

ZONING STAFF REPORT

Date: 2/22/2016
Case No.: 2016-144-ZC
Posted: 02/18/16

Meeting Date: 3/1/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Paysse McWilliams
OWNER: PKMI, L.L.C - Paysse McWilliams
REQUESTED CHANGE: From MD-1 Medical Residential District to MD-2 Medical Clinic District
LOCATION: Parcel located north of Judge Tanner Blvd, south of Hickory street and west of Colonial Court, Covington; S27 & 37, T7S, R11E; Ward 4, District 5
SIZE: 14.132 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-3 Suburban District
South	Undeveloped, medical office, daycare	MD-1 Medical Residential District & MD-2 Medical Clinic District
East	Single Family Residential	A-4 Single Family Residential
West	Single Family Residential	MD-1 Medical Residential District

EXISTING LAND USE:

Existing development: **Multi occupancy development:**

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.

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from MD-1 Medical Residential District to MD-2 Medical Clinic District. This site is located north of Judge Tanner Blvd, south of Hickory street and west of Colonial Court, Covington. The 2025 future land use plan calls for the area to be developed as a planned district with a mix of commercial uses as a variety of density. The purpose of the MD-2 Medical Clinic zoning district is to provide for the location of small scale medical uses for the localized populations. Staff does not have any objection to the request considering that the site is located in close proximity to some existing medical uses, zoned MD-2.

STAFF RECOMMENDATION:

The staff recommends that the request for a MD-2 Medical Clinic District designation be approved.

Case No.: 2016-144-ZC

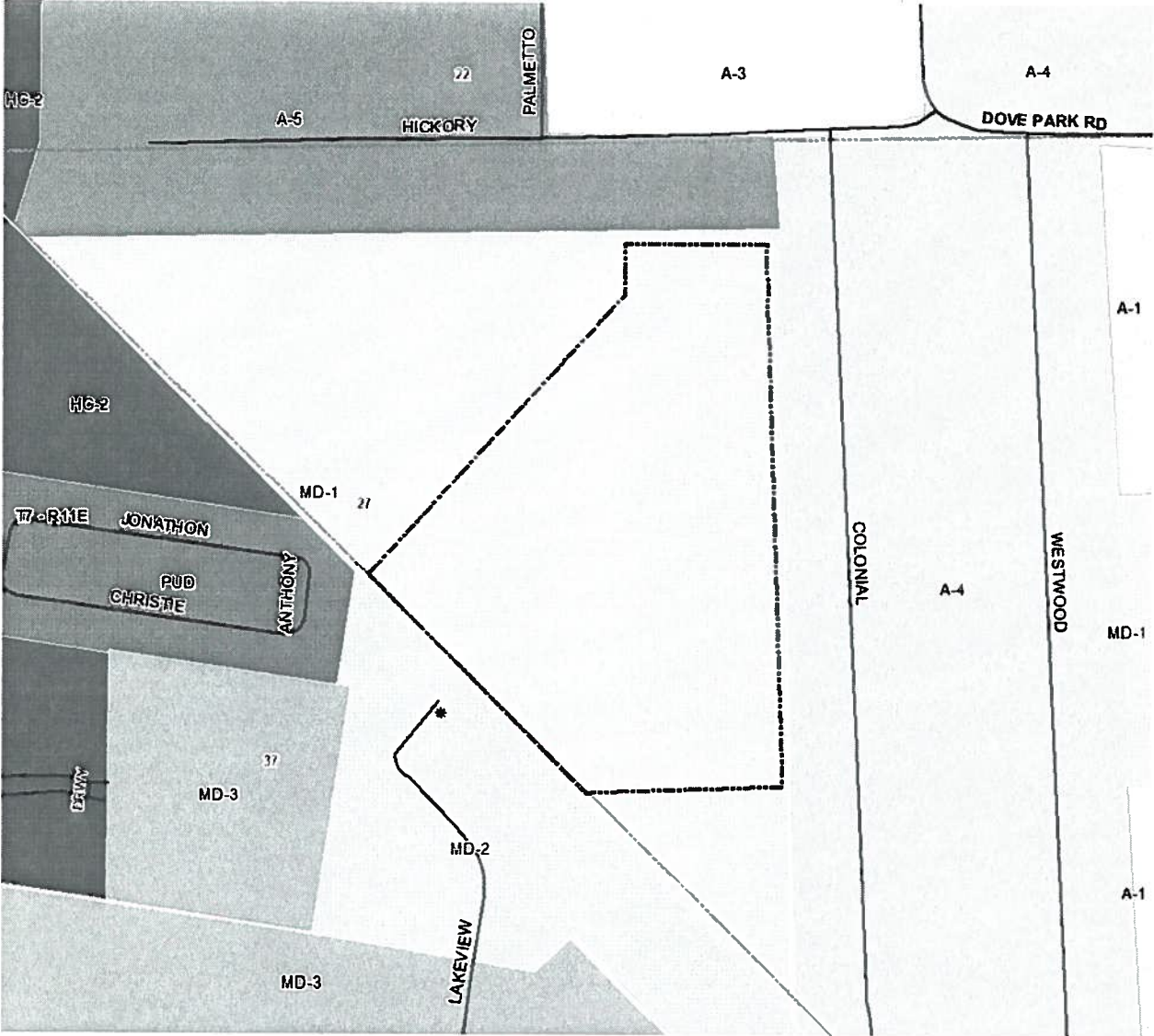
PETITIONER: Paysse McWilliams

OWNER: PKMI, L.L.C - Paysse McWilliams

REQUESTED CHANGE: From MD-1 Medical Residential District to MD-2 Medical Clinic District

LOCATION: Parcel located north of Judge Tanner Blvd, south of Hickory street and west of Colonial Court, Covington; S27 & 37, T7S, R11E; Ward 4, District 5

