

ZONING STAFF REPORT

Date: 4/24/17
Case No.: 2016-523-ZC
Prior Action: Postponed (04/04/17)
Posted: 04/12/17

Meeting Date: 5/2/2017
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 re-advertisement of the zoning change request is necessary to establish the underlying zoning and additional information is required to be provided, for the requested zoning change to PUD (2017-524-ZC).

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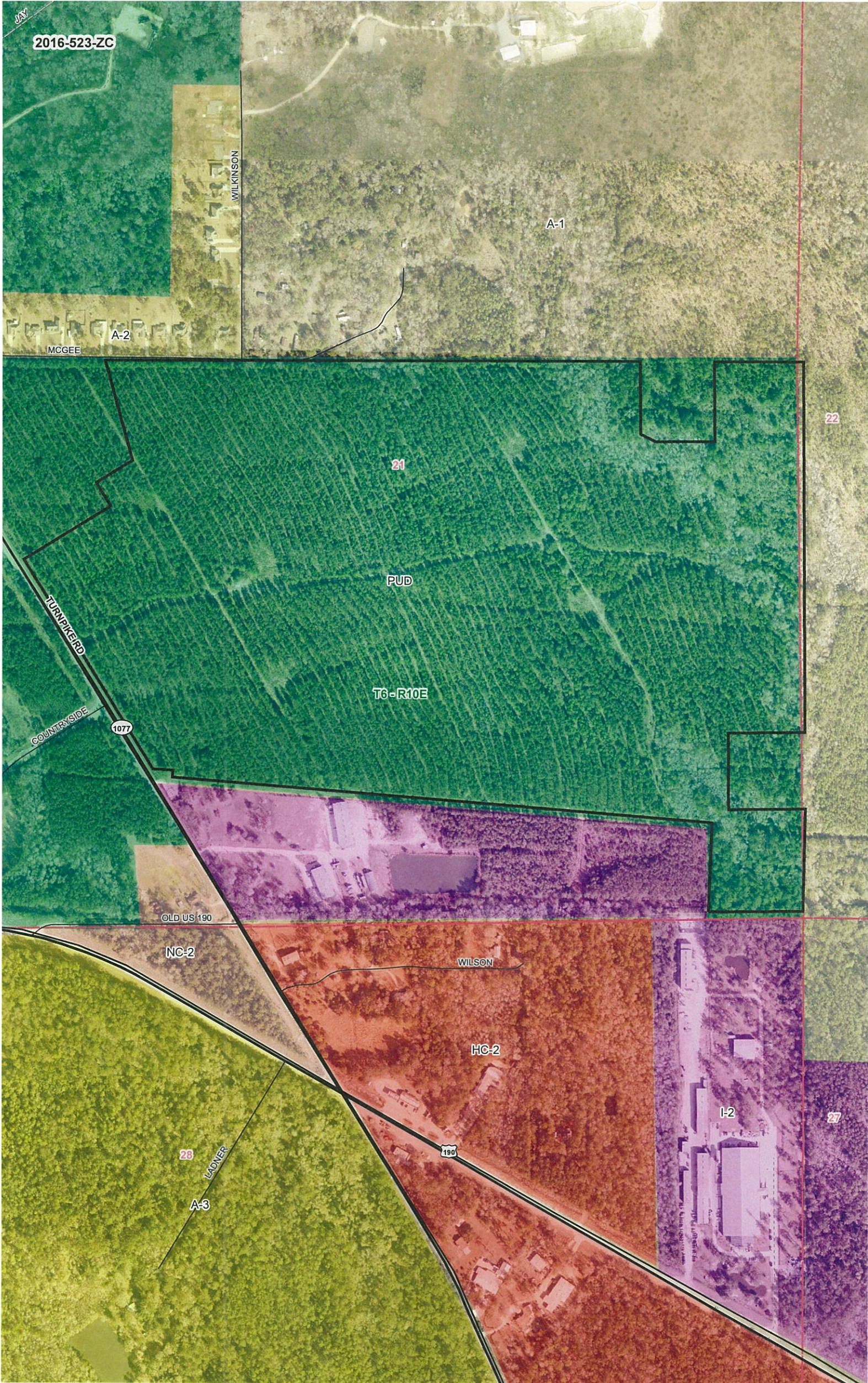
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THIS MAP WAS PREPARED BY JOHN E. BONNEAU, INC., A PROFESSIONAL SURVEYING FIRM, IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOUISIANA SURVEYING ACT OF 1967, AS AMENDED. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION. THE SURVEYOR'S CERTIFICATE IS ATTACHED TO THIS MAP. THE SURVEY WAS COMPLETED ON 02/06/05.

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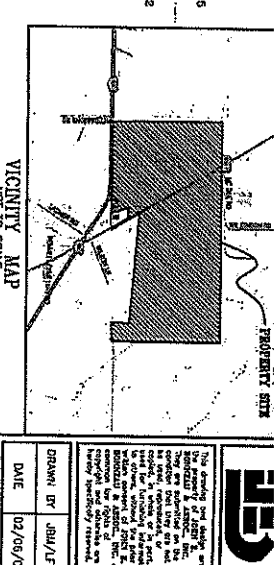
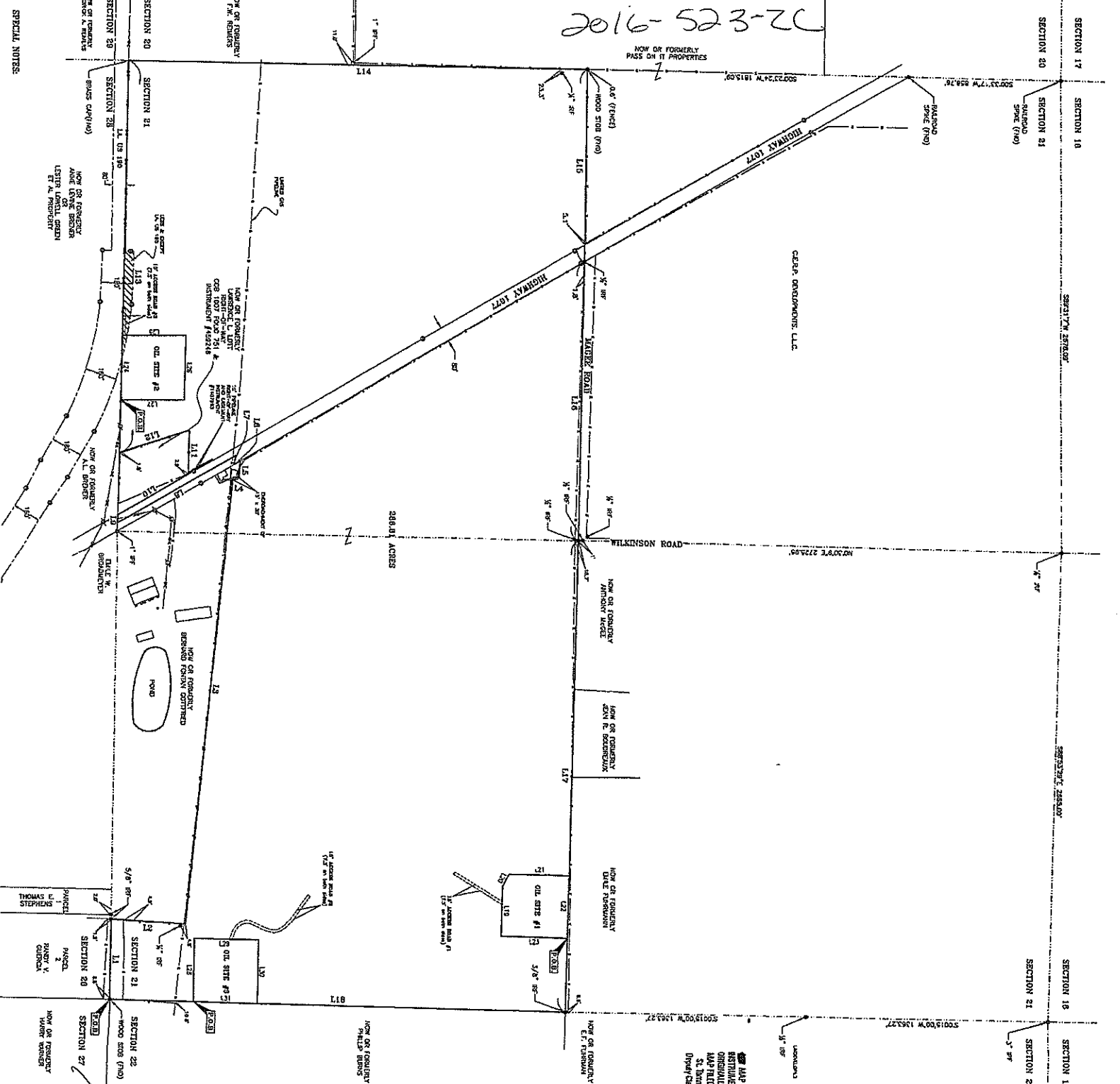
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LINE TABLE	
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1	0.00
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LEGEND
— = FENCELINE
— = GAS LINE
— = IRON PIPE
— = IRON ROD
— = OVERHEAD UTILITY LINE
— = POWER POLE
— = SIGN/POST
— = LOUISIANA DEPARTMENT OF TRANSPORTATION
— = HIGHWAY VOLUMETRIC

GENERAL NOTES
1. THE LOCATION OF EXISTING UTILITIES WAS DETERMINED BY VISUAL INSPECTION AND BY THE USE OF A GROUND PENETRATING RADAR (GPR) SURVEY. THE GPR SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION. THE SURVEYOR'S CERTIFICATE IS ATTACHED TO THIS MAP. THE SURVEY WAS COMPLETED ON 02/06/05.

SURVEYOR'S CERTIFICATION

JOHN E. BONNEAU
REGISTERED SURVEYOR
02/06/05

SURVEYOR'S INFORMATION

JOHN E. BONNEAU
& ASSOCIATES, INC.

ZONING STAFF REPORT

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OWNER: 285 LLC - Richard Murphy
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SIZE: 157.31 acres

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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
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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.

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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 re-advertisement of the requested underlying zoning districts is necessary and additional information is required, as state above.

Case No.: 2016-524-ZC

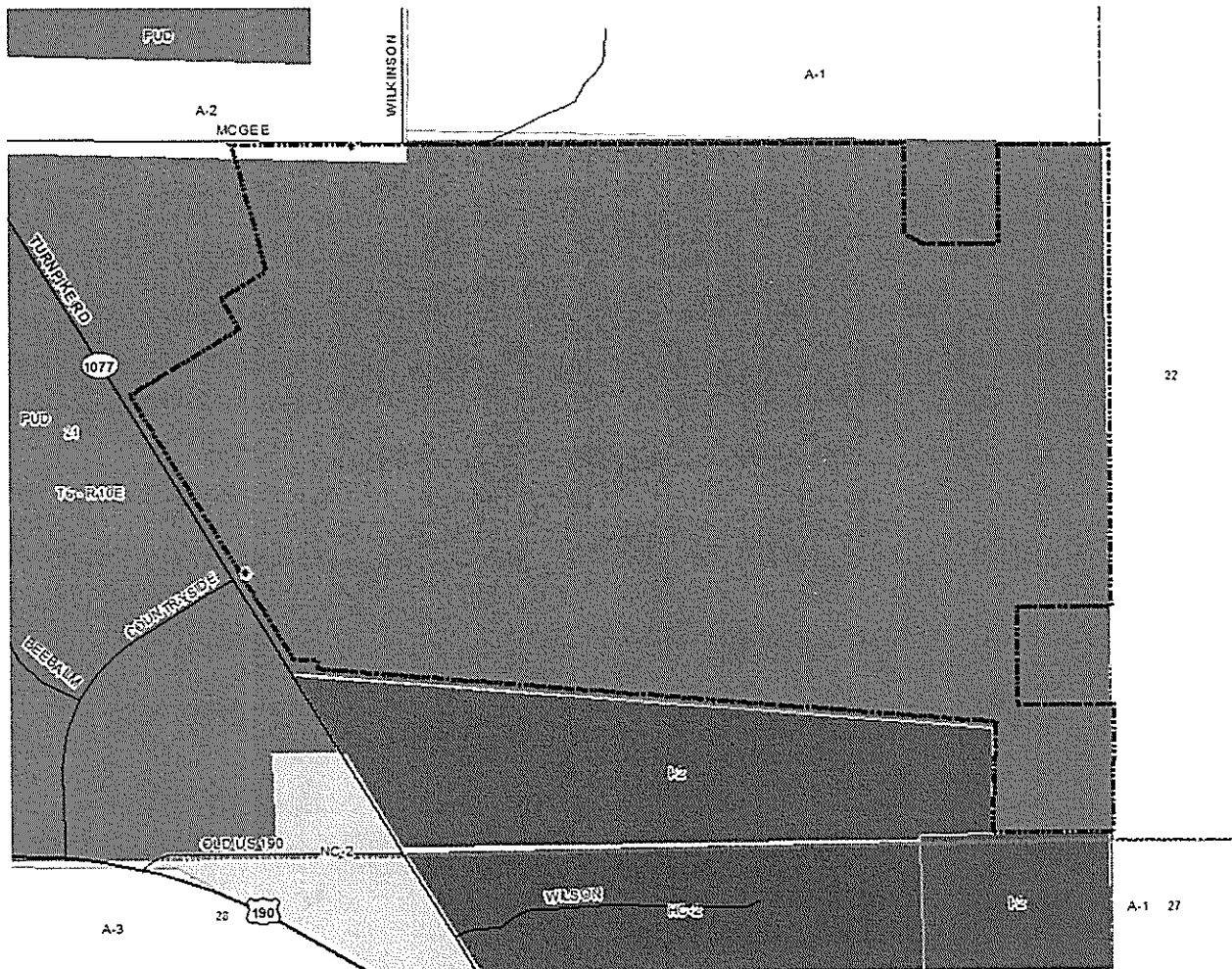
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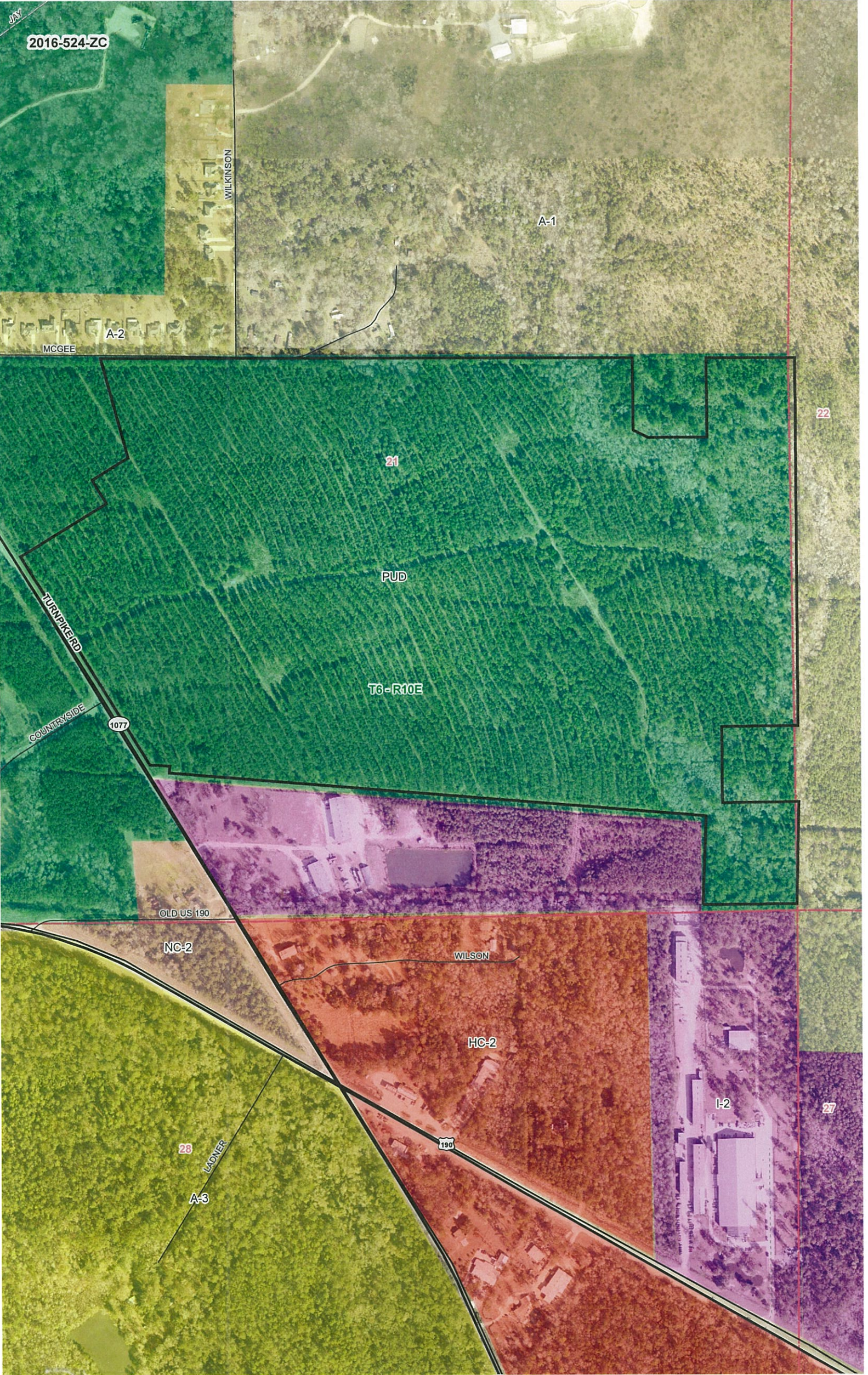
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LOCATION: Parcel located on the east side of LA Highway 1077, north of US Highway 190; S21, T6S, R10E; Ward 1, District 3

