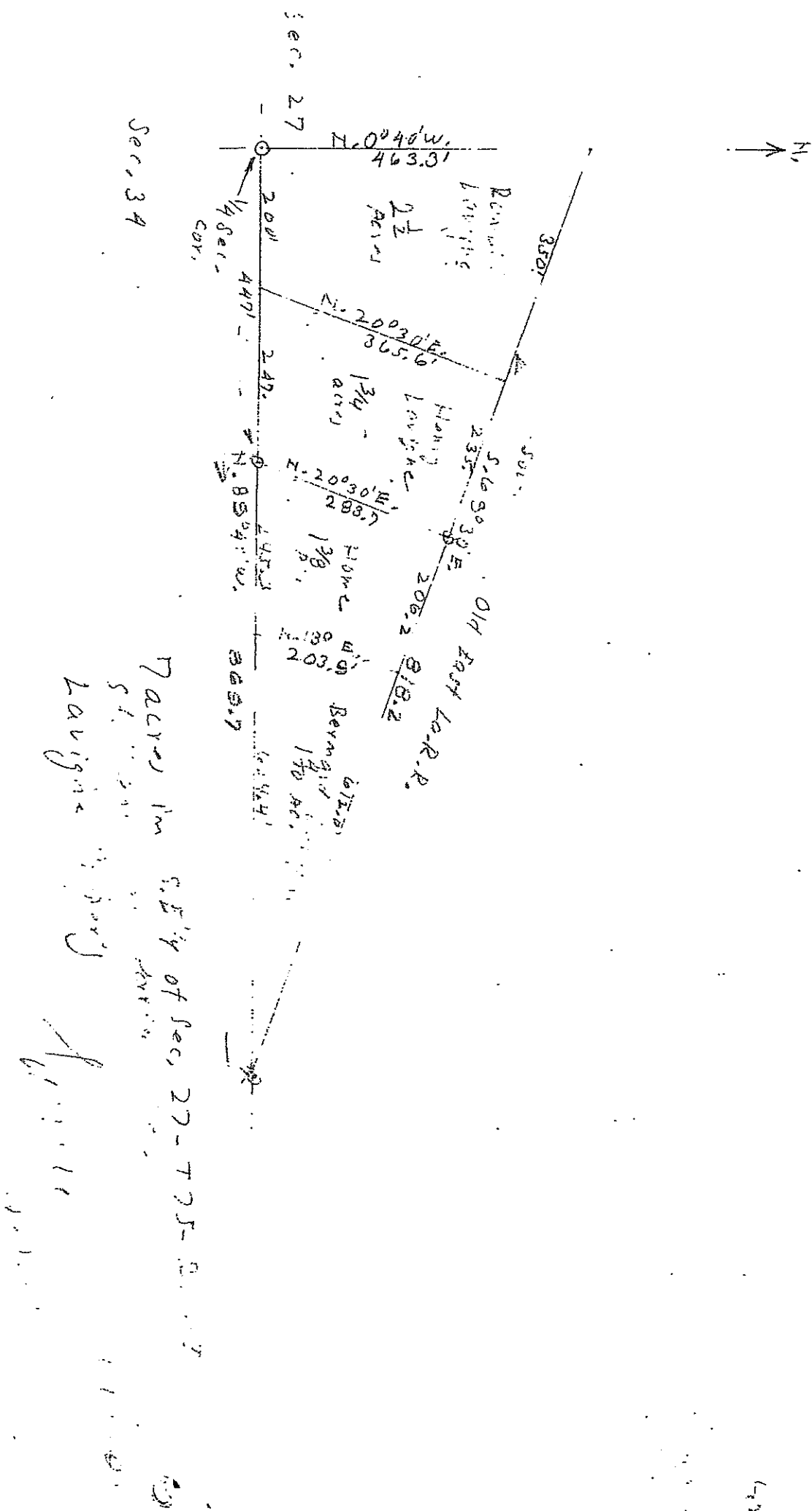
DUMMY LINE

MICHELE

T7 - R14E

34

1712



ZONING STAFF REPORT

Date: 3/27/2017
Case No.: 2017-582-ZC
Posted: 03/22/17

Meeting Date: 4/4/2017
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Frank H. Walk
OWNER: Frank H. Walk
REQUESTED CHANGE: From A-6 Multiple Family Residential District, A-2 Suburban District & CB-1 Community Based Facilities District to A-4 Single-Family Residential District
LOCATION: Parcel located on the west side and at the end of Marina Blvd, north of Mako Nako Drive ; S54, T7S, R11E; Ward 4, District 4
SIZE: 15.503 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Tchefunte River	
South	Single Family Residential	A-4A Single Family Residential District
East	Marina	CB-1 Community Based Facilities District
West	Single Family Residential	A-3 Suburban District

EXISTING LAND USE:

Existing development: No Multi occupancy development: Yes

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-6 Multiple Family Residential District, A-2 Suburban District & CB-1 Community Based Facilities District to A-4 Single-Family Residential District. This site is located on the west side and at the end of Marina Blvd, north of Mako Nako Drive. The 2025 future land use plan calls for the area to be developed with uses that would allow for the preservation of the natural landscape of the site. The zoning change is being requested to allow for the site to be developed with residential uses.

Note that a zoning change to PUD Planned Unit Development Overlay (2017-583-ZC) has been submitted for the same site.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-4 Single-Family Residential District designation be postponed, considering that additional information is required to be provided, for the requested zoning change to PUD (2017-582-ZC), which was submitted for the same site.

Case No.: 2017-582-ZC

PETITIONER: Frank H. Walk

OWNER: Frank H. Walk

REQUESTED CHANGE: From A-6 Multiple Family Residential District, A-2 Suburban District & CB-1 Community Based Facilities District to A-4 Single-Family Residential District

LOCATION: Parcel located on the west side and at the end of Marina Blvd, north of Mako Nako Drive ; S54, T7S, R11E; Ward 4, District 4

SIZE: 15.503 acres





A-1

51

19

T7-R11E