SIZE: 14.132 acres

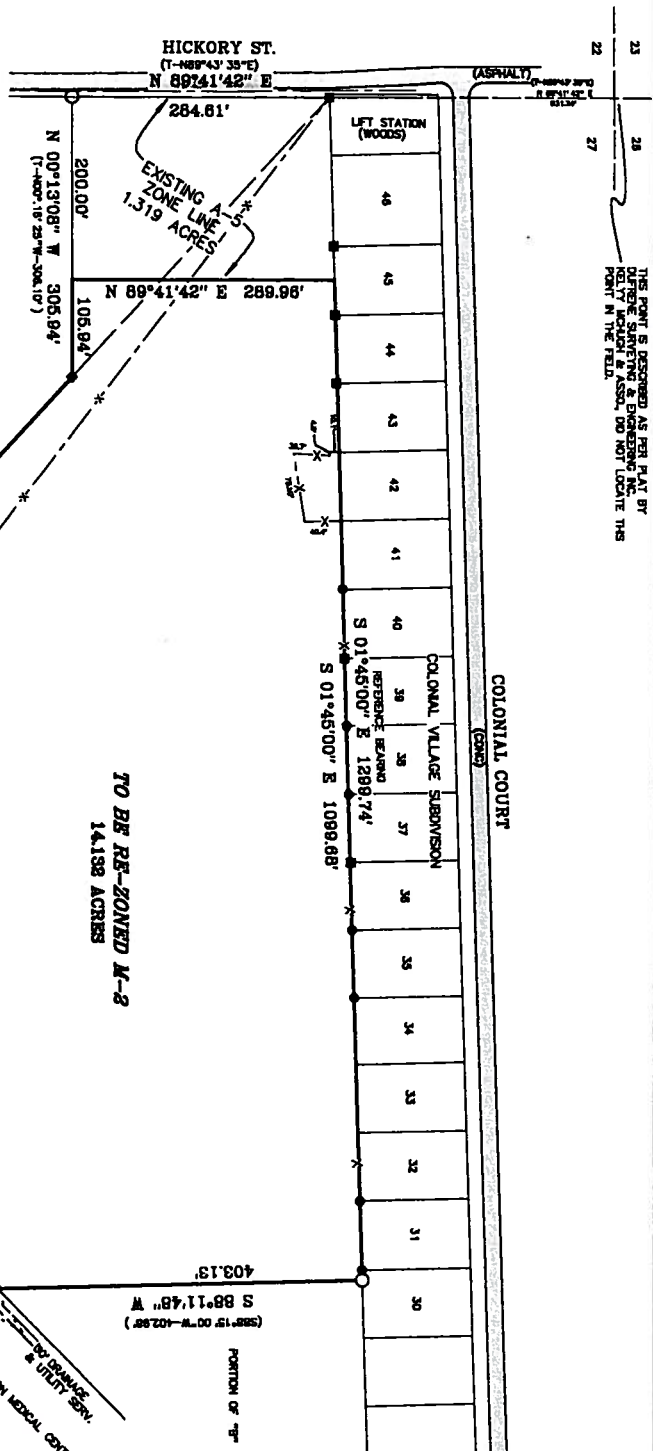




0 675 Feet



2016-1442C



THIS POINT IS MEASURED AS PER PLAT BY
DUFFRE SURVEYING & ENGINEERING, INC.
POINT IN THE FIELD. DO NOT LOCATE THIS

COLONIAL COURT
(GDD)

TO BE RE-ZONED M-2
14.138 ACRES

SKETCH

THIS PROPERTY IS LOCATED IN
FLOOD ZONE C, LOCATED IN
BASE FLOOD ELEV. W/A
FLOOD PANEL NO. 22000 0240 E
REV. DATE 10, 1985

NOTE: THE TOPOGRAPHIC LINES ARE A MATHEMATICAL INTERPOLATION
OF ELEVATIONS TAKEN FROM ELEVATIONS ON A GRID
OF ELEVATIONS TAKEN FROM ELEVATIONS ON A GRID
WHERE THE ELEVATION POINT WAS TAKEN AND THE TOPOGRAPHIC
LINE ELEVATION AND THE ACTUAL GROUND ELEVATION MAY VARY.

NOTE: SERVICES SHOWN HEREON ARE NOT NECESSARILY
EXCLUSIVE. SERVICES OF RECORD AS SHOWN ON TITLE
RECORDS MAY BE PROVIDED BY OTHER SURVEYORS. NO TITLE
SEARCH OR ABSTRACT.

B.M. AND N.W. IN CONC. ELEVATION: 22.85'
REFERENCED TO GRID 12A

Map 1, Legend, REG. NO. 4443

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL
SURVEY MADE ON THE GROUND AND COMPARING WITH THE
CURRENT PLAT RECORDS OF THE SURVEYOR. NO TITLE
SEARCH OR ABSTRACT.



- LEGEND
- 1/2" IRON ROD FOUND
 - 1/2" IRON ROD SET
 - 3/4" IRON PIPE FOUND
 - FENCE
 - 20' SPOT ELEVATION
 - 20' CONTOUR LINE
 - ⊕ BENCHMARK

NOTE: OWNER OR CONTRACTOR IS RESPONSIBLE
FOR OBTAINING ALL NECESSARY
SETBACKS FOR LOT 3

FRONT	20'
SIDE	3'
REAR	NONE

ELEVATIONS ARE REFERENCED TO NAVD 83, GRID MODEL 12A

REFERENCE:
PLAT OF LAKEVIEW REGIONAL MEDICAL CENTER BY, JAMES L. LUTHELMAN, JR.
CONSULTANTS, INC., MAP NO. 2887, DATED 06/22/78.
PLAT OF PART OF SECT 27, T-7-S, R-11-E, Q-1, BY DUFFRE SURVEYING
& ENGINEERING, INC., MAP NO. 2887, DATED 06/22/78.
PLAT OF COLONIAL VILLAGE BY THE FIRM MAP NO. 960-B, DATED 07/20/87

PORTION OF "A" & "B" OF THE DUFFRE SURVEY
& LOT 3 OF LAKEVIEW REGIONAL MEDICAL
CENTER PH. 1 & II-A SECTION 27 & 37, T-7-S,
R-11-E GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LA

VOELKEL MCWILLIAMS CONSTRUCTION

REVISIONS	DATE	BY	DATE
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ZONING STAFF REPORT

Date: 2/22/2016
Case No.: 2016-147-ZC
Posted: 02/18/16

Meeting Date: 3/1/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Council Motion
OWNER: Chuck & Candice Hickman
REQUESTED CHANGE: From CB-1 Community Based Facilities District, A-2 Suburban District, RO Rural Overlay to A-2 Suburban District & NC-6 Public, Cultural and Recreational District
LOCATION: Parcel located on the south side of Galatas Road, west of C.S. Owens Road ; S14, T7S, R10E; Ward 1, District 1
SIZE: 3.22 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-2 Suburban District
South	Residential/Undeveloped	A-2 Suburban District
East	Residential/Undeveloped	A-2 Suburban District
West	Residential/Undeveloped	A-2 Suburban District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning of a 1.327 acre parcel of land from CB-1 Community Based Facilities District & RO Rural Overlay to A-2 Suburban District and of a 3.22 acre parcel of land from A-2 Suburban District to NC-6 Public, Cultural and Recreational District. This site is located on the south side of Galatas Road, west of C.S. Owens Road. The 2025 future land use plan calls for the area to be developed with residential uses.