SIZE: 157.31 acres





2016-524-ZC

A-1

A-2

MCGEE

WILKINSON

21

PUD

T6-R10E

22

TURNPIKE RD

COUNTRYSIDE

1077

OLD US 190

NC-2

WILSON

HC-2

190

I-2

27

28

A-3

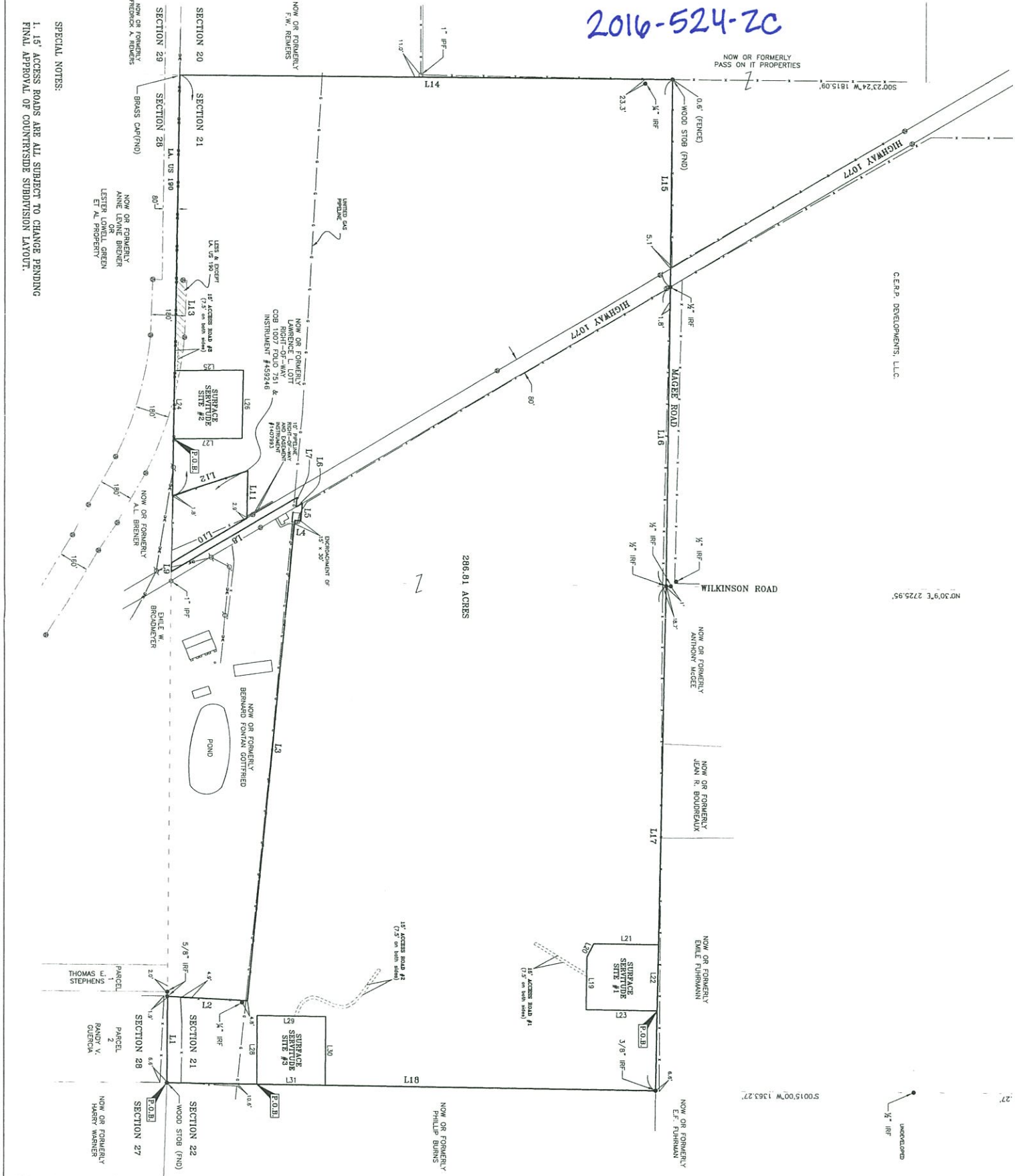
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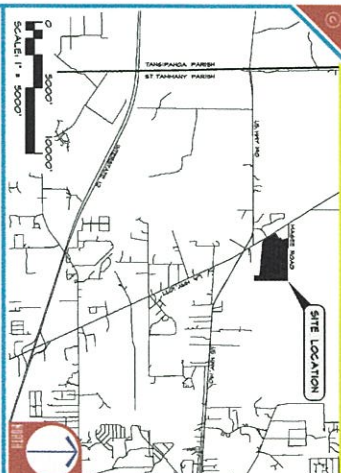
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N

TOWNSHIP 6 SOUTH,
1. RANGE 10 EAST,
ICE OF 457.02 FEET
1.50 FEET TO A POINT;
A POINT ON THE
C CALLS ALONG SARD
H 56 DEGREES 59
NOS WEST FOR A
27 FEET, NORTH 06
TES 09, SECONDS
ANCE OF 44.17 FEET,
ES 42 MINUTES 19
OR A DISTANCE OF
7TH 78 DEGREES 36

UNDEVELOPED





RESTRICTIVE COVENANTS

[illegible]

2000

[illegible]

GENERAL NOTES

[illegible]

Know what's below.
Call before you dig.

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

PUD AMENDMENT PLAN

DRAFT



12/12/16

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

LAND

ARCHITECTURE

100 ST. JULIEN AVE.
LA VERGNE, LA 70560

PHONE 337.593.3539
FAX 337.593.3944

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: PRESCOTT BAILEY - SOUTHERN LIFESTYLE 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:

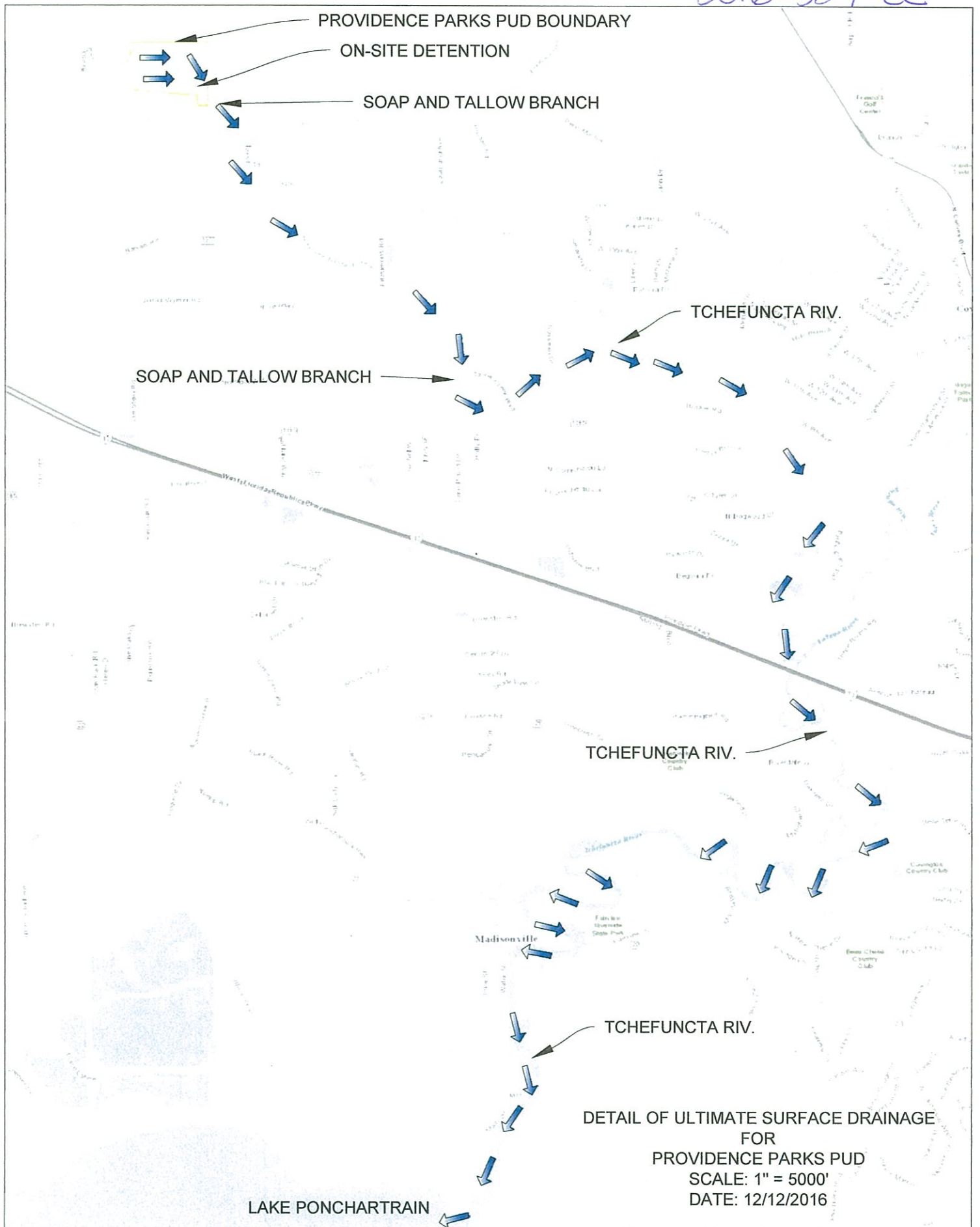
- | | |
|--|---|
| • air Quality | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • noise | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • water Quality | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • contamination of any 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/OR DEVELOPER
(SIGNATURE)

12/12/16
DATE

2016-524-ZC



ZONING STAFF REPORT

Date: 04/24/17
Case No.: ZC06-02-011
Prior Action: Postponed (04/04/17)
Posted: 04/12/17

Meeting Date: 05/02/17
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 currently being accessed through two boulevard type entrances from Hwy 1077 and from Hwy 190.

ACCESS

The site is prc 190.

GENERAL

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 wetland and greenspace areas. 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.

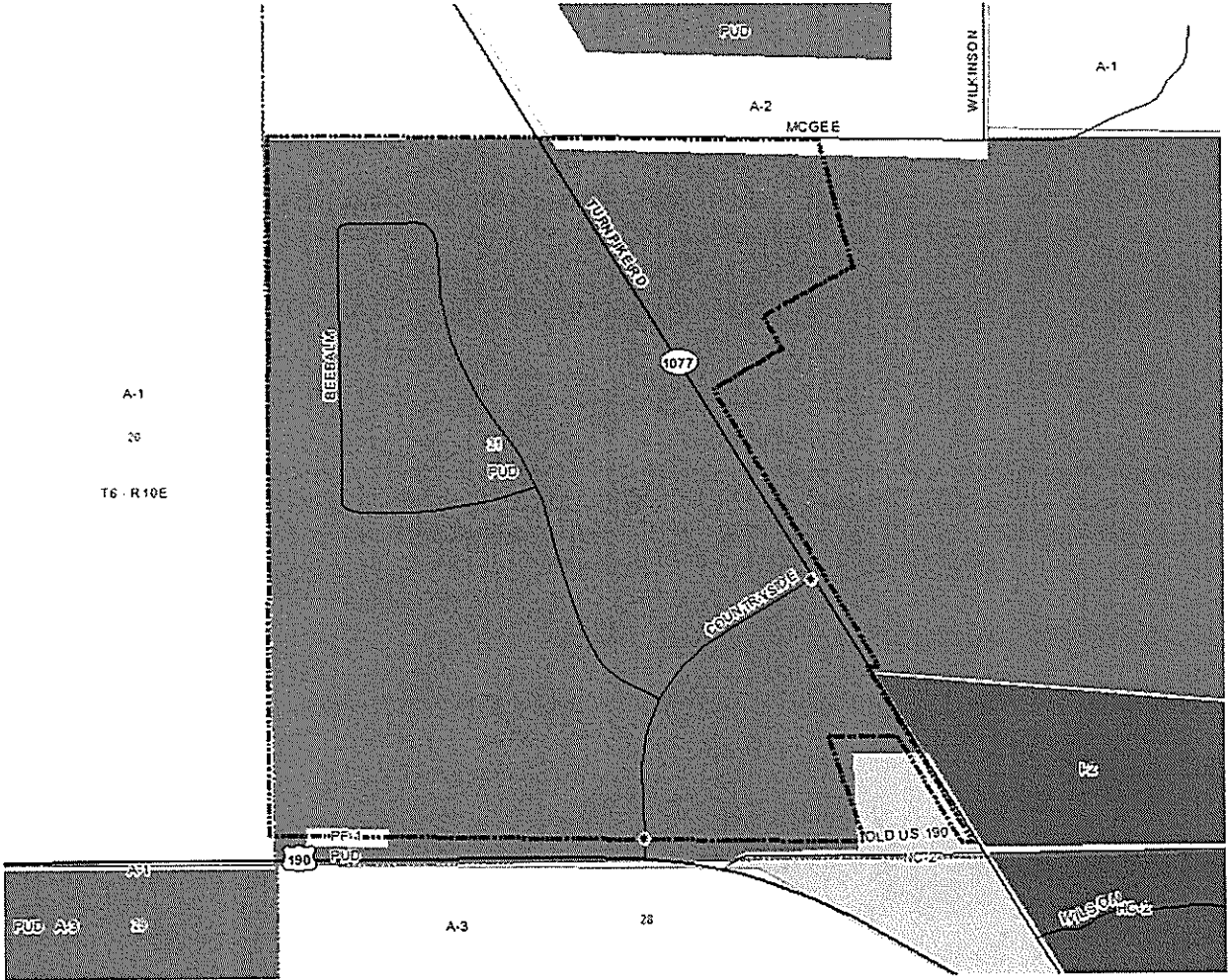
COMPREHENSIVE PLAN ANALYSIS

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 PUD and 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 submitted in conjunction with a new proposed PUD, to be located on the east side of Hwy 1077. Postponing of the major amendment to the PUD is required, to allow for re-advertisement and submission of all required information for the new PUD.

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

POST OAK

A-2

MC GEE

WILKINSON

20

21

1077

TURNPIKE RD

BEEBALM

T6-R10E
PUD

COUNTRYSIDE

PF-1

190

OLD US 190

HC-1

NC-2

I-2

29

28

A-3

0 700 Feet





VICINITY MAP

LOT	ACRES	FEET	FEET	FEET
1	1.5	15	15	15
2	1.5	15	15	15
3	1.5	15	15	15
4	1.5	15	15	15
5	1.5	15	15	15

SCHOOL DISTRICT APPROVED DATES

DATE	APPROVED BY	DATE	APPROVED BY
10/15/16	15	10/15/16	15
10/15/16	15	10/15/16	15
10/15/16	15	10/15/16	15
10/15/16	15	10/15/16	15
10/15/16	15	10/15/16	15

SITE DATA CALCULATION

DATE	ACRES	FEET	FEET	FEET
10/15/16	1.5	15	15	15
10/15/16	1.5	15	15	15
10/15/16	1.5	15	15	15
10/15/16	1.5	15	15	15
10/15/16	1.5	15	15	15

REMOVAL OF EXISTING ROADWAY

DATE	ACRES	FEET	FEET	FEET
10/15/16	1.5	15	15	15
10/15/16	1.5	15	15	15
10/15/16	1.5	15	15	15
10/15/16	1.5	15	15	15
10/15/16	1.5	15	15	15

ASPHALT

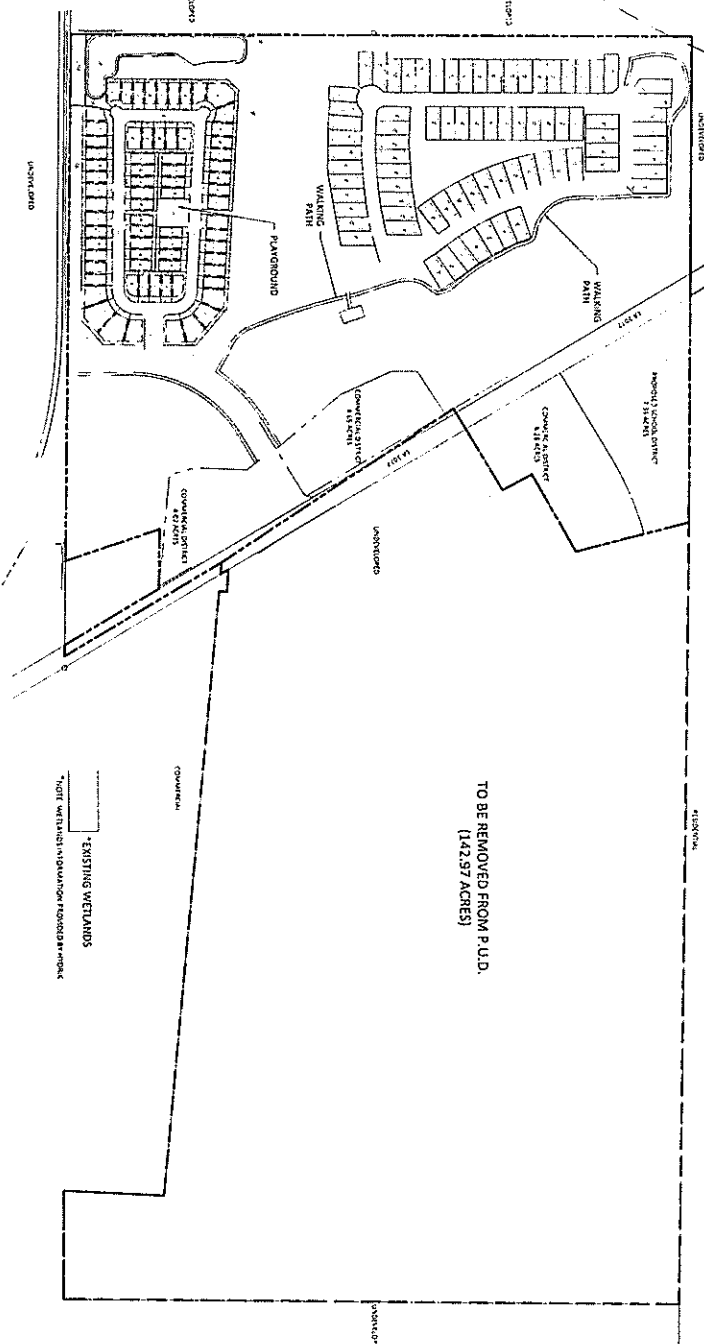
TOTAL GREEN SPACE PROVIDED

DATE	ACRES	FEET	FEET	FEET
10/15/16	1.5	15	15	15
10/15/16	1.5	15	15	15
10/15/16	1.5	15	15	15
10/15/16	1.5	15	15	15
10/15/16	1.5	15	15	15

GREEN SPACE AREA IN ACTIVE AMENITY PACKAGE

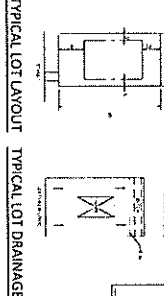
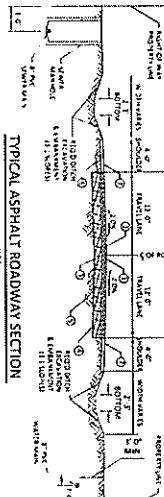
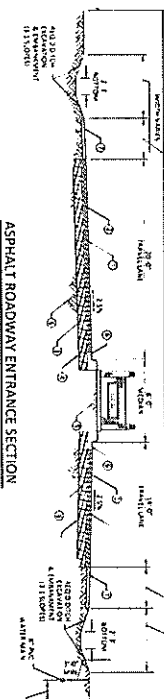
GREEN SPACE AREA IN PASSIVE AMENITY PACKAGE

DATE	ACRES	FEET	FEET	FEET
10/15/16	1.5	15	15	15
10/15/16	1.5	15	15	15
10/15/16	1.5	15	15	15
10/15/16	1.5	15	15	15
10/15/16	1.5	15	15	15



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

9 150 300 450
SCALE IN FEET



NOTES
1. ALL LOTS AND OTHER UTILITY PROVIDER SHALL BE PROVIDED WITH A 10' WIDE ASPHALT DRIVEWAY.
2. RECREATIONAL DEVELOPMENT SHALL BE PROVIDED WITH THE FOLLOWING UTILITIES:
3. THE ROAD SHALL BE 15' WIDE AND 15' HIGH.