A-2

A-6

A-3

54

A-4A

A-8

CB-1

MARINA

MARINA OAKS

MAKO YAKO

TCHFUNCTE OAKS

ZONING STAFF REPORT

Date: 3/27/2017
Case No.: 2017-583-ZC
Posted: 03/22/17

Meeting Date: 4/4/2017
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Frank H. Walk
OWNER: Frank H. Walk
REQUESTED CHANGE: From A-6 Multiple Family Residential District, A-2 Suburban District & CB-1 Community Based Facilities District to A-4 Single-Family Residential District & PUD Planned Unit Development Overlay
LOCATION: Parcel located on the west side and at the end of Marina Blvd, north of Mako Nako Drive ; S54, T7S, R11E; Ward 4, District 4
SIZE: 15.503 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Private **Road Surface:** 2 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Tchefuncta River	
South	Single Family Residential	A-4A Single Family Residential District
East	Marina	CB-1 Community Based Facilities District
West	Single Family Residential	A-3 Suburban District

EXISTING LAND USE:

Existing development: No **Multi occupancy development:** Yes

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning to PUD Planned Unit Development Overlay. This site is located on the west side and at the end of Marina Blvd, north of Mako Nako Drive. A residential development is proposed on the site, consisting of single family residences and townhomes (see below chart).

SUBDIVISION INFORMATION

Type	Number of Units
Single Family Homesites	9
Townhomes	48

Note that a zoning change to A-4 Single Family Residential District (2017-582-ZC) has been submitted for the same site, to establish the underlying zoning and the density for the proposed development

ACCESS

The site is proposed to be accessed from Marina Blvd and the extension of a road, giving access to single family residential lots, proposed to be located along the Thefuncta River. Note that additional information must be provided regarding the proposed road extension, considering that the location of the road creates a division of the lots, potentially making it difficult for the configuration the residences and accessory structures and also meeting the setback requirements. Additional information regarding the proposed access drive to lot 10 and the configuration of the driveway and parking area will also have to be provided.