While staff did not recommend approval of the zoning change request to CB-1 (ZC15-04-039), staff has no objections to the request zoning change to NC-6, considering that the 3.22 acre parcel in question is located in the rear of the site and the commercial activities (proposed baseball facility) will create less impact on the adjacent residential uses.

STAFF RECOMMENDATION:

The staff recommends that the request for a NC-6 Public, Cultural and Recreational District designation be approved.

Case No.: 2016-147-ZC

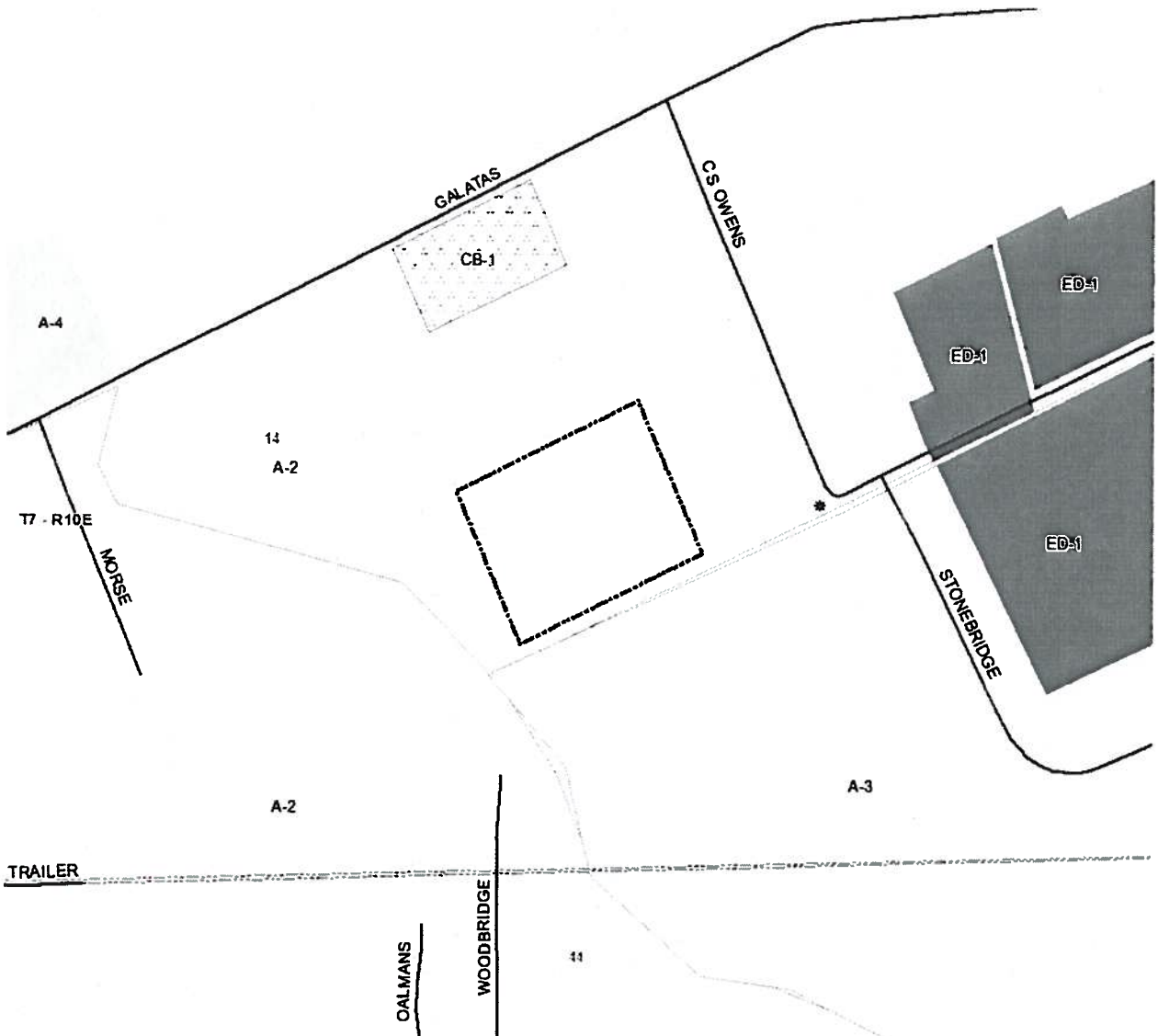
PETITIONER: Council Motion

OWNER: Chuck & Candice Hickman

REQUESTED CHANGE: From CB-1 Community Based Facilities District, A-2 Suburban District, RO Rural Overlay to A-2 Suburban District & NC-6 Public, Cultural and Recreational District

LOCATION: Parcel located on the south side of Galatas Road, west of C.S. Owens Road ; S14, T7S, R10E; Ward 1, District 1

SIZE: 3.22 acres



2016-147-ZC



0 400 Feet



ZONING STAFF REPORT

Date: 2/22/2016
Case No.: 2016-148-ZC
Posted: 02/19/16

Meeting Date: 3/1/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Covington Kitchen & Bath - Zhiyu Yu
OWNER: Clay Prieto
REQUESTED CHANGE: From HC-2 Highway Commercial District to I-1 Industrial District
LOCATION: Parcel located on the southwest corner of LA Highway 59 and Casril Drive, being 21530 Casril Street, Mandeville; S13, T7S, R11E; Ward 3, District 5
SIZE: 30,000 sq. ft.