RESTRICTIVE COVENANTS
1. EACH LOT SHALL BE USED FOR THE PURPOSES SET FORTH IN THE SUBDIVISION MAP AND SHALL NOT BE USED FOR ANY OTHER PURPOSES.
2. NO LOT SHALL BE USED FOR ANY PURPOSE OTHER THAN THAT SET FORTH IN THE SUBDIVISION MAP.
3. NO LOT SHALL BE USED FOR ANY PURPOSE OTHER THAN THAT SET FORTH IN THE SUBDIVISION MAP.
4. NO LOT SHALL BE USED FOR ANY PURPOSE OTHER THAN THAT SET FORTH IN THE SUBDIVISION MAP.
5. NO LOT SHALL BE USED FOR ANY PURPOSE OTHER THAN THAT SET FORTH IN THE SUBDIVISION MAP.
6. NO LOT SHALL BE USED FOR ANY PURPOSE OTHER THAN THAT SET FORTH IN THE SUBDIVISION MAP.
7. NO LOT SHALL BE USED FOR ANY PURPOSE OTHER THAN THAT SET FORTH IN THE SUBDIVISION MAP.
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10. NO LOT SHALL BE USED FOR ANY PURPOSE OTHER THAN THAT SET FORTH IN THE SUBDIVISION MAP.
11. NO LOT SHALL BE USED FOR ANY PURPOSE OTHER THAN THAT SET FORTH IN THE SUBDIVISION MAP.
12. NO LOT SHALL BE USED FOR ANY PURPOSE OTHER THAN THAT SET FORTH IN THE SUBDIVISION MAP.
13. NO LOT SHALL BE USED FOR ANY PURPOSE OTHER THAN THAT SET FORTH IN THE SUBDIVISION MAP.
14. NO LOT SHALL BE USED FOR ANY PURPOSE OTHER THAN THAT SET FORTH IN THE SUBDIVISION MAP.
15. NO LOT SHALL BE USED FOR ANY PURPOSE OTHER THAN THAT SET FORTH IN THE SUBDIVISION MAP.

LEGAL DESCRIPTION
1. ALL LOTS AND OTHER UTILITY PROVIDER SHALL BE PROVIDED WITH A 10' WIDE ASPHALT DRIVEWAY.
2. RECREATIONAL DEVELOPMENT SHALL BE PROVIDED WITH THE FOLLOWING UTILITIES:
3. THE ROAD SHALL BE 15' WIDE AND 15' HIGH.

1

Kyle Associates, LLC
Planning Engineering and Landscape Architecture
6000 Westgate Drive, Suite 100, Dallas, TX 75230-1000
Tel: 972.777.7627

STAMP

REVISIONS

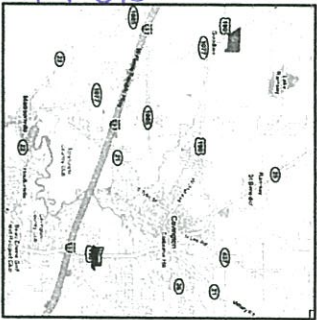
APPROVED

COUNTRYSIDE P.U.D.
285, LLC - DEVELOPER
ST. TAMMANY PARISH, LOUISIANA
SITE PLAN

SCALE 1/2"=1'-0"
1"=300'-0"
SCALE 1/4"=1'-0"
1"=600'-0"
DATE: 01/09/2017

DESIGNED BY: FMK
DRAWN BY: TM
CHECKED BY: FMK
JOB NO: 16035

2C06-02-011
Previously Approved PUD



VICINITY MAP
NTS.

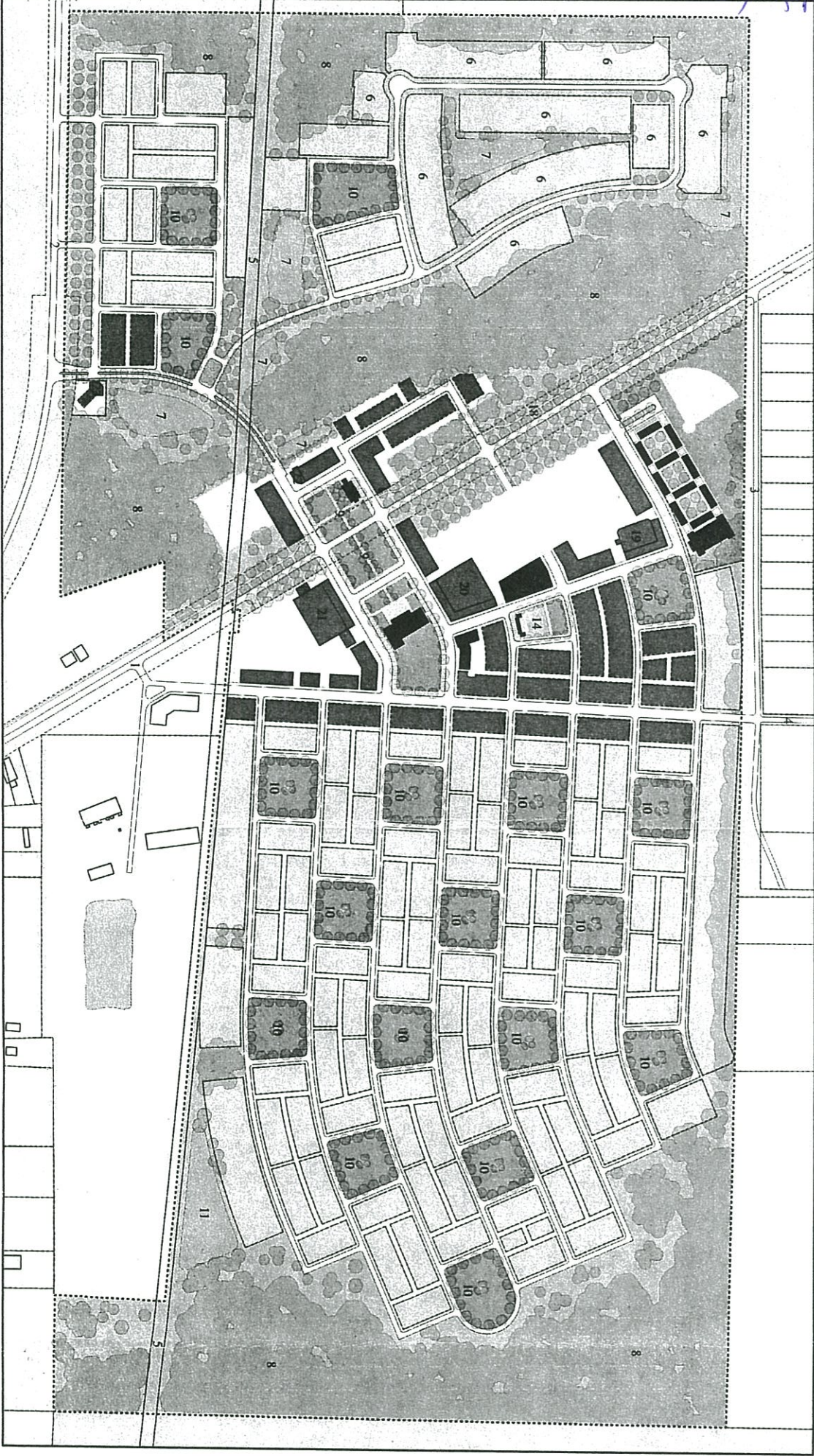


Goodbee Square

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	1,280
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**
- Highway 1077
 - Highway 190
 - McGee Road
 - Wilkinson Road
 - Gas Line Easement
 - Existing Residential
 - Existing Retention
 - Existing Wetlands
- CIVIC SPACE & STRUCTURES**
- Town Center Green
 - Neighborhood Squares & Storm Water Retention
 - Proposed Retention
 - Elementary School
 - Community Pool
 - Amphitheater
 - Library
 - Town Hall
 - Church
 - Bike Path
- TOWN CENTER STRUCTURES**
- Pharmacy
 - Gym
 - Grocery Store
 - Coffee Shop
 - Gas Station

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: 285, LLCDeveloper's Address: 757 St. Charles Avenue, Ste. 202 New Orleans LA 70130
Street City State Zip CodeDeveloper's Phone No. 985-626-4115 504-722-8625
(Business) (Cell)Subdivision Name: Countryside P.U.D.Number of Acres in Development: 122.93 Number of Lots/Parcels in Development: 152Ultimate Disposal of Surface Drainage: Lake PonchartrainWater Surface Runoff Mitigation Proposed: Detention Pond

(Please check the following boxes below, where applicable:)

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

If yes, what are the hazardous materials? _____

- 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 1077 and Hwy 190

- 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

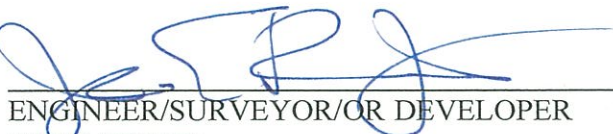
(Does the proposed subdivision development...)

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

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

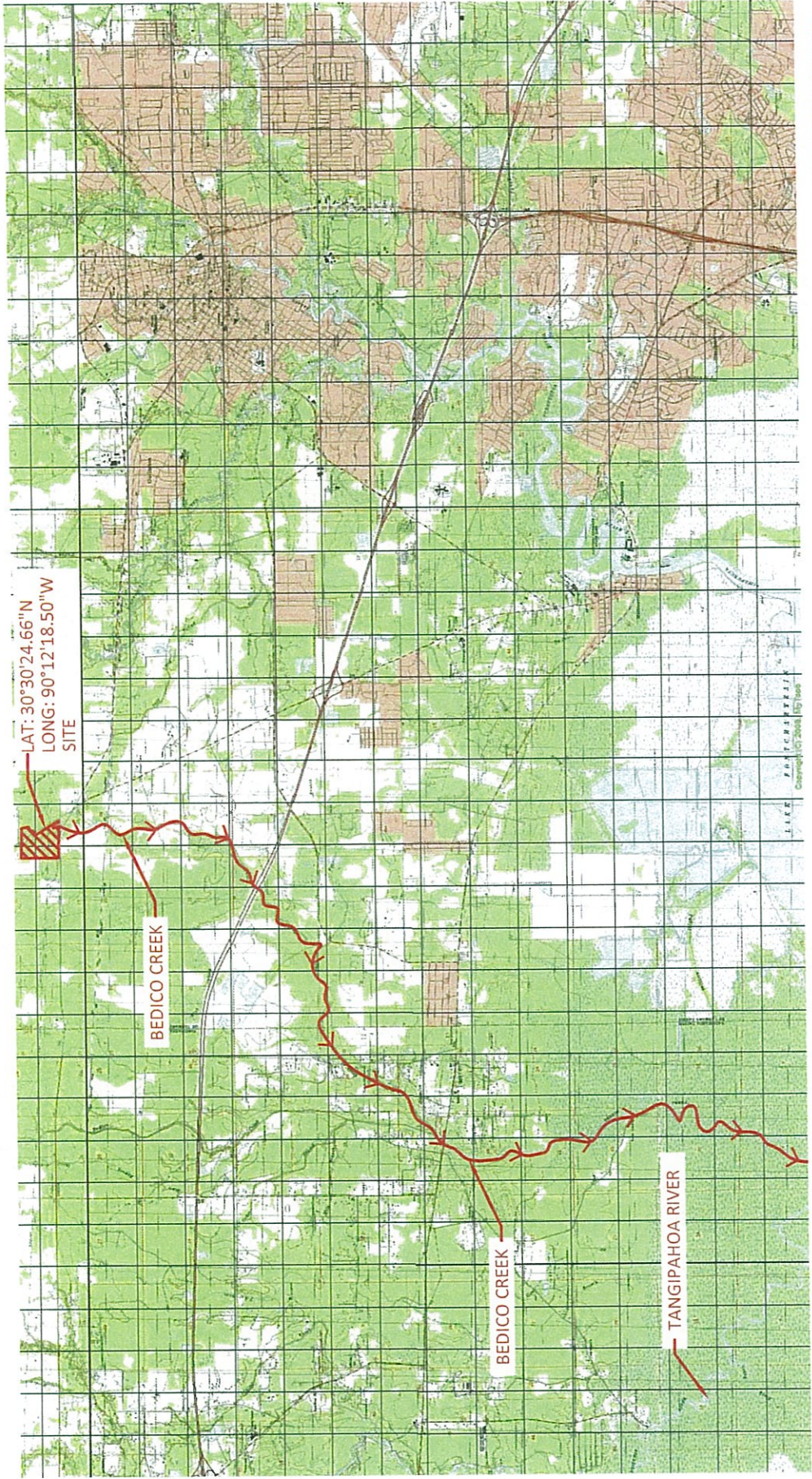
- air Quality ☐ Yes ☒ No
- noise ☐ Yes ☒ No
- water Quality ☐ Yes ☒ No
- contamination of any public or private water supply ☐ Yes ☒ No
- ground water levels ☐ Yes ☒ No
- flooding/inundation ☐ Yes ☒ No
- erosion ☐ Yes ☒ No
- sedimentation ☐ Yes ☒ No
- rare and/or endangered species of animal or plant habitat ☐ Yes ☒ No
- interfering with any movement of resident or migratory fish or wildlife species ☐ Yes ☒ No
- inducing substantial concentration of population ☐ Yes ☒ No
- dredging and spoil placement ☐ Yes ☒ No

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


ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

01/05/17
DATE

200002-011



* LAKE PONTCHARTRAIN

* BEDICO CREEK - TANGIPAHOA RIVER - LAKE PONTCHARTRAIN



COUNTRYSIDE P.U.D.
RECEIVING WATERS
ST. TAMMANY PARISH, LOUISIANA

01-06-2017



Kyle Associates, LLC
Planning, Engineering, and Landscape Architecture
633 Village Lane N. • Mandeville, LA 70071 • 985.727.8377

ZONING STAFF REPORT

Date: 4/24/2017
Case No.: 2017-543-ZC
Prior Action: Postponed (04/04/17)
Posted: 04/12/17

Meeting Date: 5/2/2017
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

HWY 180 OFF RAMP

T7-R11E 33

HC-2

FOREST

PARK

NC-2

A-3

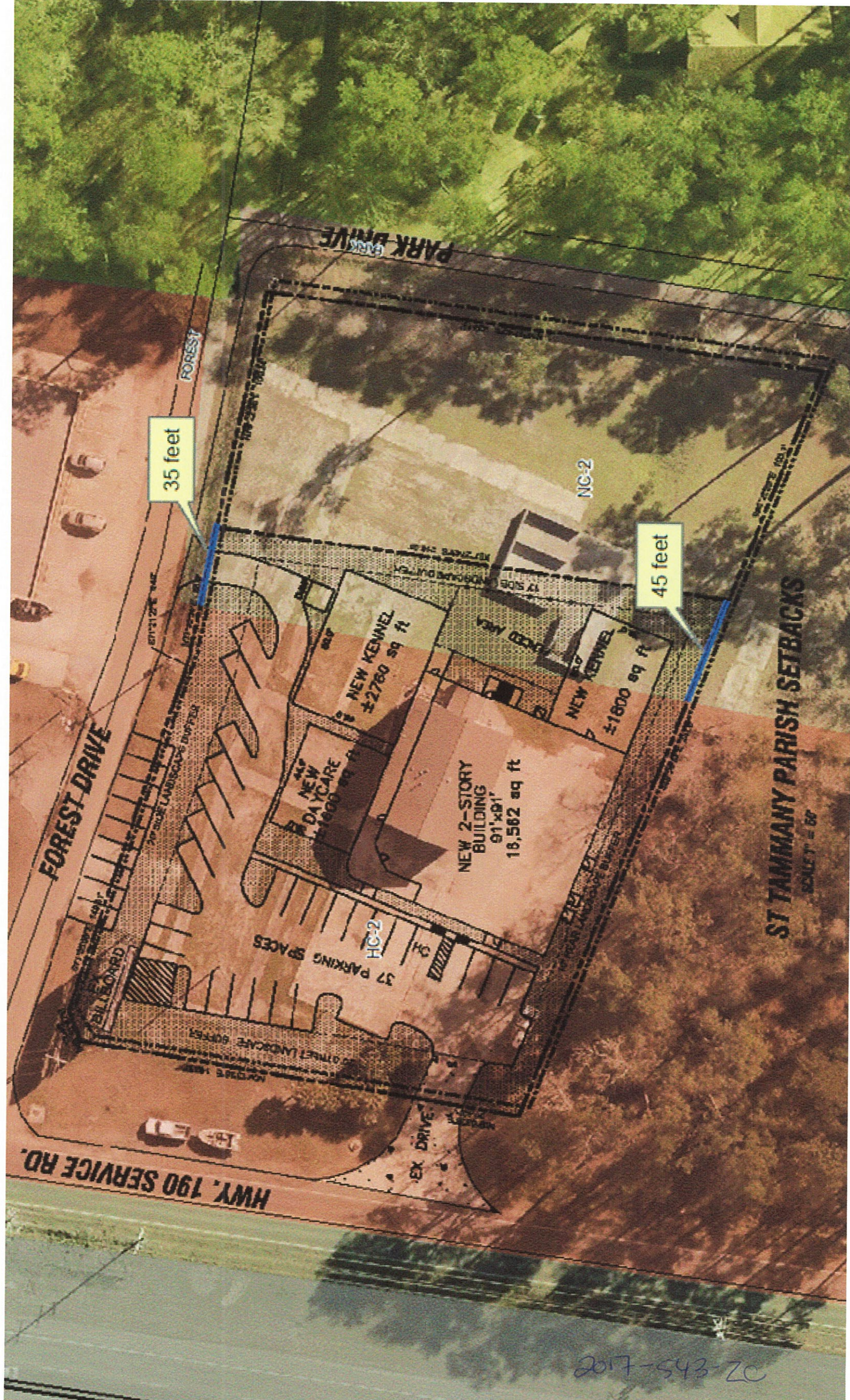
CAUSEWAY

T8-R11E 42

CAUSEWAY BLVD CROSSOVER

0 200 Feet

N



ST TAMMANY PARISH SETBACKS
SCALE 1" = 60'