GENERAL INFORMATION

Required information	Staff Comments
Title of the project, name of the developer, legal description	Provided as Required
Existing Land Use within 500' of all boundaries on the plan	Provided as Required
Setbacks & Maximum Height	Provided as Required for single family home sites, Must show front, sides and rear on plan and must provide setback & proposed layout of Lot 10 including location of parking/driveways, access and greenspace Provide Maximum height
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Provided as Required (on-site extended from Marina Blvd)
Wetland Delineations	Provided as Required
Flood Zone Demarcation Lines	Provided as Required
Ultimate Disposal of Surface Drainage	Provided as Required
Environmental Assessment Data Form	Provided as Required

DENSITY

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

The gross density is based on the underlying zoning of A-4 Single Family Residential District, which would allow for a total of 60 units. Based on the formula, the net density would allow for a total of 45 units. The proposal is for 57 residential units, which exceeds the allowable number of units according to the formula. Note that the number of units will have to be reduced to the maximum number allowed, and the density calculation must be shown on the revised plan.

GREENSPACE

A total of 5.322 acres of greenspace (35%) is proposed to be provided within the subdivision, including non-disturbed wetlands area. Note that the total acreage and percentage of greenspace allocated to passive and to active amenities must be provided. (see list of amenities below). Additional information regarding the location of the pool and cabana must also be provided, considering that it is proposed to be located within the Wetlands area.

Amenities	Type of Amenities
Passive	Large open space/wetlands area
Active	Pool & Cabana & Water Access by Boat

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

COMPREHENSIVE PLAN ANALYSIS

The 2025 future land use plan calls for the site to be developed as a conservation area including the preservation of the natural landscapes & natural systems. The proposed project meets the objectives of the PUD and of the 2025 future land use plan, since it allows for the preservation of most of the existing wetlands, while providing for two different type of housing and promoting the access to the Tchefuncta River.

STAFF RECOMMENDATION:

The staff recommends that the request for a PUD Planned Unit Development Overlay designation be postponed. While staff does not have any major objections to the proposed development, additional information shall be provided regarding: the configuration of the single family residential lots and the townhome site, the proposed density and the required greenspace. Details regarding potential docks, bulkheads, boat houses and other accessory structures shall be also be provided.