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish & State **Road Surface:** 2 & 3 lanes asphalt **Condition:** Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Restaurant	HC-2 Highway Commercial District
South	Undeveloped & Retail	HC-2 Highway Commercial District
East	Commercial	HC-2 Highway Commercial District
West	Commercial/ Office Warehouse	HC-2 Highway Commercial District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from HC-2 Highway Commercial District to I-1 Industrial District. This site is located on the southwest corner of LA Highway 59 and Casril Drive, being 21530 Casril Street, Mandeville. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not have any objections to the request, considering that the Highway 59 Corridor is developed with a mix of retail uses, office warehouse and outdoor storage yard.

STAFF RECOMMENDATION:

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

Case No.: 2016-148-ZC

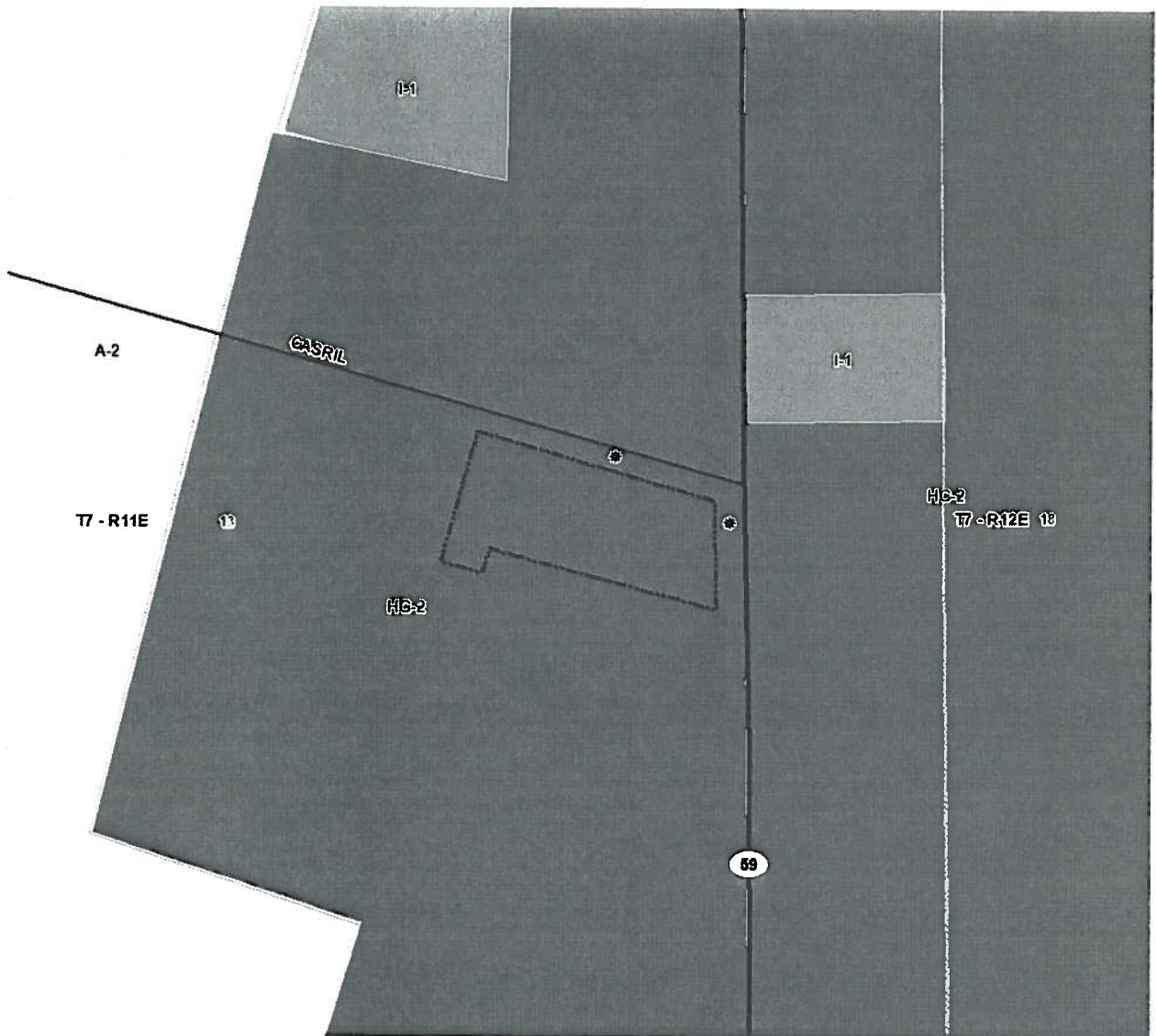
PETITIONER: Covington Kitchen & Bath - Zhiyu Yu

OWNER: Clay Prieto

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

LOCATION: Parcel located on the southwest corner of LA Highway 59 and Casril Drive, being 21530 Casril Street, Mandeville; S13, T7S, R11E; Ward 3, District 5

SIZE: 30,000 sq. ft.