2017-543-ZC

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

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

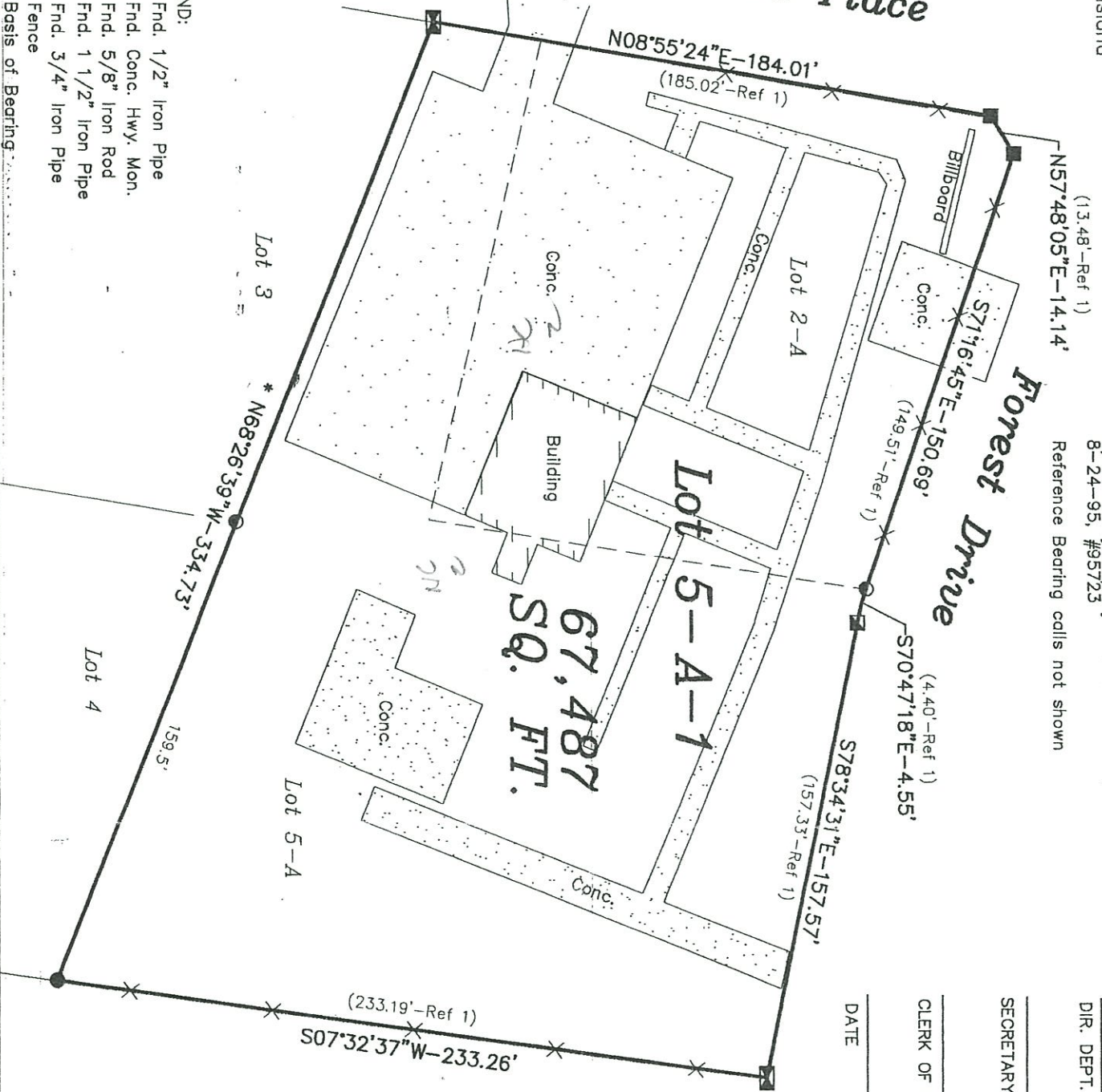


Elmwood Place

Forest Drive

Park Drive

- LEGEND:
- = Fnd. 1/2" Iron Pipe
 - = Fnd. Conc. Hwy. Mon.
 - = Fnd. 5/8" Iron Rod
 - = Fnd. 1 1/2" Iron Pipe
 - ✕ = Fnd. 3/4" Iron Pipe
 - = Fence
 - * = Basis of Bearing



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) 890-0355 fax
landsur@bellsouth.net email

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

SCALE:

1" = 50'

DATE:

9-12-16

NUMBER:

17678

Terr3/KSKRealEstateHoldings

ZONING STAFF REPORT

Date: 4/24/2017
Case No.: 2017-561-ZC
Prior Action: Postponed (04/04/17)
Posted: 04/12/17

Meeting Date: 5/2/2017
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.

Case No.: 2017-561-ZC

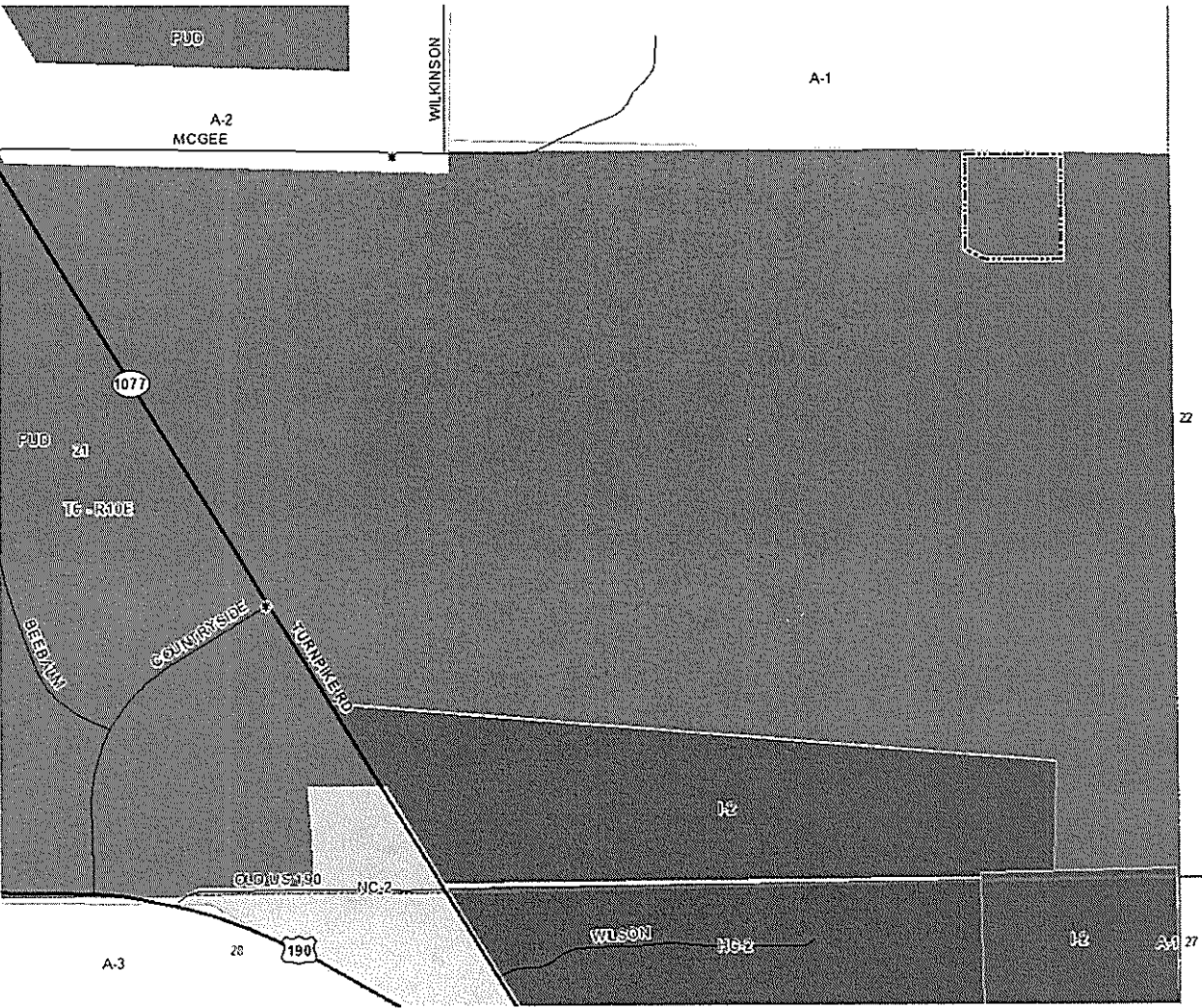
PETITIONER: Kyle Associates - Franklin Kyle

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 #1; S21, T6S, R10E; Ward 1, District 3

SIZE: 3 ACRES



2017-561-ZC

A-1

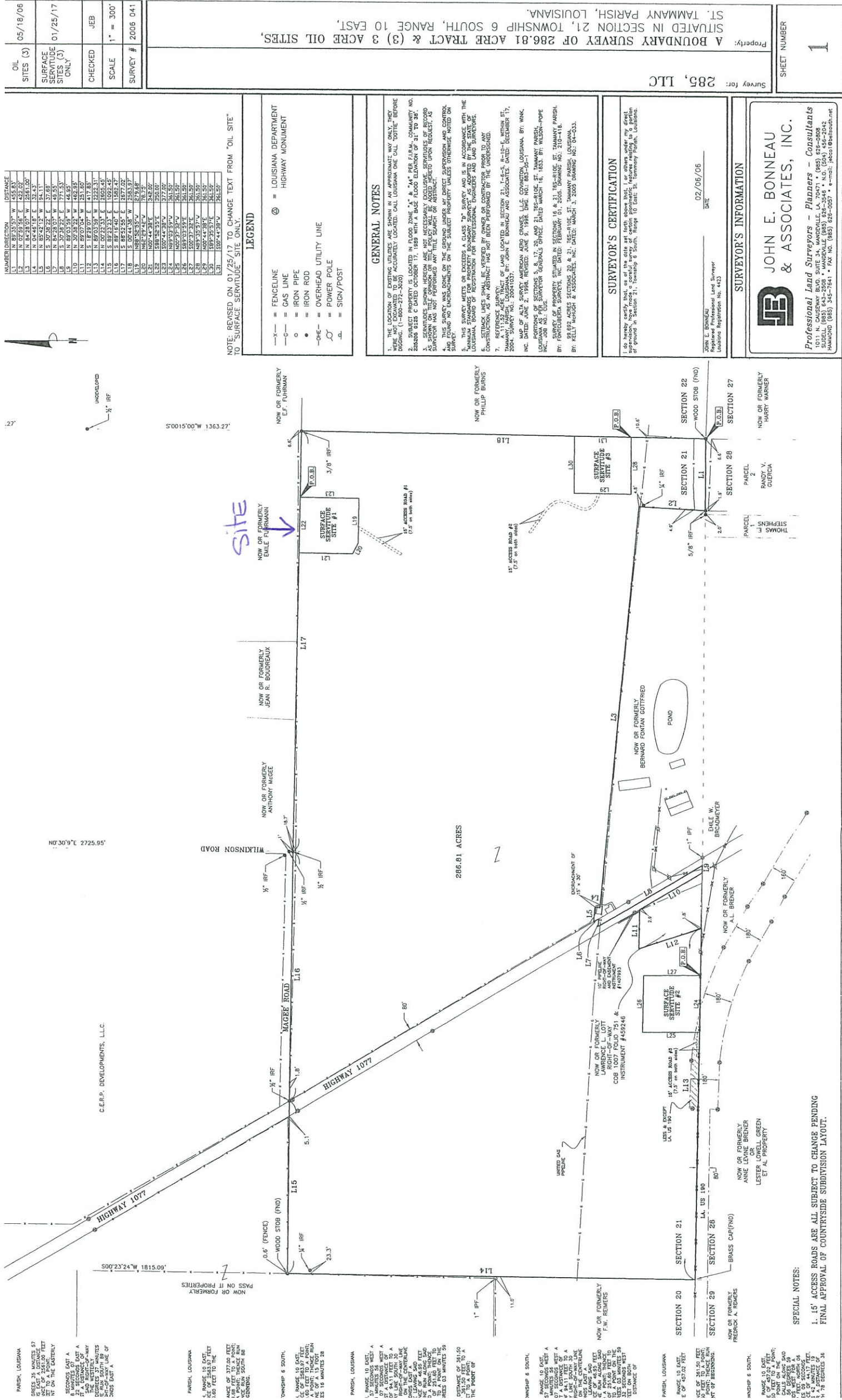
T6-R10E

21

22

PUD





ZONING STAFF REPORT

Date: 4/24/2017
Case No.: 2017-562-ZC
Prior Action: Postpone (04/04/17)
Posted: 04/12/17

Meeting Date: 5/2/2017
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.

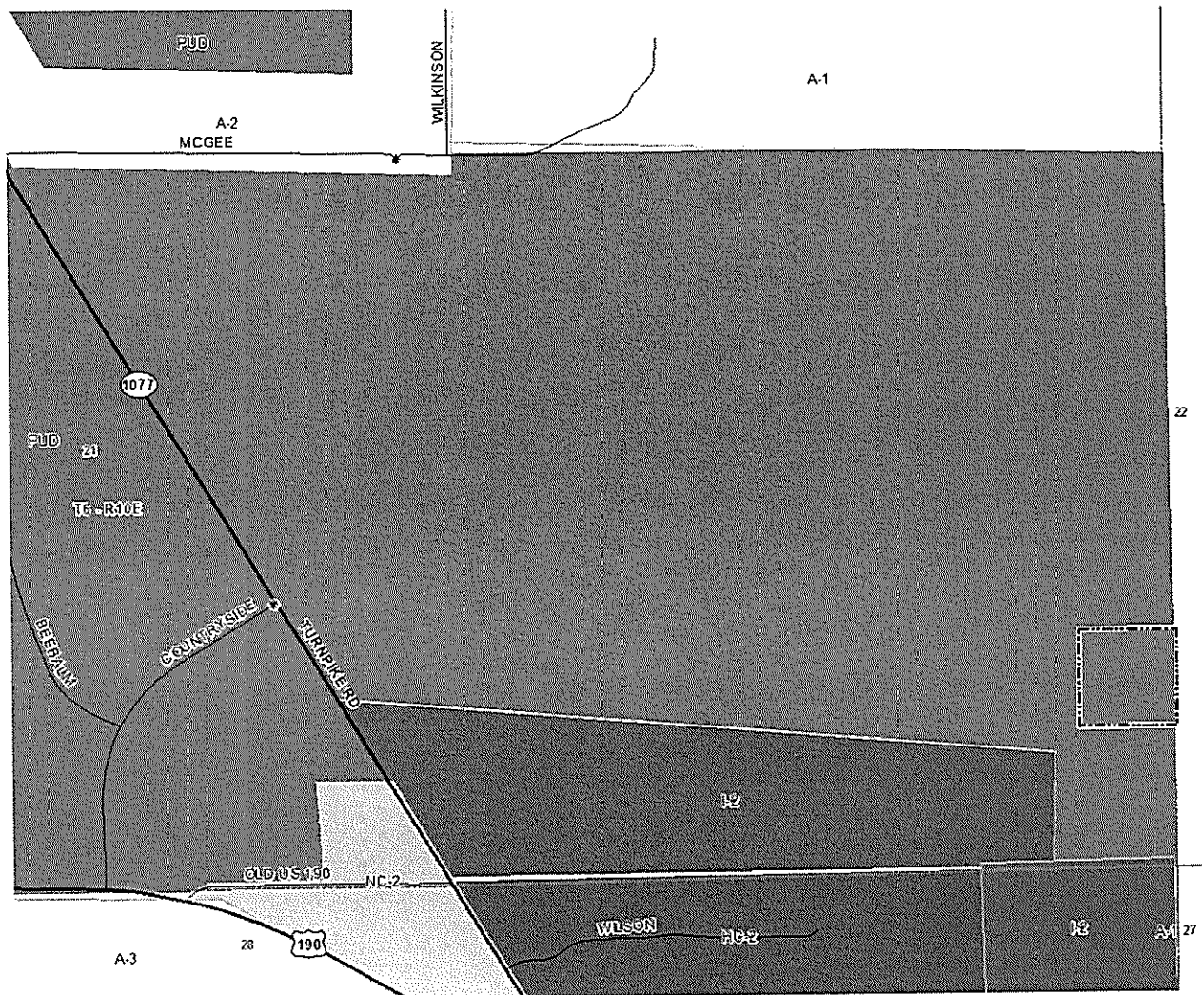
STAFF COMMENTS:

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.