Case No.: 2017-583-ZC

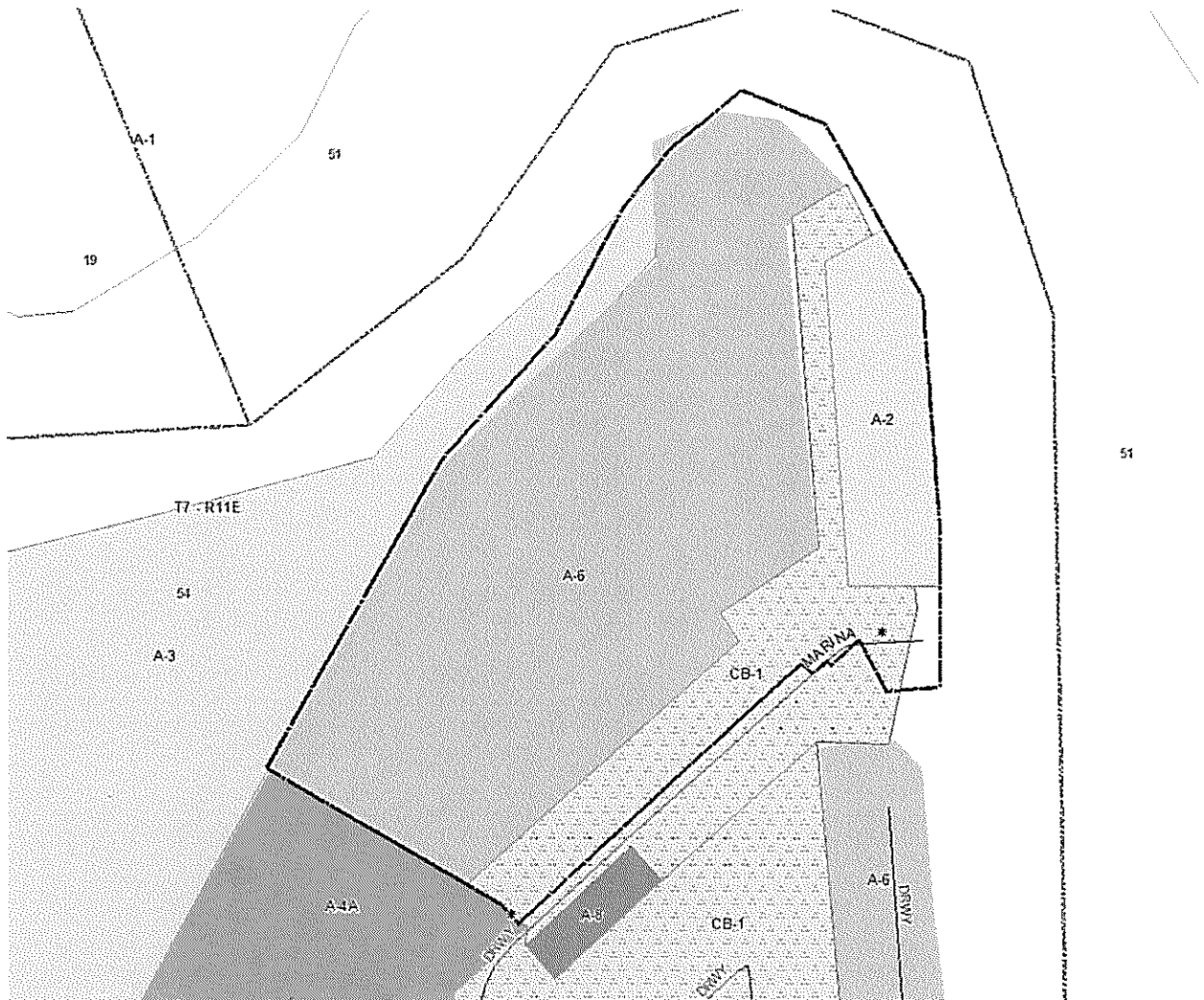
PETITIONER: Frank H. Walk

OWNER: Frank H. Walk

REQUESTED CHANGE: From A-6 Multiple Family Residential District, A-2 Suburban District & CB-1 Community Based Facilities District to A-4 Single-Family Residential District & PUD Planned Unit Development Overlay

LOCATION: Parcel located on the west side and at the end of Marina Blvd, north of Mako Nako Drive ; S54, T7S, R11E; Ward 4, District 4

SIZE: 15.503 acres





A-1

51

19

T7-R11E

A-2

A-6

A-3

54

A-8

CB-1

A-4A

MARINA

MAYO NAKO

TCHEFUNCTE OAKS



2017-583-ZC

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: ALLEN OXFORD - MARINA BEAU CHENE ASSOCIATES, INC.

Developer's Address: 530 ASBURY DR MANDEVILLE, LA 70471
Street City State Zip Code

Developer's Phone No. 404-667-5508
(Business) (Cell)

Subdivision Name: MARINA BEAU CHENE RIVERFRONT LOTS

Number of Acres in Development: 15.009 Number of Lots/Parcels in Development: 10

Ultimate Disposal of Surface Drainage: LAKE PONTCHARTRAIN

Water Surface Runoff Mitigation Proposed: SWPPP BEST PRACTICES

(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? PROPERTY HAS SOME FRONTAGE ALONG TCHOFUNCTE RIVER.

2017-583-ZC

- 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? STANDARD CONSTRUCTION EQUIPMENT NEEDED FOR INSTALLATION OF SEWER, WATER AND PAVING

- 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...)

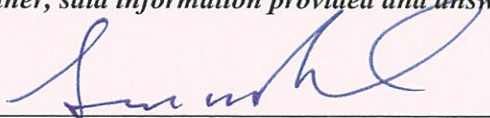
- | | |
|--|---|
| a.) have or had any landfill(s) located on the property? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| b.) disrupt, alter or destroy any historical or archeological sites or district? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 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:

TO THE BEST OF MY
KNOWLEDGE

- | | |
|---|---|
| • 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.