2016-148-ZC

NC-6

22035

7

ROBERT

69459

I-1

69459

69451

21473

21459

A-2

CASRIL

T7-R11E

13

21516

21530

HC-2

69300

69300

69370

T7-R12E

18

69290

69340

69302

69315

69311

21477

69291

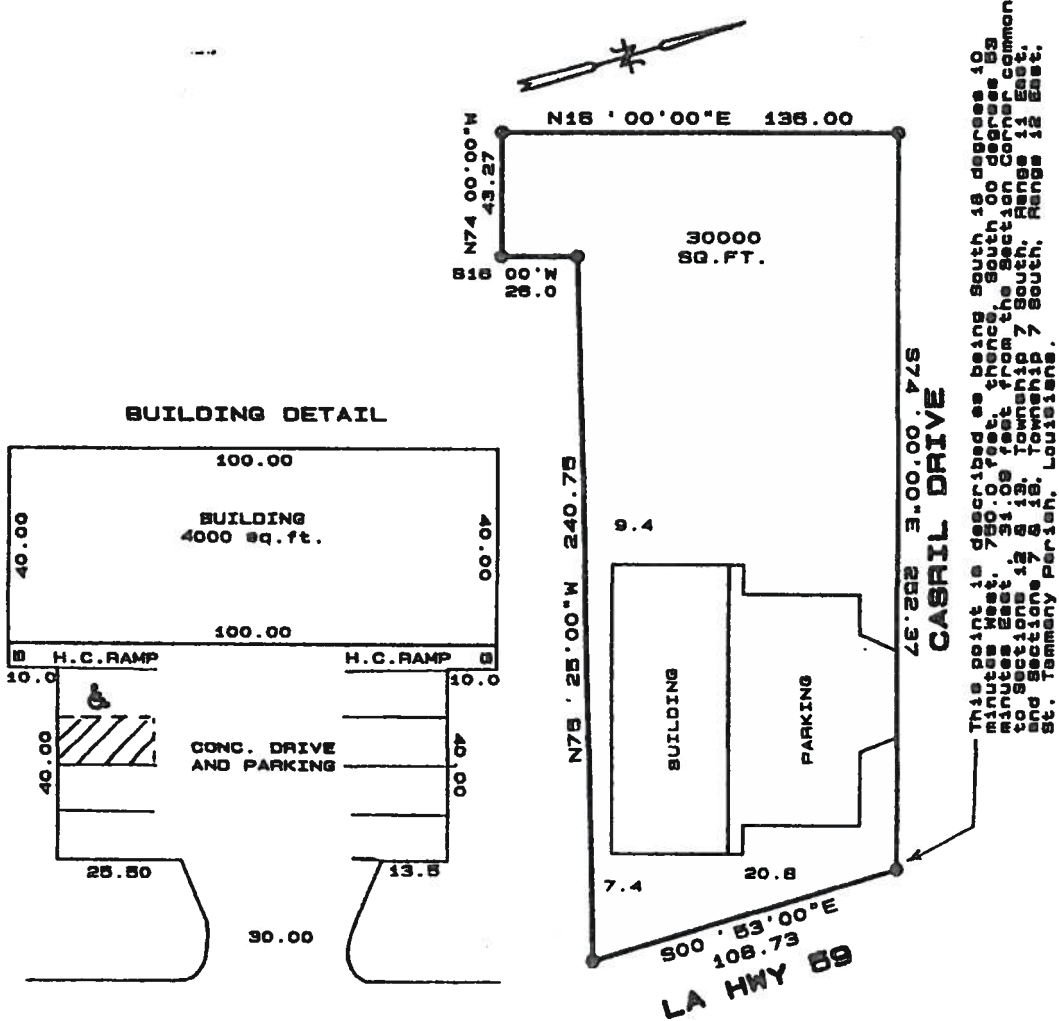
MIRE



2016- 148-ZC

LEGAL DESCRIPTION:

A Parcel of land located in Section 13, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana as shown hereon.



CERTIFIED TO:
STATE INVESTORS BANK, LENDER
ERNEST PRIETO, BORROWER
PRIETO FAMILY TRUST, BORROWER

LEGEND:
SET 1/2" IRON ROD
FOUND IRON ROD
FOUND OLD WOOD
FENCE
BEARINGS: RECORD
SETBACK LINES
FRONT
REAR
SIDES
STREET

This survey is based upon the description furnished by the client. There may be other restrictions not shown on this plat that may exist in the public records. There are no visible encroachments existing except where shown hereon. If not otherwise noted, Elevations refer to NGVD 1929 datum.

I, hereby certify that this plat is based on a physical survey made on the ground and in accordance with the standards of a SUBSTANTIAL SURVEY, and the applicable standards of practice of the LSL. Signature must be in RED and dated by the day designed for this plat to be certified.

CLASS/TYPE	"C"	CPN: 225205 0235 C
BOUNDARY	18 OCT 01	FIRM DATE: 17 OCT 89
FORM/BOARD		FIRM ZONE: "C"
SLAB TIE		BASE FLOOD:
AS-BUILT		REVISED:
JOB NO.	5685A	SCALE: 1 inch= 50 ft

BRUCE W. POPE, II
REG. No. 472
REGISTERED
PROFESSIONAL
WILSON & POPE, INC.
LOUISIANA REGISTERED LAND SURVEYORS NO. 388
1890 SURGI DRIVE
MANDEVILLE, LOUISIANA 70448
TEL: (504) 826-5551 FAX: (504) 826-5626

ZONING STAFF REPORT

Date: 2/22/2016
Case No.: 2016-149-ZC
Posted: 02/18/16

Meeting Date: 3/1/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: GCG, LLC - Greg Intravia
OWNER: GCG, LLC - Greg Intravia
REQUESTED CHANGE: From A-5 Two Family Residential District to A-5 Two Family Residential District & PUD Planned Unit Development Overlay
LOCATION: Parcel located at the southwest intersection of Interstate 12 & LA Highway 1085, across from Perrilloux Road; S4, T7S, R10E; Ward 1, District 1
SIZE: 23.37 acres

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

EXISTING LAND USE:

Existing development: **Multi occupancy development:**

COMPREHENSIVE PLAN:

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

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-5 Two Family Residential District to A-5 Two Family Residential District & PUD Planned Unit Development Overlay. This site is proposed to be developed with 107 single family residential units. The maximum lot size will be of 3400 sq. ft. and the residential units will not exceeding 1800 sq. ft. The site will be accessed through a boulevard type entrance from Highway 1085.

Note that the underlying zoning of A-5 Two Family Residential District was approved in 2015 (ZC15-04-037).

GENERAL PUD CRITERIA

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

DENSITY

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

The gross density of the development is at a maximum of 8 units per acre based on the existing underlying zoning of A-5, which would allow for a total of 186 units. Based on the formula the net density would allow for 140 lots/units. The proposal is for 107 lots to be located within the boundaries of the PUD.

GREENSPACE

A total of 8.95acres (38%) of greenspace is proposed to be provided, including 7.46 acres (32%) dedicated to passive recreation and 1.49 acres (6 %)dedicated to active recreation. The active amenities will include a ½ hard surface basketball court and playground equipment. Picnic tables are also proposed to be provided within the active greenspace area. The plan also shows a 0.63 acre greenspace area, dedicated as dry detention, which could potentially be use as an athletic field. Considering the size of the large retention pond and the proposed access to the pond, staff suggests that a walking path be provided around a portion of the pond and/or observation decks. Note that the proposed 50’ greenspace, should be labeled as no cut area, in order maintain a wooded buffer along Interstate 12 & Highway 1085.