SIZE: 3 ACRES



2017-562-ZC

21

T6-R10E

PUD

A-1

22

HC-2
28

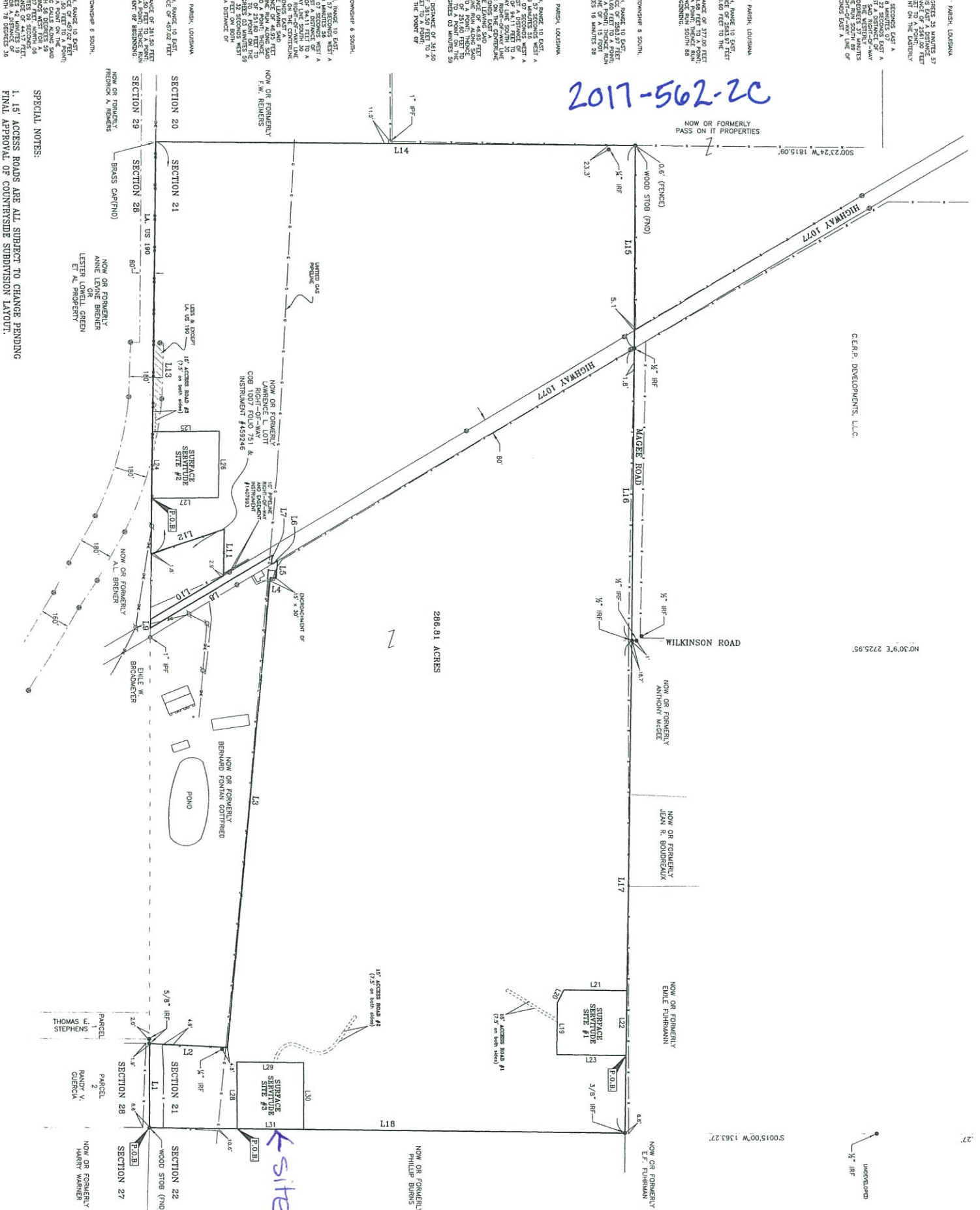
I-2

27

0 300 Feet



2017-562-2C



NUMBER	DIRECTION	DISTANCE
1	N 89°53'59\"	222.31'
2	S 89°53'59\"	222.31'
3	N 89°53'59\"	222.31'
4	S 89°53'59\"	222.31'
5	N 89°53'59\"	222.31'
6	S 89°53'59\"	222.31'
7	N 89°53'59\"	222.31'
8	S 89°53'59\"	222.31'
9	N 89°53'59\"	222.31'
10	S 89°53'59\"	222.31'
11	N 89°53'59\"	222.31'
12	S 89°53'59\"	222.31'
13	N 89°53'59\"	222.31'
14	S 89°53'59\"	222.31'
15	N 89°53'59\"	222.31'
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28	S 89°53'59\"	222.31'
29	N 89°53'59\"	222.31'
30	S 89°53'59\"	222.31'
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91	N 89°53'59\"	222.31'
92	S 89°53'59\"	222.31'
93	N 89°53'59\"	222.31'
94	S 89°53'59\"	222.31'
95	N 89°53'59\"	222.31'
96	S 89°53'59\"	222.31'
97	N 89°53'59\"	222.31'
98	S 89°53'59\"	222.31'
99	N 89°53'59\"	222.31'
100	S 89°53'59\"	222.31'

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

LEGEND

—x— = FENCELINE
—o— = GAS LINE
—●— = IRON PIPE
—●— = IRON ROD
—●— = OVERHEAD UTILITY LINE
—●— = POWER POLE
—●— = SIGN/POST

GENERAL NOTES

1. THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY, AND ARE NOT TO BE USED FOR ANY PURPOSE OTHER THAN FOR GENERAL REFERENCE. (1-800-272-2000)

2. SURFACE SERVICE SITE IS LOCATED IN FLOOD ZONE "X" & "A" PER F.A.R.M., COMMUNITY NO. 226300 0120 C DATED OCTOBER 17, 1989 WITH A BASE FLOOD ELEVATION OF 31.1 TO 30.1.

3. SERVICES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE SERVICES OR RECORD SURVEY HAS NOT BEEN PERFORMED AND NO TITLE SEARCH OR ABSTRACT.

4. THIS SURVEY WAS DONE ON THE GROUND UNDER MY DIRECT SUPERVISION AND CONTROL. I HAVE FOUND NO ENCROACHMENTS ON THE SURFACE PROPERTY UNLESS OTHERWISE NOTED ON THIS SURVEY.

5. THIS SURVEY MEETS OR EXCEEDS A CLASS "20" SURVEY AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" OF THE STATE OF LOUISIANA, AS SET FORTH IN THE "PRACTICE AND PROCEDURE" OF THE SURVEYING PROFESSION, AS AN ABSTRACT HAS NOT BEEN PERFORMED BY THE UNDERGROUND.

7. REFERENCE SURVEY: OF LAND LOCATED IN SECTION 21, T-6-S, R-10-E, WITHIN ST. TAMMANY PARISH, LOUISIANA, BY JOHN E. BONNEAU AND ASSOCIATES, INC., DATED OCTOBER 17, 2004. SURVEY NO. 20041031.

DATE OF THIS SURVEY: AMERICAN ALDRE GONZALEZ, INC., TAMMANY PARISH, LOUISIANA, BY JOHN E. BONNEAU AND ASSOCIATES, INC., DATED MARCH 16, 1983. BY WILSON-HOPKINS, INC., DATED FEBRUARY 01, 2005. DRAWING NO. 210-418.

99.92 ACRES SECTIONS 20 & 21, T-6-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA, BY KELLY MATHIAS & ASSOCIATES, INC., DATED MARCH 3, 2005. DRAWING NO. 01-4331.

SURVEYOR'S CERTIFICATION

I, the undersigned, certify that I am a duly licensed and qualified surveyor under my direct supervision, have made a careful survey of certain prominent features relating to a portion of ground in Section 21, Township 6 South, Range 10 East, St. Tammany Parish, Louisiana.

JOHN E. BONNEAU
Professional Land Surveyor
Louisiana Registration No. 4432

DATE: 02/06/06

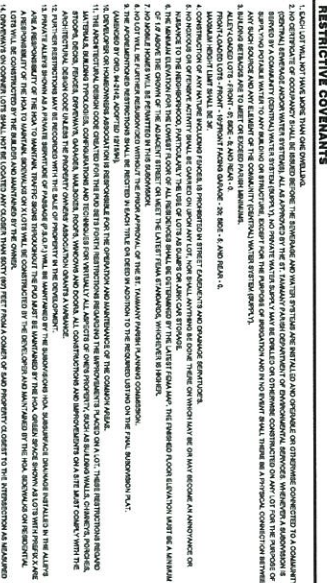
SURVEYOR'S INFORMATION

JOHN E. BONNEAU
& ASSOCIATES, INC.

Professional Land Surveyors - Planners - Consultants

1011 N. CAUSEWAY BLVD., SUITE 24, WINGDALE, LA 70471 • (985) 636-0888
SUITE 101, N. CAUSEWAY BLVD., SUITE 24, WINGDALE, LA 70471 • (985) 636-0888
HARRISON (985) 345-7451 • FAX NO. (985) 345-0529 • e-mail: jeb@bonneau.com

Survey for:	285, LLC
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.
SHEET NUMBER	1
OIL SITES (3)	05/18/06
SURFACE SERVICE SITES (3)	01/25/17
CHECKED	JEB
SCALE	1" = 300'
SURVEY #	2006 041



RESTRICTIVE COVENANTS

2.0. REPRESENTATION OF COORDINATE DATA. The following data are presented in this report and are intended to represent the best available information for the project. The data are presented in a form that is consistent with the requirements of the project. The data are presented in a form that is consistent with the requirements of the project. The data are presented in a form that is consistent with the requirements of the project.

SITE STATISTICS

[illegible]

GENERAL NOTE:

[illegible]

THESE STUDIES HAVE BEEN CONDUCTED IN AN ATTEMPT TO DETERMINE THE EFFECTS OF VARIOUS TYPES OF STIMULI ON THE BEHAVIOR OF THE SUBJECTS. THE RESULTS OF THESE STUDIES HAVE BEEN PRESENTED IN THE FOLLOWING PAGES.

811
Call before you dig.

PROVIDENCE PARK
335 MAIN STREET
BOSTON ROUGE, LA 70801
PROJECT • 16121.00

PUD AMENDMENT PLAN

DRAFT

12/12/16

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

LAND

ARCHITECTURE

87 JULIEN AVE.
LA VERGNE, LA 70566

PHONE 537 963 3933
FAX 537 963 3944

FAYETTE, LA 70506 FAX 337.003.3944

ZONING STAFF REPORT

Date: 4/24/2017
Case No.: 2017-568-ZC
Prior Action: Postponed (04/04/17)
Posted: 04/12/17

Meeting Date: 5/2/2017
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

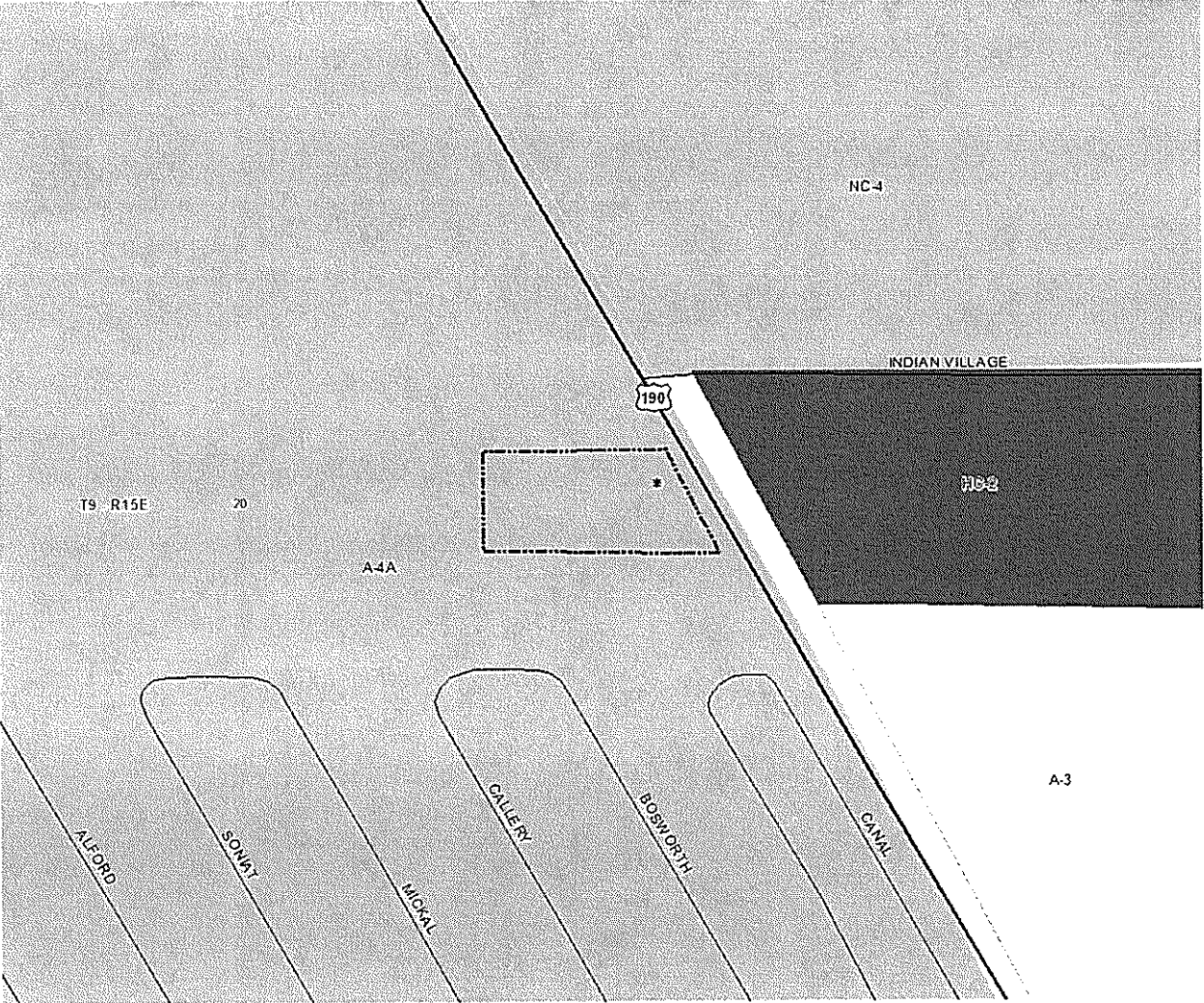
PETITIONER: Indian Village Two, LLC - Joe Malone

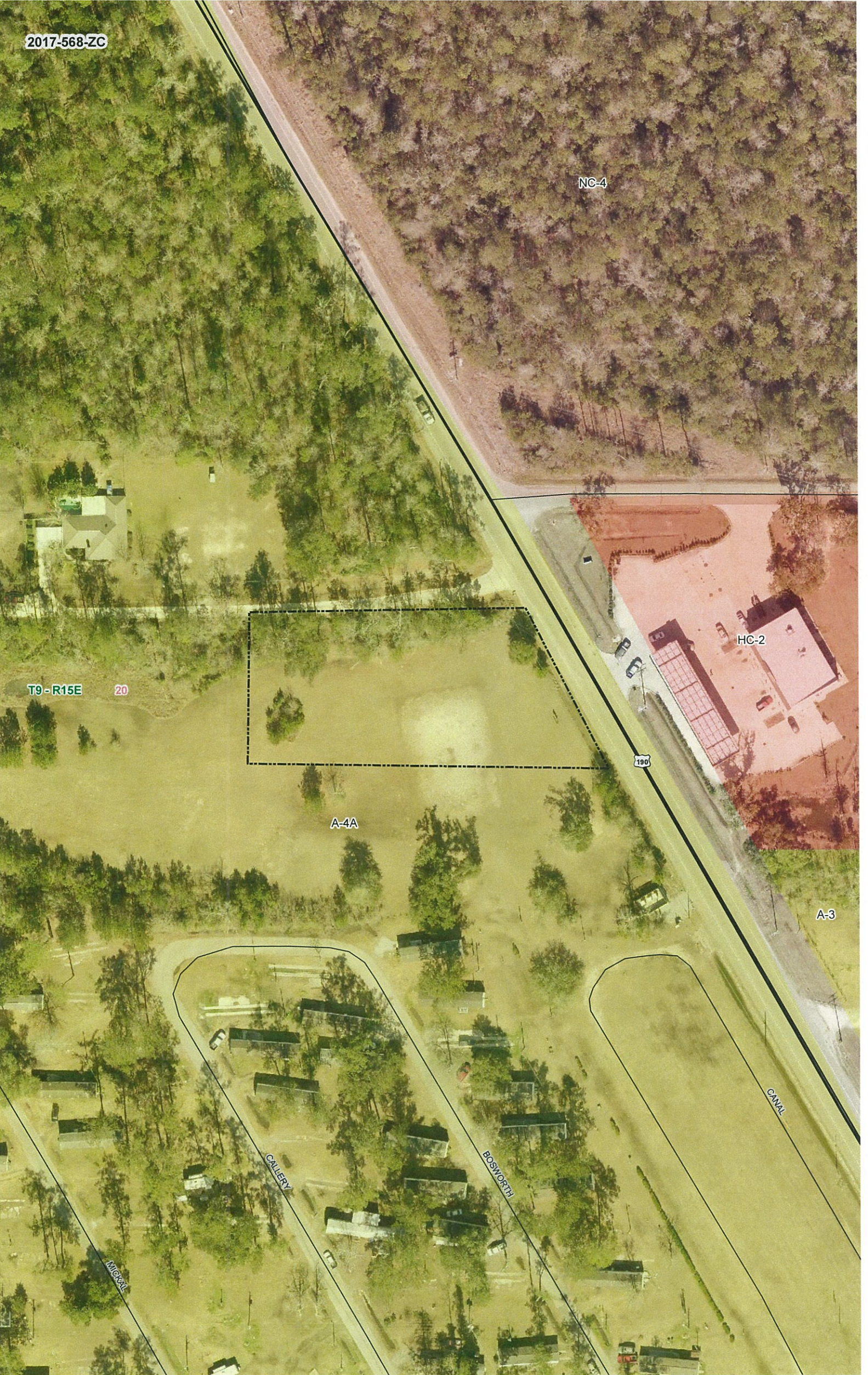
OWNER: Indian Village Two, LLC - Joe Malone

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





2017-568-2C

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.



Find 1/2" Iron Rod
283.56'
(N02°59'22"W
(NORTH 284.86'-TITLE)
P.O.B.
Find 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



GRAPHIC SCALE
(IN FEET)
1 INCH = 150 FEET

PARCEL 1
(10.340 ACRES)
11.340 ACRES

S89°16'16"W 1808.34'
(N89°50'W 1815.46'-TITLE)

1394.88'
(S89°50'E 1657.0'-TITLE)
N89°09'36"E 1657.88'

30' ROADWAY EASEMENT



10' ROW SERVITUDE (COB 1493, FOLIO 49)

Set 1/2" Iron Rod

Find 1/2" Iron Rod

Set 1/2" Iron Rod

20'X30' ROW SERVITUDE (COB 1493, FOLIO 49)

Find 1/2" Iron Pipe

U.S. HIGHWAY 190
(FORMERLY SALT BAYOU ROAD)
(S29°12'E 326.86'-TITLE)
329.00'
164.50'
164.50'
N89°09'36"E
263.00'
143.43'
S00°50'31"E

20'X30' ROW SERVITUDE (COB 1493, FOLIO 49)

10' ROW SERVITUDE (COB 1493, FOLIO 49)

DETAIL

Find 1/2" Iron Pipe

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.

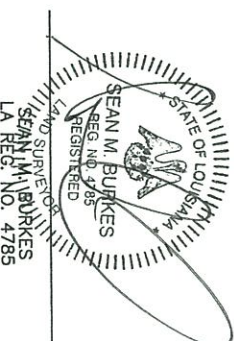
INDIAN VILLAGE TRADING POST

J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING • ENVIRONMENTAL

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

Phone: 985-649-0075 Fax: 985-649-0154



SCALE: 1" = 150'

DATE: 1/24/17

DRAWN BY: JDL CHECKED BY: RMK

DWG. NO: 201700039

SHEET 1 OF 1

I certify that this plot 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. Encumbrances shown hereon are not necessarily exclusive. Encumbrances or record as shown hereon do not constitute a warranty or a deed to any portion of the property. I have performed any title search or obstruct. I have consulted the Flood Insurance Rate Maps and found this property is in a Special Flood Hazard Area. F.I.R.M.: 228205 0440 D DATE: 4/21/99 ZONE: A10
* Verify prior to construction with local governing body.

ZONING STAFF REPORT

Date: 4/24/2017
Case No.: 2017-582-ZC
Prior Action: postponed (04/04/17)
Posted: 04/12/17

Meeting Date: 5/2/2017
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 approved.