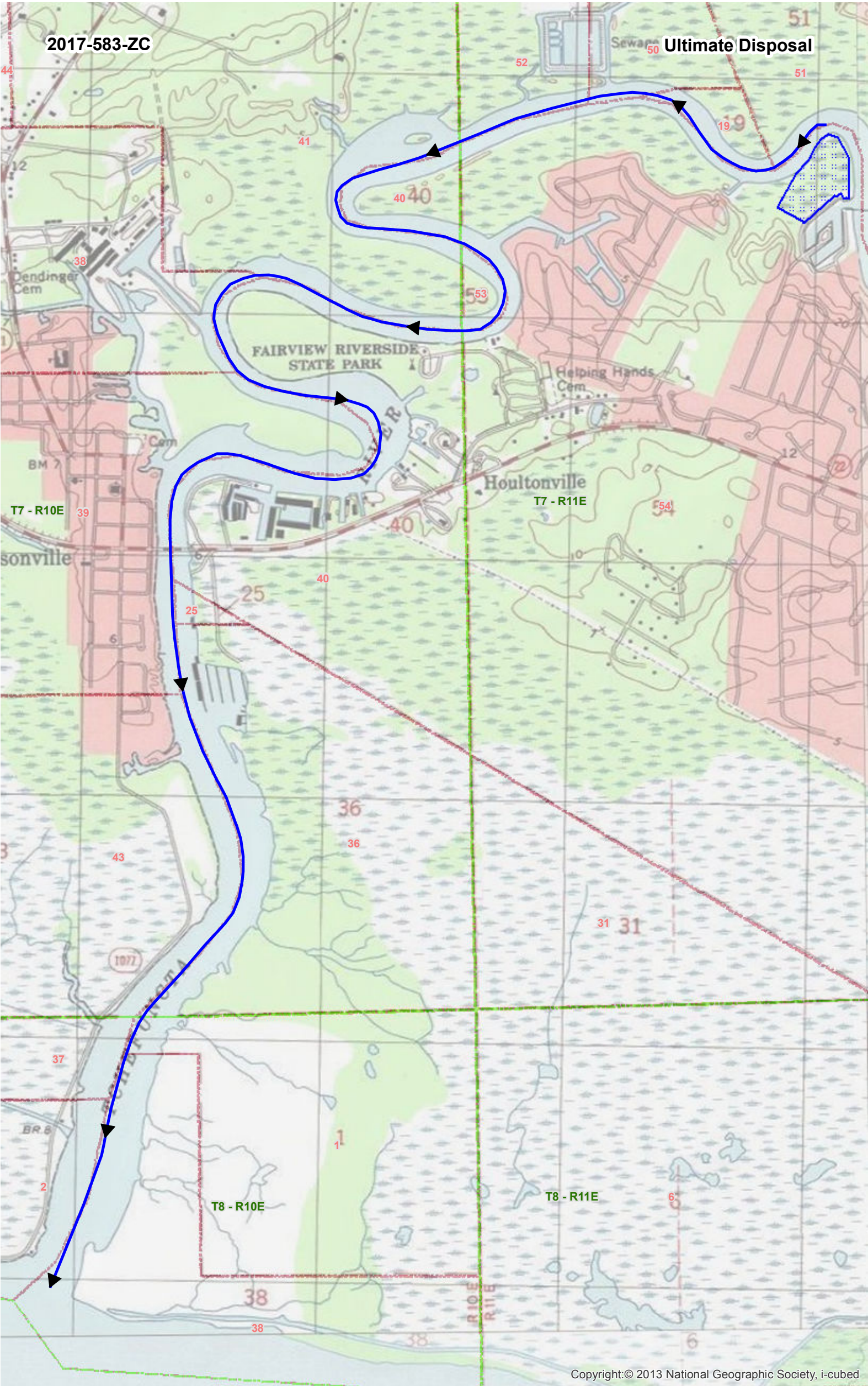
ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