COMPREHENSIVE PLAN ANALYSIS

The 2025 future land use plan calls for the site to be developed as a planned district with residential uses and uses that would allow for the preservation of the natural environment. The proposed PUD meets the objectives of the designations, considering that the site is proposed to be developed with residential uses and include some greenspace & a retention pond, which will create some buffers.

STAFF RECOMMENDATION:

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

Case No.: 2016-149-ZC

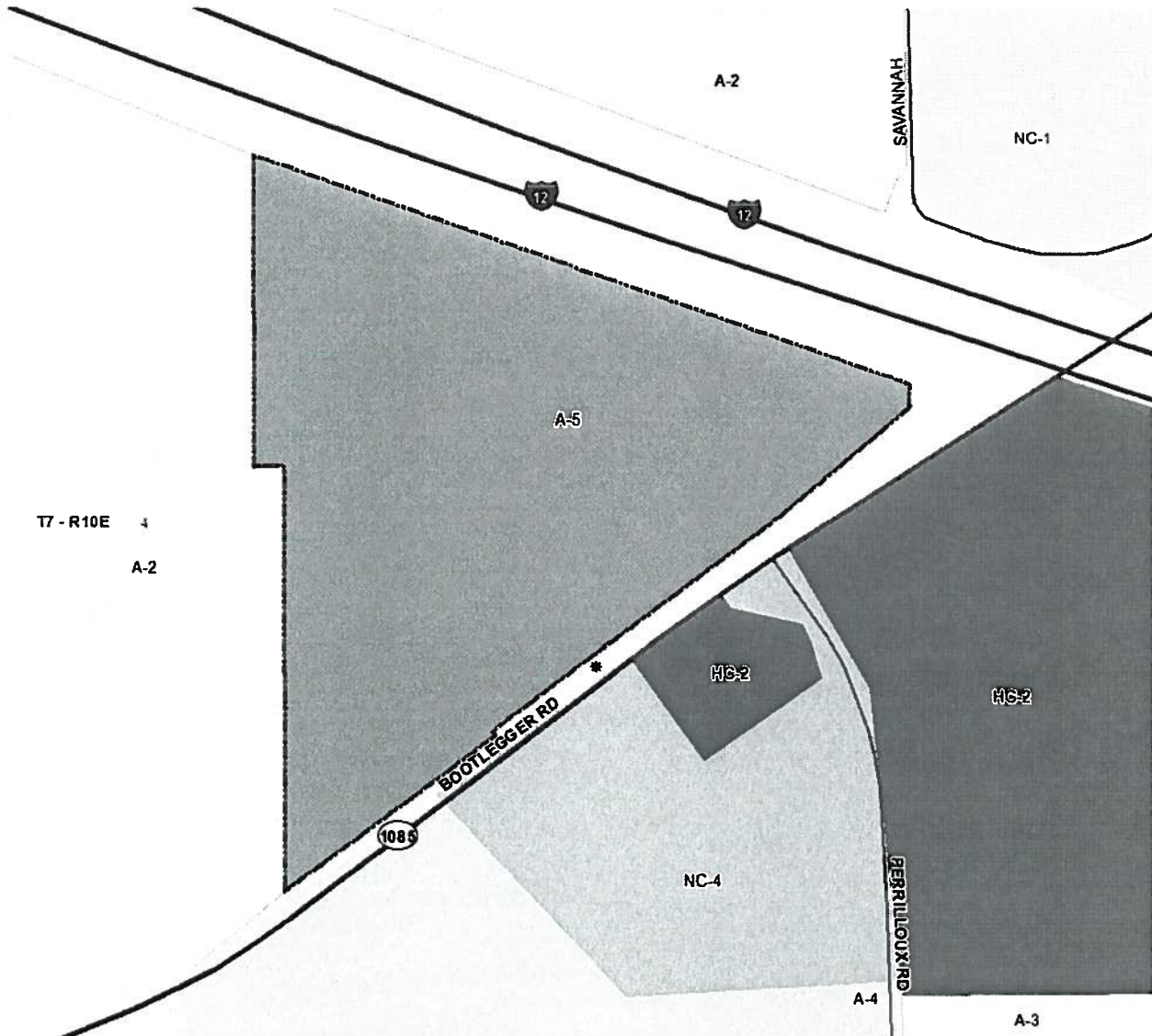
PETITIONER: GCG, LLC - Greg Intravia

OWNER: GCG, LLC - Greg Intravia

REQUESTED CHANGE: From A-5 Two Family Residential District to A-5 Two Family Residential District, PUD Planned Unit Development Overlay

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

SIZE: 23.37 acres

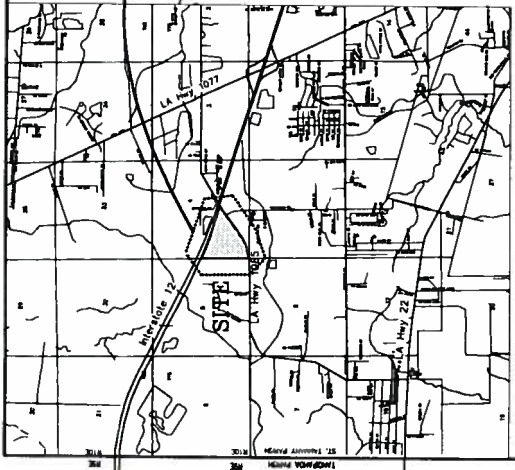




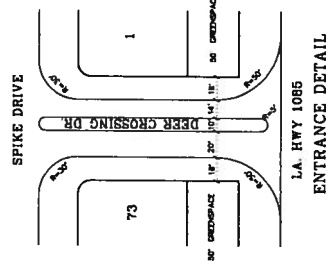
2016-149-ZC

DEER CROSSING
SECTION 4, T-7-S, R-10-E,
ST. TAMMANY PARISH, LA.