Case No.: 2017-582-ZC

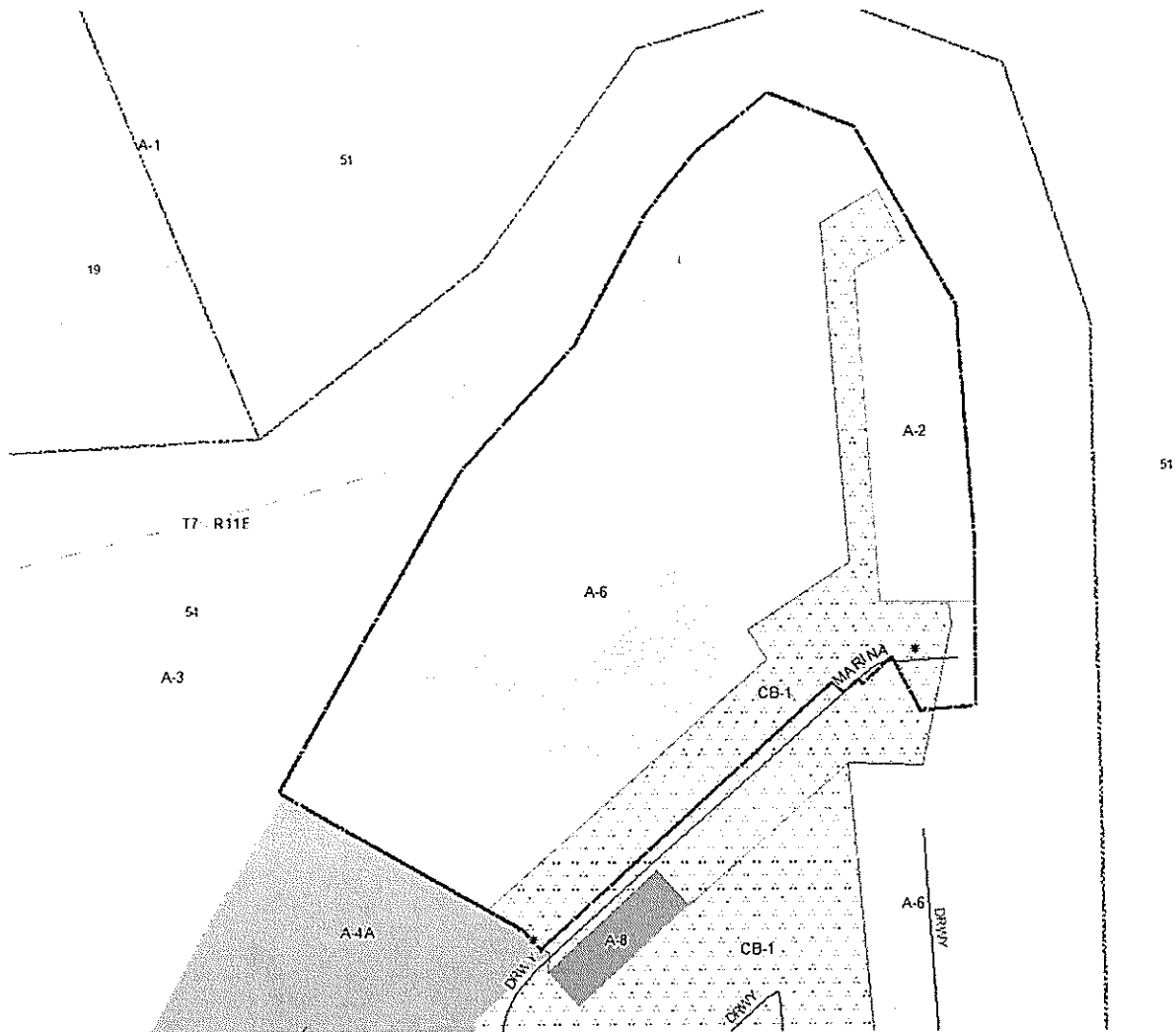
PETITIONER: Frank H. Walk

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-3

54

A-6

A-2

A-4A

A-8

CB-1

MARINA

MARINA OAKS

MAKO YAKO

TCHEFUNCTE OAKS

ZONING STAFF REPORT

Date: 4/24/2017
Case No.: 2017-583-ZC
Prior Action: postponed (04/04/17)
Posted: 04/12/17

Meeting Date: 5/2/2017
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:
This site is located on the west side and at the end of Marina Blvd, north of Mako Nako Drive. A residential subdivision is proposed to be developed on the site, consisting of single family residences and townhomes (see below chart).

SUBDIVISION INFORMATION

Type	Number of Units
Single Family Homesites	9
Townhomes	22

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. Note that the proposed location of the extension of the road, to access the single family residential lots, will allow for the driveways and residences to be located outside of the wetlands area. In regards to the proposed townhomes, each site will have its own designated driveway, as shown on the attached plan.

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 & building envelop shown on plan Townhomes: Building envelop shown on plan & setbacks shown on the plan Maximum height provided as required
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 31 residential units, which meets the allowable number of units according to the formula.

GREENSPACE

A total of 5.322 acres of greenspace (35%) is proposed to be provided within the subdivision, including non-disturbed wetlands area (see list of amenities below).

Amenities	Acreage	Type of Amenities
Passive	5.0262 acres	Large open space/wetlands area
Active	0.260 acres	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.

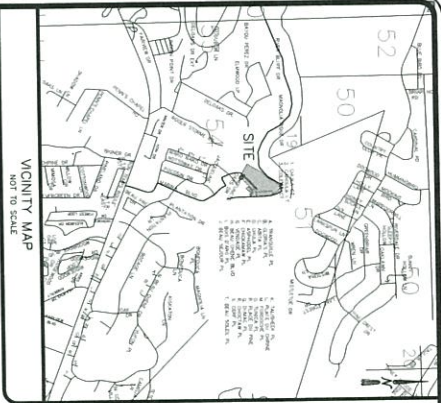
COMPREHENSIVE PLAN ANALYSIS

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 types of housing and promotes the access to the Tchefuncta River.

STAFF RECOMMENDATION:

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

207583-2C

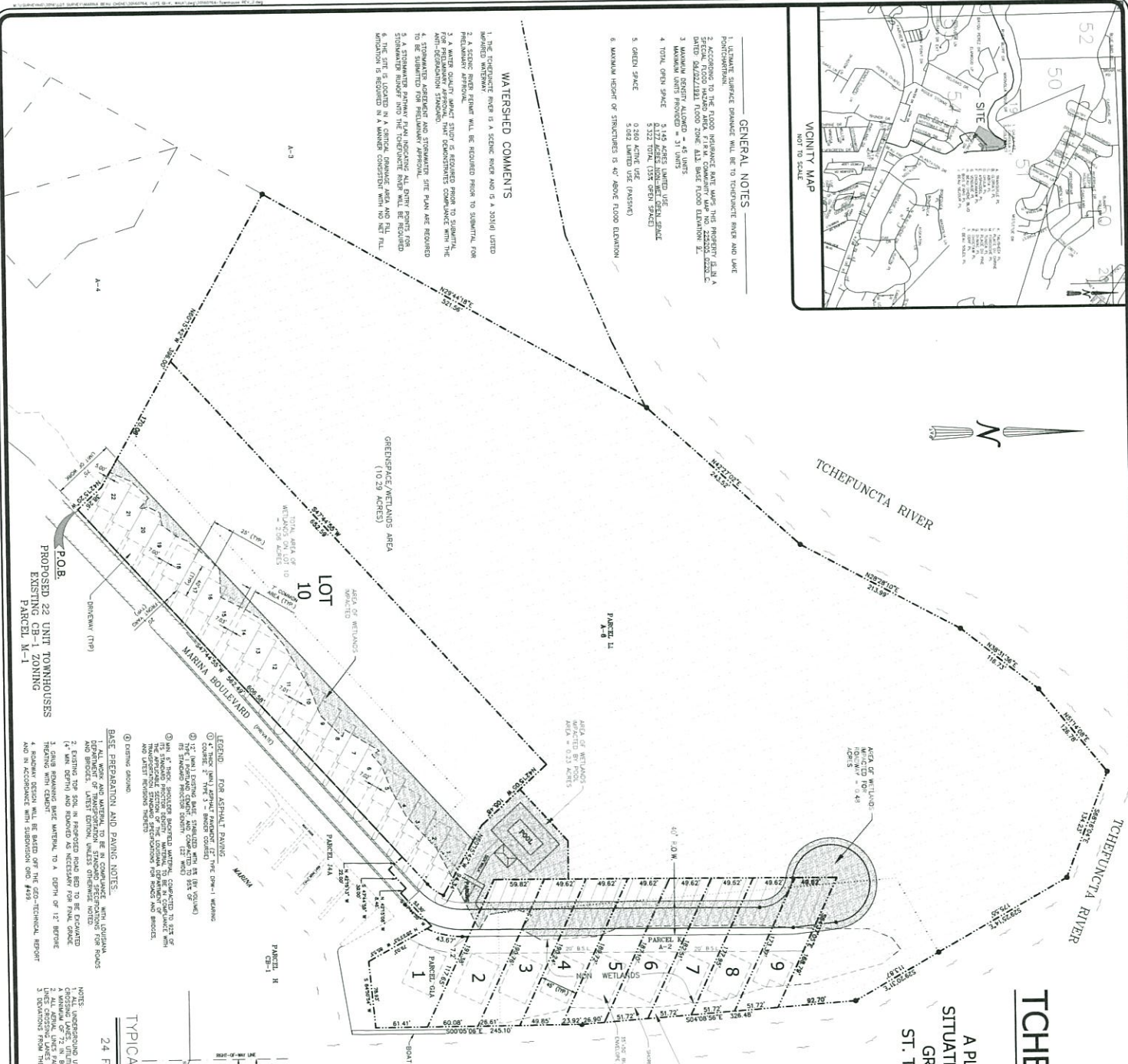


GENERAL NOTES

1. ULTIMATE SURFACE DRAINAGE WILL BE TO TCHEFUNCTA RIVER AND LAKE PORTCHARTRON TO THE FLOOD DISTANCE AND MAPS THE PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA. FLOOD ZONE, ALL BASE FLOOD ELEVATION IS 2.0.
2. MAXIMUM DENSITY ALLOWED: 1.5 UNITS PER ACRE.
3. MAXIMUM DENSITY ALLOWED: 1.5 UNITS PER ACRE.
4. TOTAL OPEN SPACE: 5.145 ACRES (LIMITED USE).
5. OPEN SPACE: 0.522 ACRES (LIMITED USE).
6. MAXIMUM HEIGHT OF STRUCTURES IS 40' ABOVE FLOOD ELEVATION.

WATERSHED COMMENTS

1. THE PROPOSED PROJECT IS A SCENIC RIVER AND IS A 2014 LISTED LIMITED WATERSHED.
2. A SCENIC RIVER PERMIT WILL BE REQUIRED PRIOR TO SUBMITTING FOR PRELIMINARY APPROVAL.
3. A WATER QUALITY IMPACT STUDY OF PROPOSED PROJECT TO SUBMITTING FOR PRELIMINARY APPROVAL.
4. STORMWATER MANAGEMENT AND STORMWATER SITE PLAN ARE REQUIRED TO BE SUBMITTED WITH THE PROJECT.
5. THE SITE IS LOCATED IN A CRITICAL DRAMA AREA AND THE FLOOD ELEVATION IS REQUIRED IN A CRITICAL DRAMA AREA WITH NO FILL.



PUD SUBDIVISION PLAN FOR

TCHEFUNCTA BLUFFS

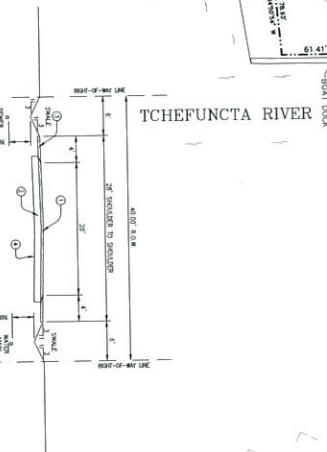
A PLANNED UNIT DEVELOPMENT
SITUATED IN SECTION 54, T-7-S-R-11-E,
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA

NOTES:

1. LOTS 1-9 ARE PROPOSED SINGLE FAMILY HOME SITES.
2. LOT 10 IS PROPOSED 22 UNIT TOWNHOME SITE.
3. PARCEL 1-4 REMAINS A MARINA SITE AND IS NOT A PART OF THIS DEVELOPMENT.
4. SEWER & WATER TO BE EXTENDED FROM MARINA BLVD.
5. NO ACCESSORY STRUCTURES ARE ALLOWED.
6. NO BOATHOUSES ARE ALLOWED.

TYPICAL ASPHALTIC ROADWAY SECTION

24 FT. ROADWAY W/ SURFACE DRAINAGE



RESTRICTIVE COVENANTS

1. Lots 1-9 will not have more than one single family dwelling.
2. Lot 10 is a 22 unit multi-family building.
3. The rear yard building setback is 25'.
4. The corner of the property shall be measured from the corner of the property where the street intersects.
5. Construction of any nature is prohibited in drainage or street.
6. No shall anything be done thereon which may obstruct the use of the street.
7. All easements and rights shall be properly maintained.
8. Mobile homes will not be permitted to occupy lots as a residence.
9. No lot shall be further subdivided without prior approval of the Parish Planning Commission.
10. No C.O.B. shall be recorded in C.O.B.
11. No C.O.B. shall be recorded in C.O.B.
12. The easement shall be a water system (supply) and the water system shall be a water system (supply).
13. The easement shall be a water system (supply) and the water system shall be a water system (supply).
14. The easement shall be a water system (supply) and the water system shall be a water system (supply).
15. The easement shall be a water system (supply) and the water system shall be a water system (supply).
16. The easement shall be a water system (supply) and the water system shall be a water system (supply).
17. The easement shall be a water system (supply) and the water system shall be a water system (supply).
18. The easement shall be a water system (supply) and the water system shall be a water system (supply).
19. The easement shall be a water system (supply) and the water system shall be a water system (supply).
20. The easement shall be a water system (supply) and the water system shall be a water system (supply).

TOCHEFUNCTA BLUFFS

This map is certified to be correct and in accordance with the survey data on this project. The survey data is the best and accurate map of the project.

APPROVAL

FOR	DATE
MARINA BEAU CHENE ASSOCIATES	
APPROVAL	DATE
APPROVED	DATE

15.000 AC.	10	510 L.F.
VARIES	CENTRAL	P.L.D.
24 FT.	24 FT.	24 FT.
ASPHALT	ASPHALT	ASPHALT

Boundary Description

A certain part of land situated in Section 54, Township 7 South, Range 11 East, Greenburg Land District, St. Tammany Parish, Louisiana and more fully described as follows: ...

J.V. Burkes & Associates, Inc.
SURVEYING • ENGINEERING • ENVIRONMENTAL
1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvb@jvb-burkes.com
Phone: 985-649-0075 Fax: 985-649-0154

DATE	02/13/2017
SCALE	1" = 60'
DRYING BY	CHUCK BRY
CHK BY	CHUCK BRY
DATE	02/13/2017
DRYING BY	CHUCK BRY
CHK BY	CHUCK BRY

DECLARATION: I, the undersigned, being a duly qualified and licensed Professional Engineer, do hereby certify that I am the author of the foregoing and that the same is a true and correct copy of the original as the same appears in my files.

MARINA BEAU CHENE ASSOCIATES

Case No.: 2017-583-ZC

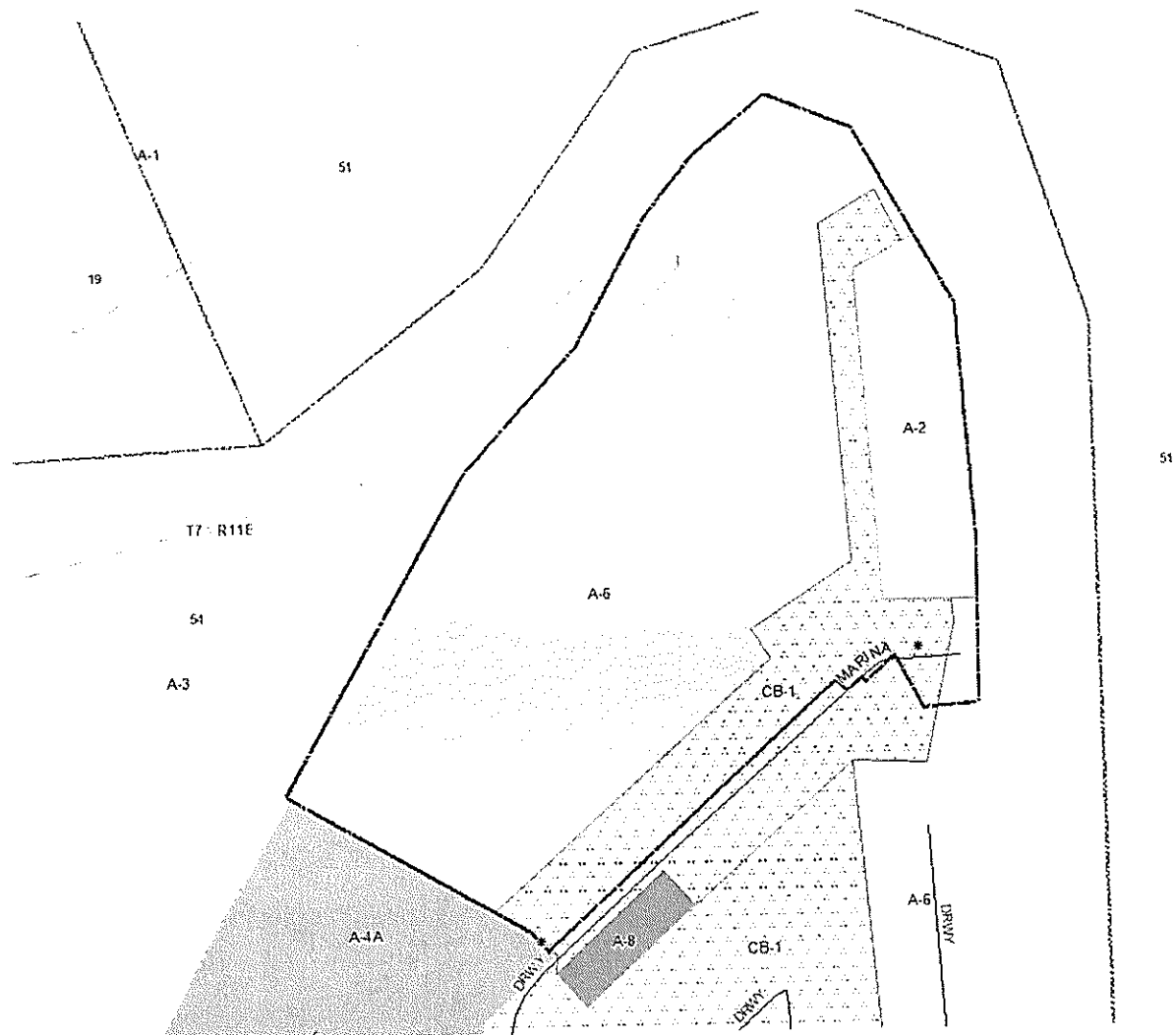
PETITIONER: Frank H. Walk

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





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 TCHEFUNCTE 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...)