2-13-17

DATE

2017-583-ZC

Ultimate Disposal



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0 2,800 Feet



ZONING STAFF REPORT

Date: 03/27/2017

Case No.: 2016-386-ZC

Prior Action: Approved (10/04/16) Referred back to
Zoning from Council

Posted: 03/22/17

Meeting Date: 4/4/2017

Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Michael Breeding

OWNER: Venora M. Galatas

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

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

SIZE: 2.928 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Industrial	I-3 Heavy Industrial District
South	Bayou & Industrial	City of Slidell
East	Bayou & Industrial	City of Slidell
West	Industrial	I-2 Industrial District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-3 Suburban District to I-3 Heavy Industrial District. This site is located at the end of Sloat Road, along Bayou Bonfouca. The 2025 Future Land Use Plan calls for the area to be developed with industrial uses. The staff initially had no objection to the requested zoning change as the current zoning is incompatible with the surrounding land uses and the objectives of the Future Land Use Plan. However, in referring the case back to the Commission, the Parish Councilman requested that the staff re-evaluate the proposal, based upon the zoning of not only the unincorporated side of Bayou Bonfouca, but also the industrial classifications, for those properties across the Bayou within the City of Slidell.

The property located within the City of Slidell is M-1 (Planned Industrial District) and appears to be limited to the assembly of cranes. The remainder of the property is zoned M-2 and permits the following:

- Assembly.* Assembly shall be the fitting together of manufactured parts in a machine, structure or unit which is complete in and of itself or into components which may be further fitted together and where such assembly takes place within an enclosed building with both walls and roof.
- Manufacturing.* Manufacturing shall be the process of making goods or wares from raw materials by hand or machinery when that process takes place within an enclosed building with both walls and roof.
- Retail; retail services or retailing.* Retailing shall be the sale of goods or services to the public. Services may include cleaning, maintenance and repair insofar as these services are conducted in accordance with the environmental requirements of section 2.1901 of this ordinance. Storage of goods for retail sale or service shall meet the requirements for storage established for wholesaling.
- Wholesaling.* The storage and sale of goods or wastes for the purpose of further sale to a distributor or retail merchant. Wholesaling shall not include final sales to the public which shall be considered retailing. A warehouse provided for wholesale goods storage shall meet requirements for warehouses in the commercially zoned area of the city.
- Research services.* Refers to establishments primarily engaged in research of an industrial or scientific nature but shall not include chemical, biological, nuclear or animal research.

It appears that City M-2 designation falls between the Parish I-1 and I-2 zoning districts with some of the permitted I-2 manufacturing uses allowed and some of the more intense manufacturing uses, specifically prohibited (i.e. Chemical and paints manufacturing, some metalworking operations). It also specifically prohibits many of the uses that would be permitted if the requested I-3 District is approved.

STAFF RECOMMENDATION:

The staff recommends denial of the I-3 request, but feels that the existing Single Family District is equally inappropriate. We would have no objection to the Commission considering an I-1 or I-2 designation for the subject property.