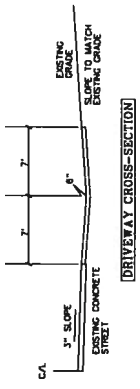
ALL AREAS WITHIN 500' OF THIS DEVELOPMENT ARE
RESIDENTIAL (DEVELOPED AND UNDEVELOPED)



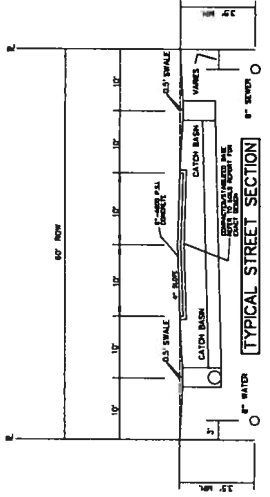
VICINITY MAP



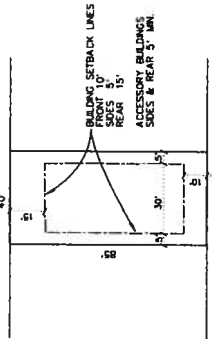
ENTRANCE DETAIL



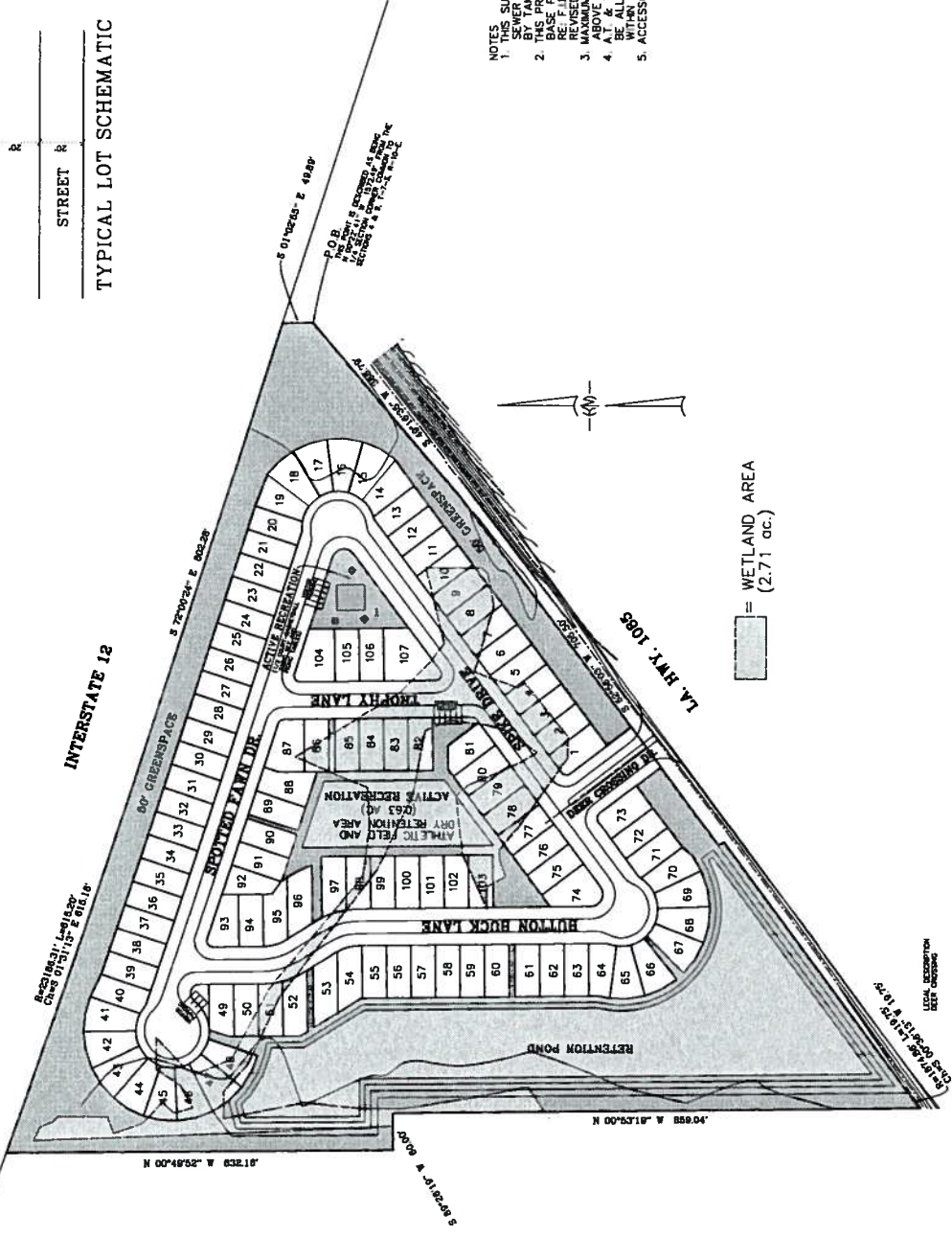
DRIVEWAY CROSS-SECTION



TYPICAL STREET SECTION



TYPICAL LOT SCHEMATIC



WETLAND AREA
(2.71 ac.)

AREA BREAKDOWN

TOTAL AREA	23.38 ac.
GREENSPACE (LESS 1/2 AC PER LOT)	8.95 ac. (38%)
WET POND AREA	7.46 ac. (32%)
ACTIVE RECREATION	1.49 ac. (6%)
RESERVED FOR FUTURE DEVELOPMENT	7.46 ac. (32%)

DENSITY BREAKDOWN

UNITS ALLOWED [23.38 ACRES x 8 UNITS/AC (AS) x 0.75 = 140]	140
UNITS DEPICTED	107

- NOTES
- THIS SUBDIVISION SHALL BE SERVED BY DEER CROSSING DRIVE AND DEER CROSSING DRIVE.
 - THIS PROPERTY IS LOCATED IN FLOOD ZONE C. BASE FLOOD ELEVATION - N/A.
 - REVISIONS: 10-11-1989 225205 0250 C. MAXIMUM HEIGHT OF ALL STRUCTURES TO BE 35' ABOVE FINISHED GRADE. UTILITY COMPANIES WILL BE ALLOWED TO PLACE STRUCTURES AND/OR EQUIPMENT WITHIN THE AREAS DESIGNATED AS "GREENSPACE". ACCESSORY BUILDINGS WILL BE ALLOWED IN THIS SUBDIVISION.