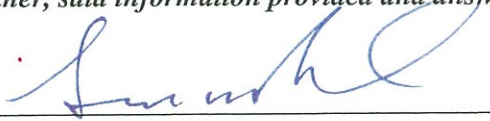
- | | |
|--|---|
| a.) have or had any landfill(s) located on the property? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| b.) disrupt, alter or destroy any historical or archeological sites or district? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No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

TO THE BEST OF MY
KNOWLEDGE

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.



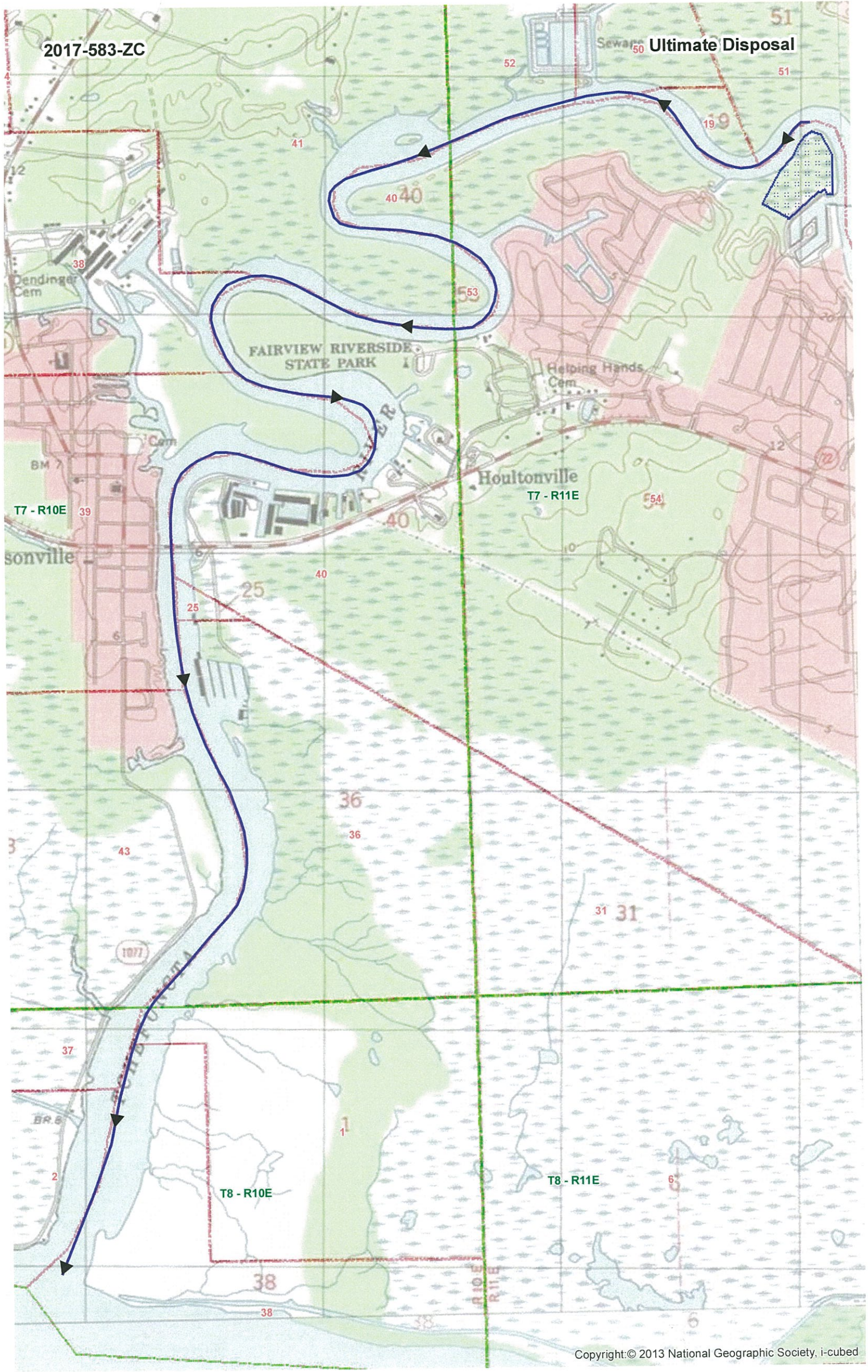
ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

2-13-17

DATE

2017-583-ZC

Ultimate Disposal



Copyright © 2013 National Geographic Society, i-cubed

0 2,800 Feet



ZONING STAFF REPORT

Date: 4/24/2017
Case No.: 2017-598-ZC
Posted: 4/12/17

Meeting Date: 5/2/2017
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Scott Lindsly
OWNER: Scott Lindsly
REQUESTED CHANGE: From A-4 Single-Family Residential District to NC-1 Professional Office District
LOCATION: Parcel located on the west side of Airport Road, north of Redwood Street; S30, T8S, R14E; Ward 9, District 11
SIZE: 2.576 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 3 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Single Family Residential	A-4 Single-Family Residential District
South	Undeveloped	NC-4Neighborhood Institutional District
East	Single Family Residential	A-4 Single-Family Residential &A-2 Suburban Districts
West	Undeveloped	A-4 Single-Family Residential District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4 Single-Family Residential District to NC-1 Professional Office District. This site is located on the west side of Airport Road, north of Redwood Street. The 2025 future land use plan calls for the area to be developed as a planned district with single family residential uses and conservation areas. Although, the request does not meet the 2025 future land use plan, staff has no objections, considering the location of the site, along a collector road, the proximity of existing commercial uses, and the objectives of the NC-1 zoning designations, which is to provide for the location of small professional office in close proximity to residential development.

STAFF RECOMMENDATION:

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

Case No.: 2017-598-ZC

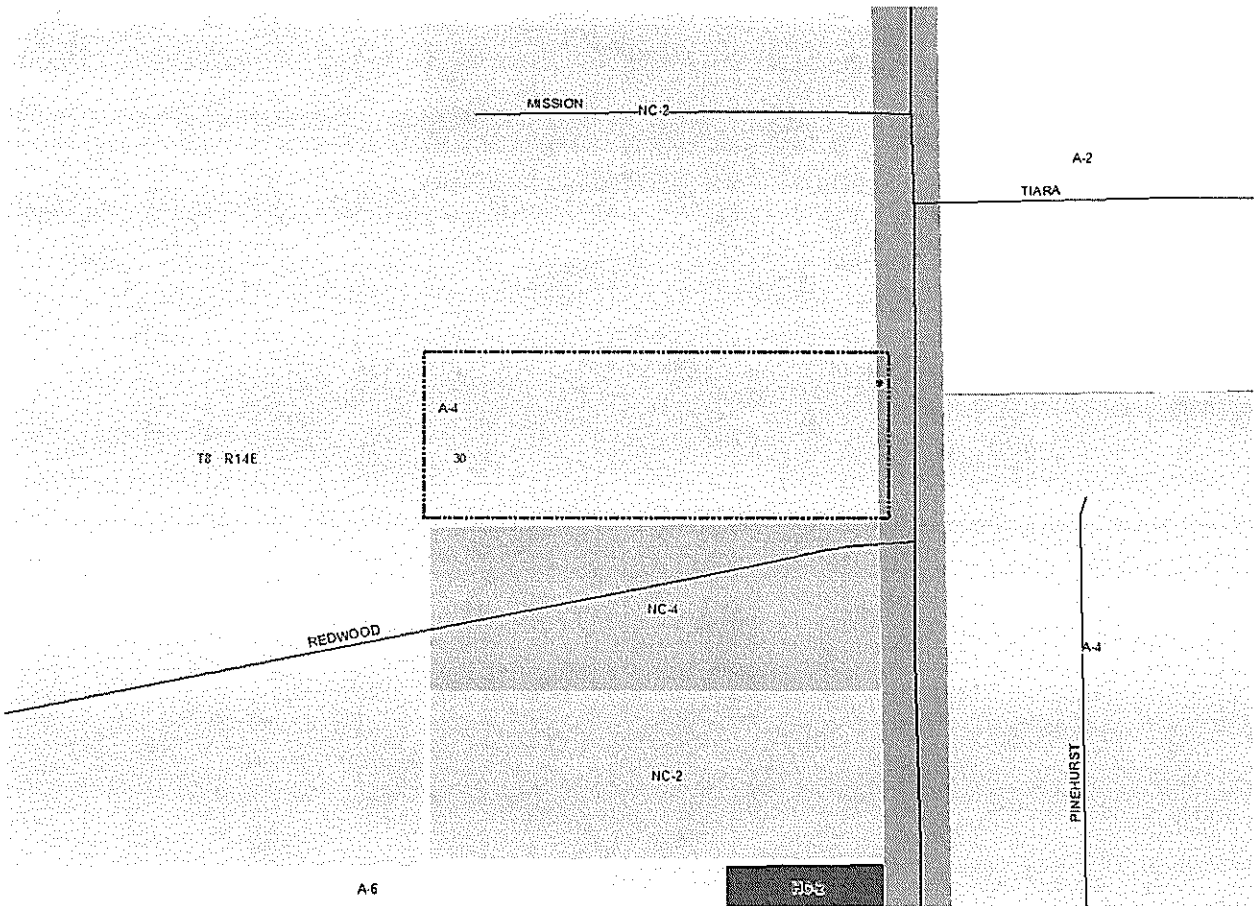
PETITIONER: Scott Lindsly

OWNER: Scott Lindsly

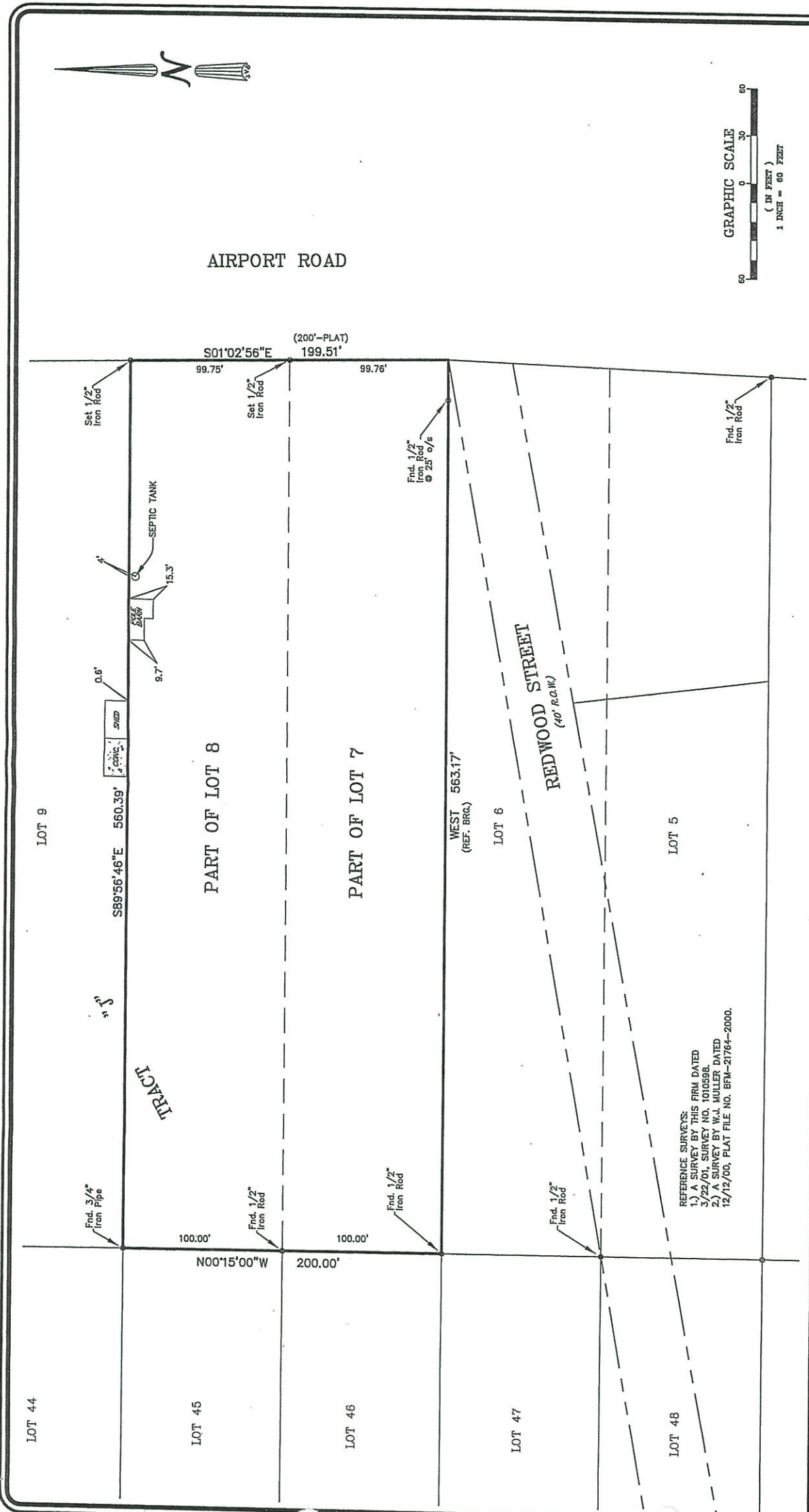
REQUESTED CHANGE: From A-4 Single-Family Residential District to NC-1 Professional Office District

LOCATION: Parcel located on the west side of Airport Road, north of Redwood Street; S30, T8S, R14E; Ward 9, District 11

SIZE: 2.576 acres



2017-598-ZC



SCALE: 1" = 60'	
DATE: 10/25/16	CHECKED BY: RMK
DRAWN BY: JDL	DWG. NO: 20160720
SHEET 1 OF 1	

**A SURVEY MAP OF
PART OF LOTS 7 & 8, TRACT J,
HOME ACRES SUBDIVISION IN
SECTION 30, T-8-S, R-14-E, GLD,
ST. TAMMANY PARISH, LOUISIANA**

**SCOTT LINDSLY, PROPERTY TITLE,
INC. & FIDELITY BANK**

J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING • ENVIRONMENTAL
1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvb@jvburkes.com
Phone: 985-649-0075 Fax: 985-649-0154

SEAN M. BURKES
REG. NO. 4785
REGISTERED
LA REG. NO. 4785

I certify that this plot 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. Encumbrances shown hereon are not necessarily exclusive. Encumbrances of record as per title opinion or title policy will be added to the record. If a surveyor has not performed any title search or abstract.

I have consulted the Flood Insurance Rate Maps and found this property is not in a Special Flood Hazard Area.

F.I.R.M.: 225205 0405 C
DATE: 10/17/893
ZONE: C
S.F.E. = N/A

* Verify prior to construction with local governing body.

Declaration is made to original purchaser of this survey, it is not transferable to additional institutions or subsequent owners. Survey is valid only if original owner's property is surveyed in survey, 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.

ZONING STAFF REPORT

Date: 4/24/2017
Case No.: 2017-599-ZC
Posted: 04/12/17

Meeting Date: 5/2/2017
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Calenthia Honeycutt
OWNER: Calenthia Honeycutt
REQUESTED CHANGE: From A-4A Single-Family Residential District to A-4A Single-Family Residential District & MHO Manufactured Housing Overlay
LOCATION: Parcel located on the south side of James Crosby Road, east of Bolden Road, being 38548 James Crosby Road, Pearl River; S11, T8S, R14E; Ward 8, District 14
SIZE: 0.14 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	Undeveloped	A-4A Single-Family Residential District
South	Undeveloped	A-4A Single-Family Residential District
East	Undeveloped	A-4A Single-Family Residential District
West	Undeveloped	A-4A Single-Family Residential District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4A Single-Family Residential District to A-4A Single-Family Residential District & MHO Manufactured Housing Overlay. This site is located on the south side of James Crosby Road, east of Bolden Road, being 38548 James Crosby Road, Pearl River. The 2025 future land use plan calls for the area to be developed with single family residences including manufactured homes.