Case No.: 2016-386-ZC

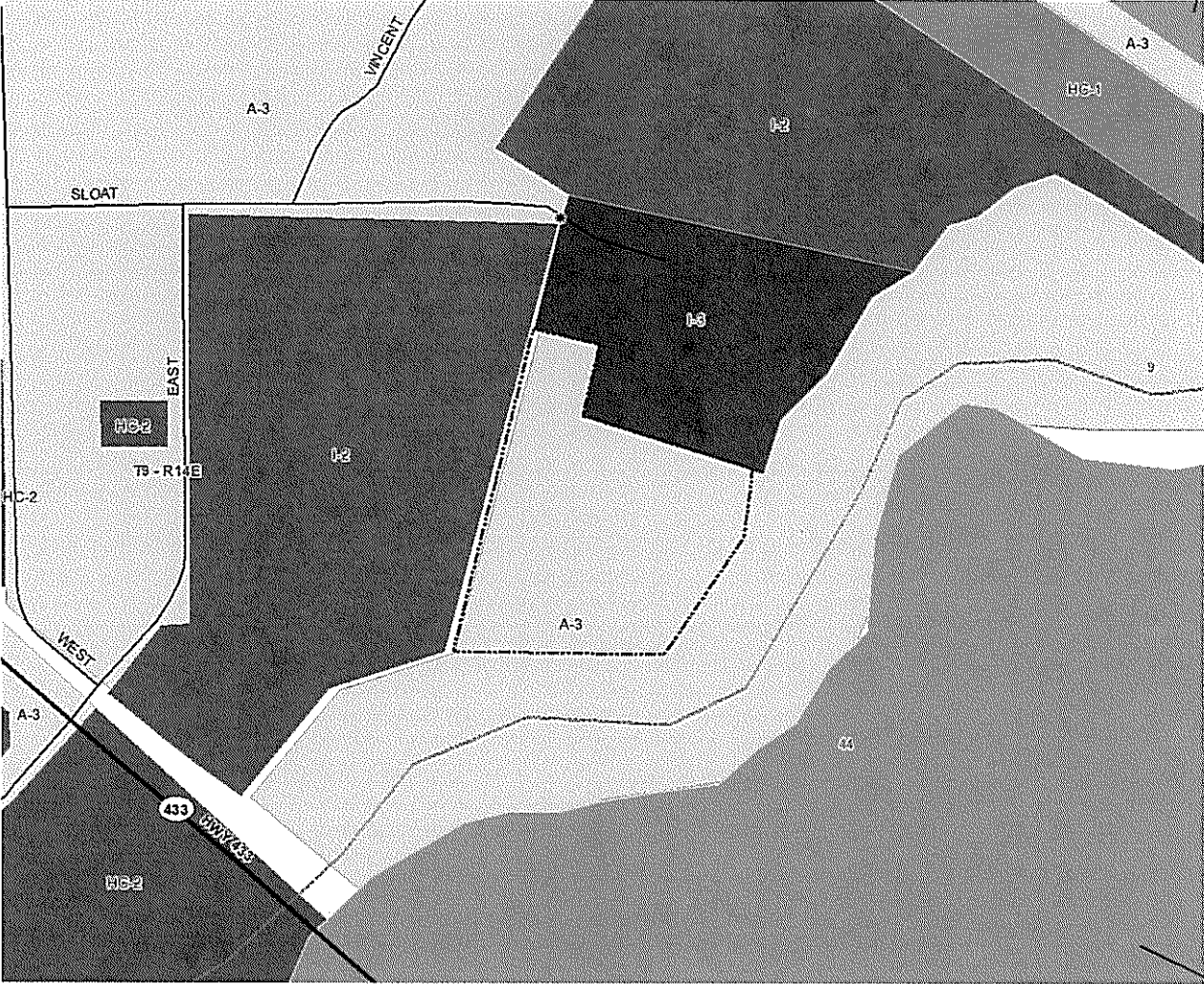
PETITIONER: Michael Breeding

OWNER: Venora M. Galatas


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

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

SIZE: 2.928 acres



2016-386-2C



STATE OF LOUISIANA
SURVEYOR
J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING & ENVIRONMENTAL
Phone: 850-449-0775 Fax: 850-449-0774
E-mail: jburkes@jburkes.com
1805 S. Highway 7048
St. Tammany, Louisiana 70482