DEVELOPMENT SCHEDULE

EXPECTED TO BE COMPLETED 12-2016

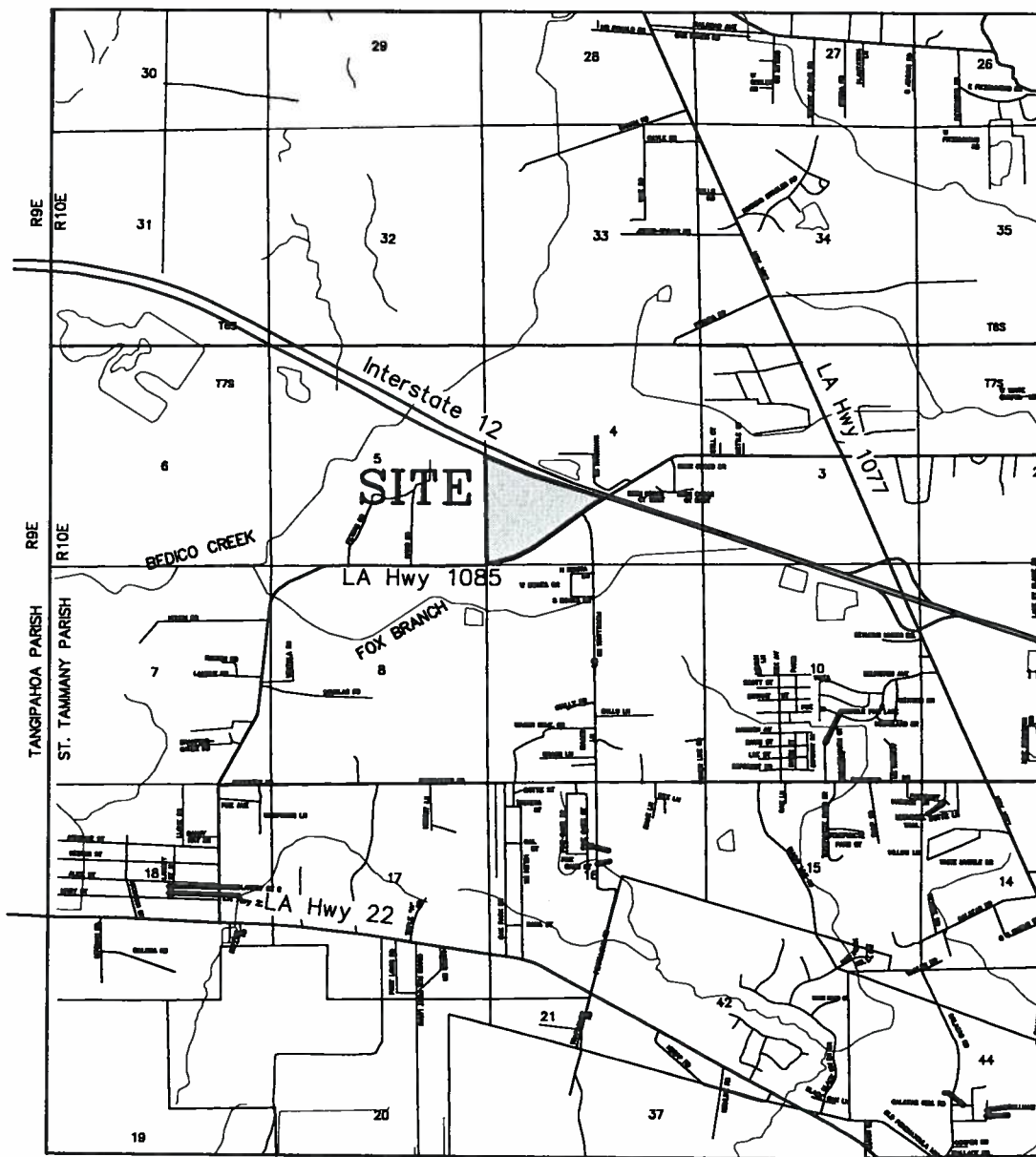
DEVELOPER: DEER CROSSING DEVELOPMENT, LLC
ADDRESS: 845 GALVEZ ST., MANDEVILLE, LA. 70448

P.U.D. PLAN

DEER CROSSING
SECTION 4, T-7-S, R-10-E,
ST. TAMMANY PARISH, LA.

DATE	01-14-15	DATE	12-08-10
BY	12-17-15	BY	15-125
SCALE	1" = 225'	SCALE	1" = 125'-400'
PROJECT	DEER CROSSING	PROJECT	DEER CROSSING
OWNER	KELLY J. LAMON & ASSOC., INC.	OWNER	KELLY J. LAMON & ASSOC., INC.
ADDRESS	845 GALVEZ ST. - MANDEVILLE, LA.	ADDRESS	845 GALVEZ ST. - MANDEVILLE, LA.

2016-149-ZC



ULTIMATE DISPOSAL MAP

(ULT. DISPOSAL FOX BRANCH TO BEDICO CREEK)

DEER CROSSING
SECTION 4, T-7-S, R-10-E,
ST. TAMMANY PARISH, LA.

SCALE:	N.T.S.	DATE:	02-22-16
DRAWN:	DRJ	JOB NO.:	15-125
REVISED:			

2016-149-ZC

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: DEER CROSSING DEVELOPMENT, LLC
Developer's Address: 845 GALVEZ ST. MANDEVILLE, LA. 70448
Street City State Zip Code
Developer's Phone No. 985-313-8894
(Business) (Cell)
Subdivision Name: DEER CROSSING
Number of Acres in Development: 23.38 Number of Lots/Parcels in Development: 107
Ultimate Disposal of Surface Drainage: BEDICO CREEK via Fox BRANCH
Water Surface Runoff Mitigation Proposed: NONE

(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? _____

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

If yes, which major arterial streets? LA Hwy 1085

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

If yes, please explain? _____

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

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

(Does the proposed subdivision development...)

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

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

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

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



ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

1/13/16

DATE