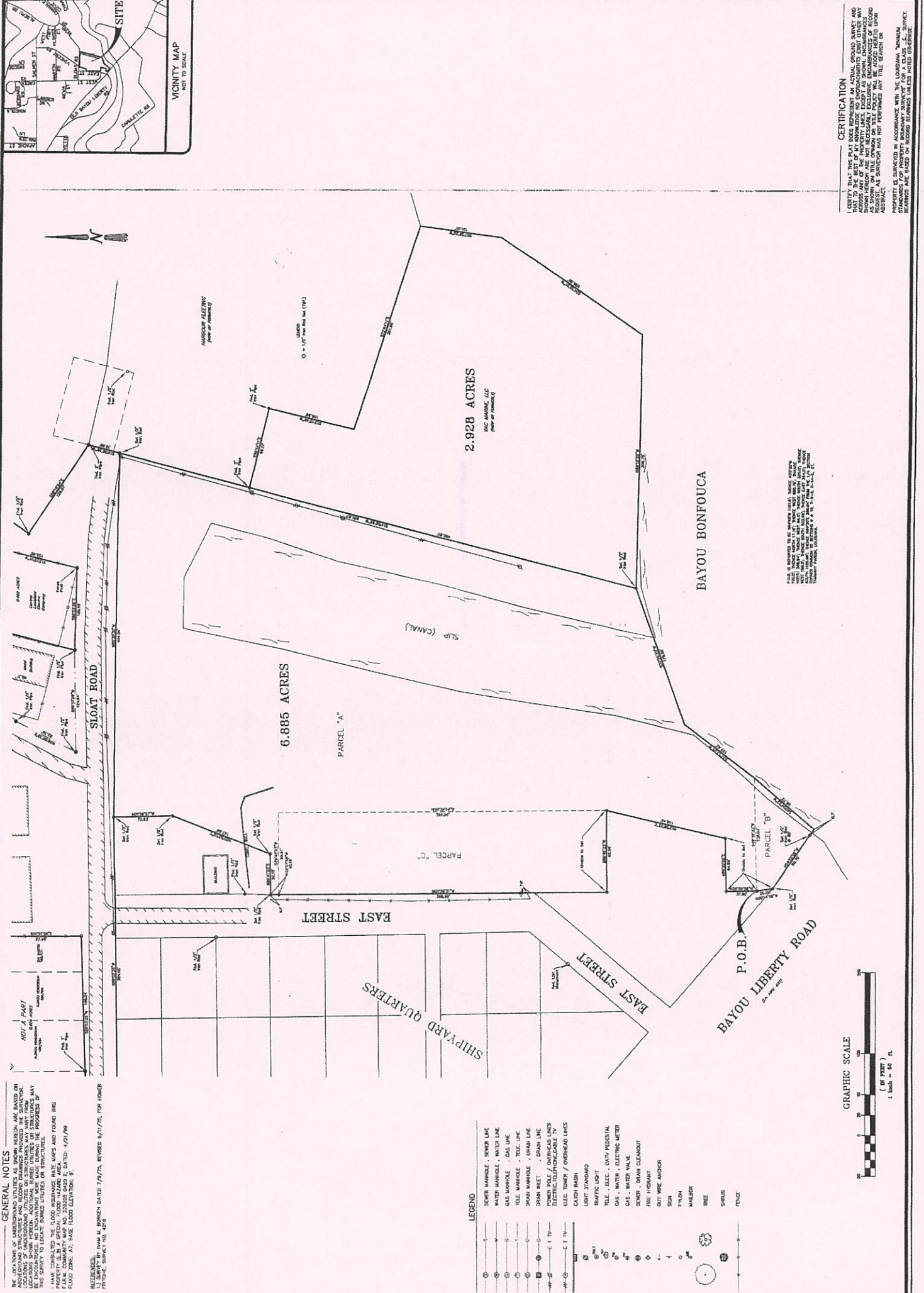
LA REG. NO. 4755
J.V. Burkes & Associates, Inc.

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED	12/28/15

A SURVEY MAP OF
A 8.885 ACRE & A 2.928 ACRE PARCEL OF LAND
SITUATED IN SEC. 9, T-9-S, R-14-E
ST. TAMMANY PARISH, LOUISIANA
VAC MARINE, LLC

SCALE: 1" = 50'
DATE: 12/28/15
DRAWN BY: JVB
CHECKED BY: RMB
DWG. NO.: 20120438 6.29
SHEET: 1 OF 1



GENERAL NOTES

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON THE RECORDS OF THE PUBLIC UTILITIES COMMISSION OF THE STATE OF LOUISIANA. LOCATIONS OF ABOVEGROUND UTILITIES OR STRUCTURES MAY VARY FROM THE RECORDS. NO ASSURANCE IS MADE THAT THE UTILITIES SHOWN ARE ACCURATE. THE SURVEY IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN. THE SURVEY IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN.

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CERTIFICATION

I, J.V. Burkes, Surveyor, do hereby certify that this map was prepared by me or under my direct supervision and that I am a duly licensed Surveyor in the State of Louisiana. I further certify that the map was prepared in accordance with the standards and practices of the Surveying and Mapping profession in the State of Louisiana.

DATE: 12/28/15
SIGNATURE: JVB
TITLE: Surveyor