STAFF RECOMMENDATION:

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

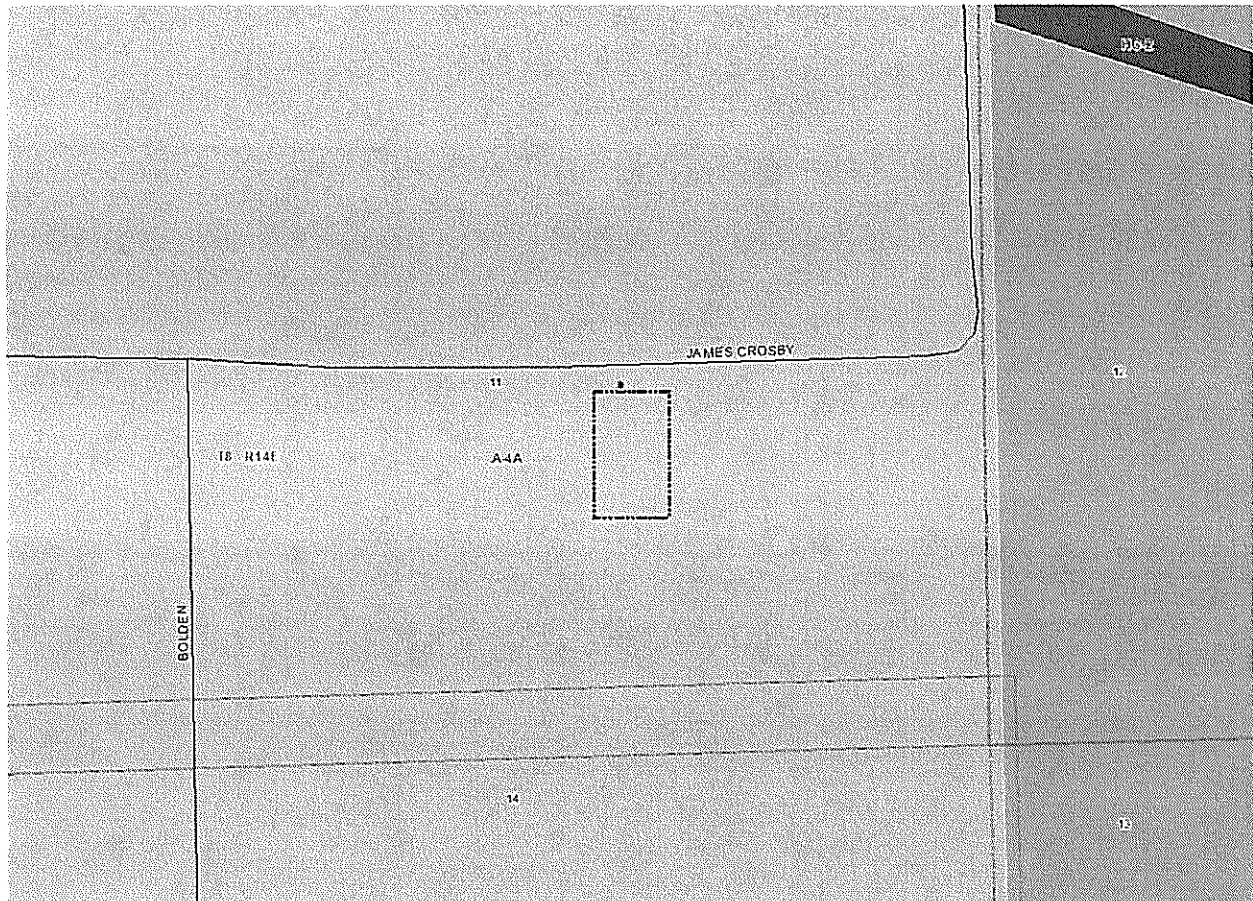
Case No.: 2017-599-ZC

PETITIONER: Calenthia Honeycutt

OWNER: Calenthia Honeycutt

REQUESTED CHANGE: From A-4A Single-Family Residential District to A-4A Single-Family Residential District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the south side of James Crosby Road, east of Bolden Road, being 38548 James Crosby Road, Pearl River; S11, T8S, R14E; Ward 8, District 14



2017-599-ZC

COX

JAMES CROSBY

HC-2

12

11

T8-R14E

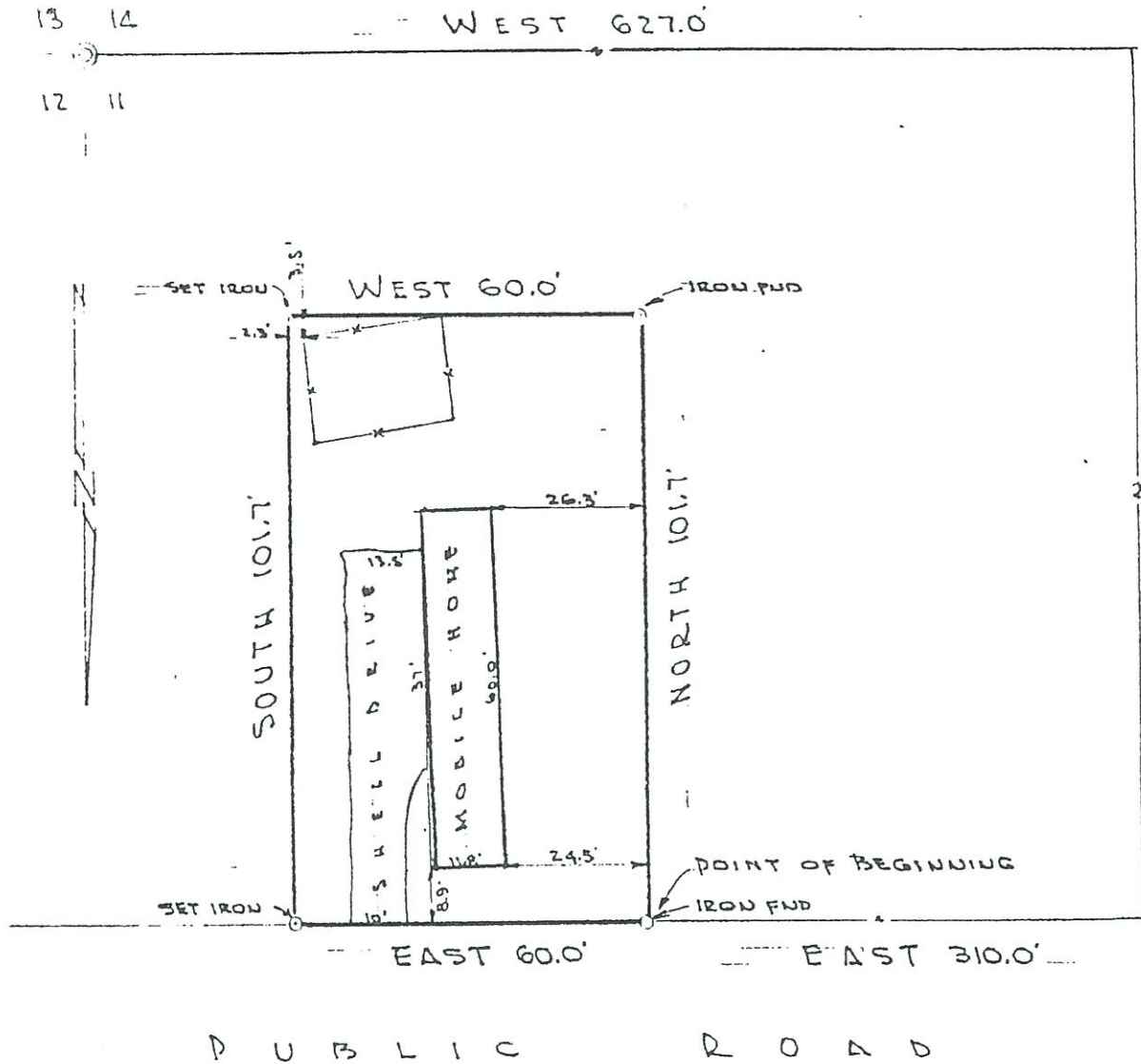
A-4A

BOLDEN

13

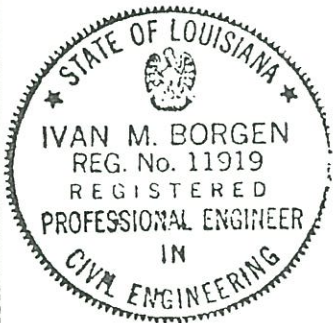
14

2017-599-ZC



SURVEY MAP
OF
A CERTAIN PARCEL OF LAND SITUATED IN SEC 11-T8S-R14E
IN
ST. TAMMANY PARISH, LOUISIANA
FOR

DOROTHY CRAWFORD



SURVEY No: 4483
DATE: AUG 14, 1975
REV:

THIS SURVEY IS CERTIFIED
TRUE AND CORRECT BY
Ivan M. Borgen
IVAN M. BORGEN
NO. 636

SCALE: 1" = 30'

ZONING STAFF REPORT

Date: 4/24/2017
Case No.: 2017-600-ZC
Posted: 04/12/17

Meeting Date: 5/2/2017
Determination: Approved, Amended, Postponed, Denied

PETITIONER: Amanda & David Dean & Martin & Linda Krey

OWNER: The Dean's List, LLC - Amanda & David Dean & Martin & Linda Krey

REQUESTED CHANGE: From A-2 Suburban District, ED-1 Primary Education District to A-2 Suburban District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the south side of Hickory Drive, west of LA Highway 41, being 38094 Hickory Drive, Pearl River; S35, T7S, R14E; Ward 6, District 11

SIZE: 4.64 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	Undeveloped	A-2 Suburban District
West	Residential & Undeveloped	A-2 Suburban District

EXISTING LAND USE:

Existing development:

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:

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-2 Suburban District, ED-1 Primary Education District to A-2 Suburban District & MHO Manufactured Housing Overlay. This site is located on the south side of Hickory Drive, west of LA Highway 41, being 38094 Hickory Drive, 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:

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

Case No.: 2017-600-ZC

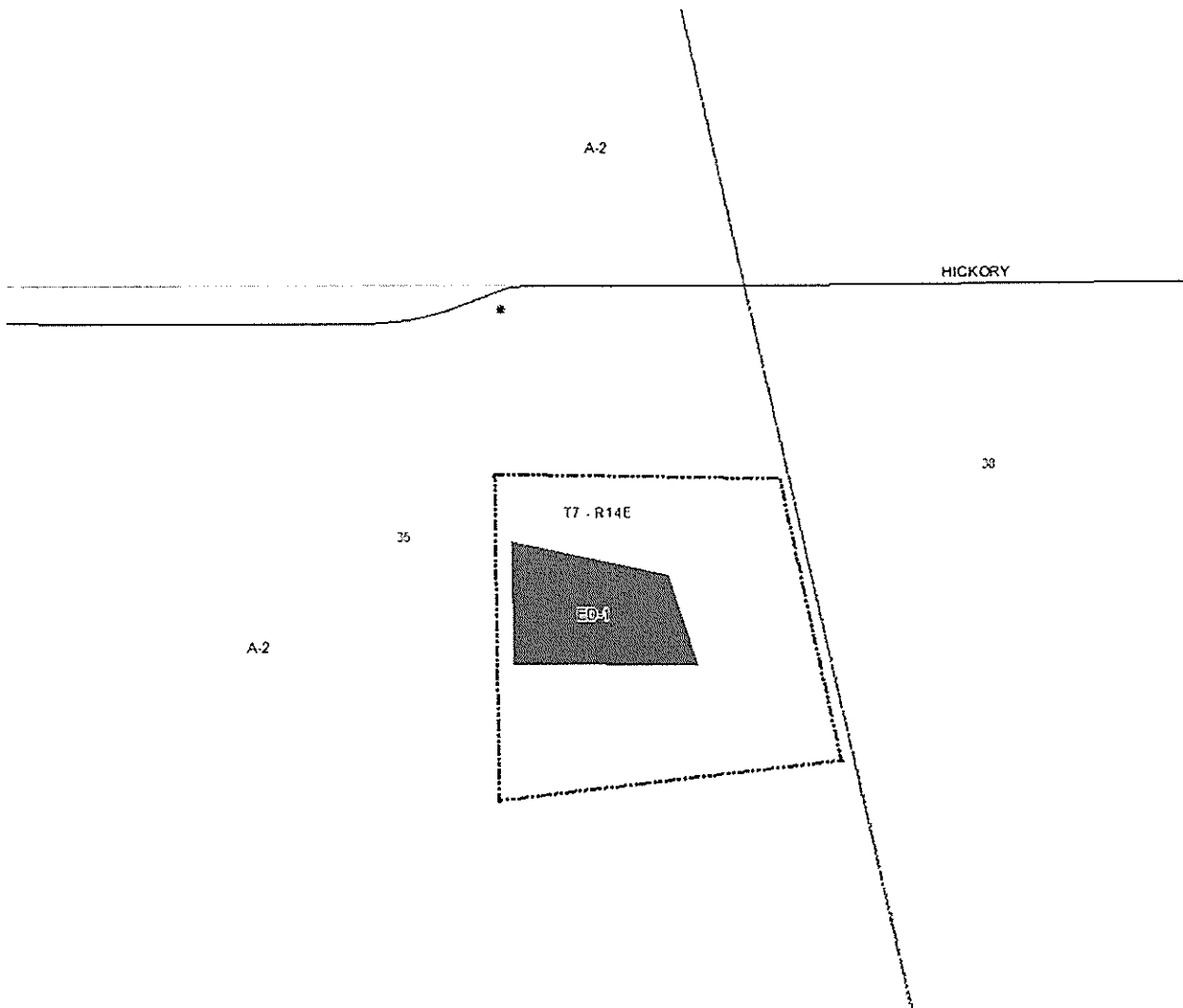
PETITIONER: Amanda & David Dean & Martin & Linda Krey

OWNER: The Dean's List, LLC - Amanda & David Dean & Martin & Linda Krey

REQUESTED CHANGE: From A-2 Suburban District, ED-1 Primary Education District to A-2 Suburban District, MHO Manufactured Housing Overlay

LOCATION: Parcel located on the south side of Hickory Drive, west of LA Highway 41, being 38094 Hickory Drive, Pearl River; S35, T7S, R14E; Ward 6, District 11

SIZE: 4.64 acres



HICKORY

T7 - R14E

ED-1

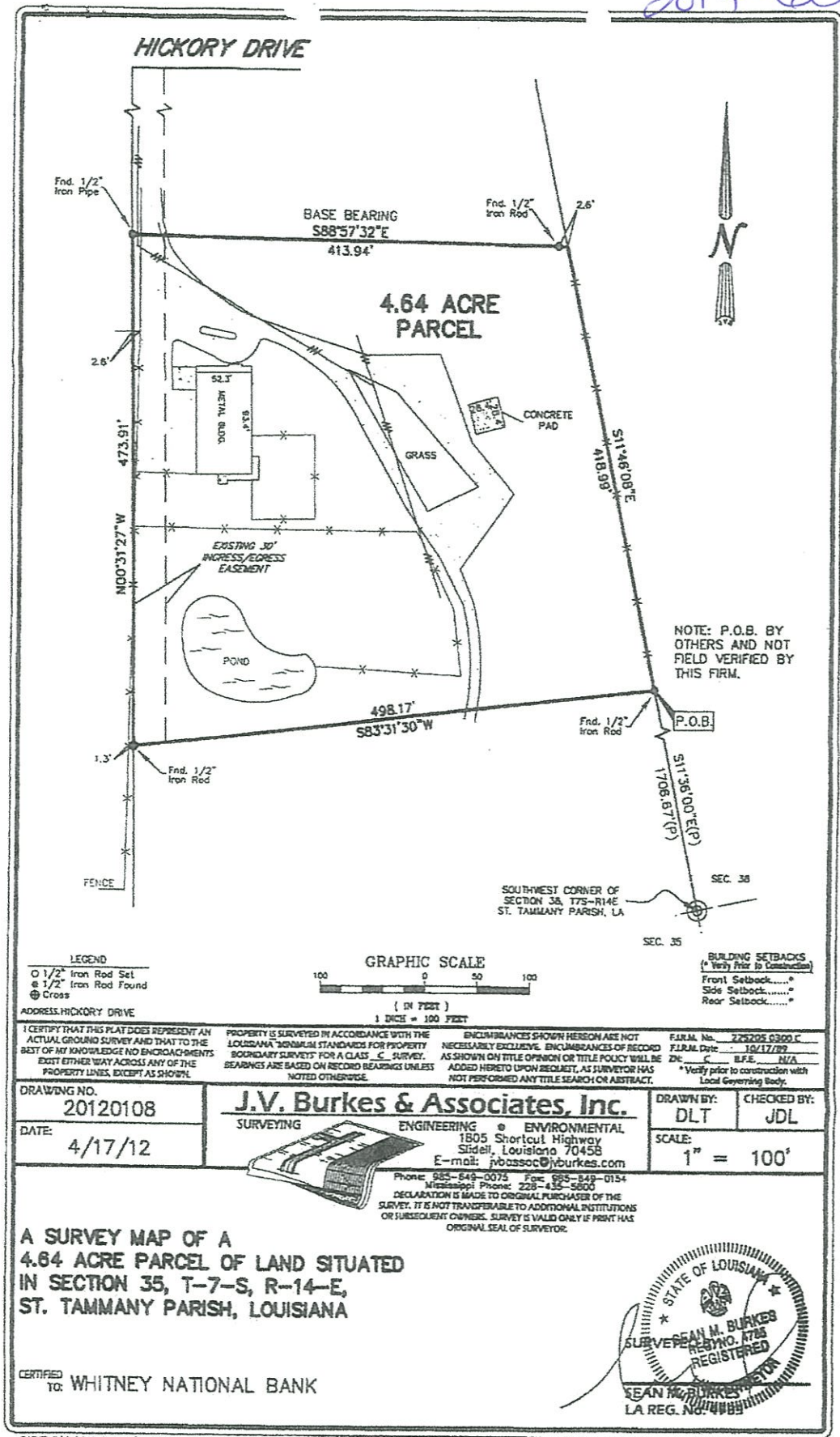
35

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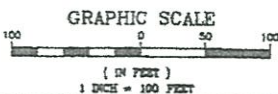
ACORN

A-2

2017-6000-ZC



LEGEND
○ 1/2" Iron Rod Set
● 1/2" Iron Rod Found
⊕ Cross
ADDRESS: HICKORY DRIVE



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

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

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA SURVEYING 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 6300.C
F.I.R.M. Date 10/17/09
DN: C B.F.E. N/A
*Verify prior to construction with Local Governing Body.

DRAWING NO. 20120108
DATE: 4/17/12

J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING & ENVIRONMENTAL
1805 Shortcut Highway
Siddell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com
Phone: 985-849-0075 Fax: 985-849-0154
Mississippi Phone: 228-435-5600

DRAWN BY: DLT
CHECKED BY: JDL
SCALE: 1" = 100'

A SURVEY MAP OF A
4.64 ACRE PARCEL OF LAND SITUATED
IN SECTION 35, T-7-S, R-14-E,
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: WHITNEY NATIONAL BANK



PATHFILE:\V\SURVEYING\2012\BOUNDARY SURVEY\T-7-S\SEC. 35\20120108_35-7-14_BALLINGER.dwg

AD

ZONING STAFF REPORT

Date: 04/24/17
Case No.: ZC12-03-023
Prior Action: Major Amendment to the PUD approved (12/01/15)
Posted: 04/13/17

Meeting Date: 05/02/17
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: James H. Simpson
OWNER: Step Three Investments, LLC
REQUESTED CHANGE: Major Amendment to the PUD Planned Unit Development Overlay
LOCATION: Parcel located on the north side of Penn Mill Road, west of Quave Road, north of US Highway 190; S24, T6S, R10E; Ward 3, District 3
SIZE: 50.34 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting a major amendment to the PUD. The request consists of a reconfiguration of the previously approved plan, resulting in a slight increase in the width of the proposed lots and the elimination of parcels A & B, shown on the previously approved plan. The request will also result in the repositioning and increase of the width of the cross street to a 60’ Right of Way, the increase of the side yard setbacks to 7.5’, and the realignment and the increase of the street frontage of the recreation site.

Lot Size	Lot Numbers
70’ X 130’	9-22, 27-30, 51-56, 61-64, 71-80, 88-94
70’ X 150’	1-7, 23-26
72’ X 130’	33-39, 42-48, 58
75’ X 130’	31, 50, 60, 87, 95-104
83’ X 130’	32, 40, 41, 49, 57, 59
85’ X 130’	8, 65-70, 81-86
90’ X 130’	105, 106

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

GREENSPACE

The total acreage of greenspace is 18.45 acres or 33%. The plan shows some greenspace area throughout the subdivision including a recreational area, which should be developed with picnic tables, benches, gazebo & play equipment and other active amenities. A walking path should also be provided, through the proposed linear greenspace in the center of the subdivision. The existing building located on the site, is proposed to be used as a club house and covered patio for the residents of the subdivision.

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.

A yield plan has been provided showing a conventional street layout, based upon the A-3 Suburban Zoning District. The yield plan shows that the site could be developed with a maximum of 106 lots (14,000 sq. or 100' X 145'), excluding the road right of way, required to provide access to those lots, as well as the required retention/detention for the site. Since the site is proposed to be developed with 106 lots, it meets the density requirement for the PUD.

COMPREHENSIVE PLAN ANALYSIS

The 2025 Land Use Plan calls for the site to be primarily developed with agricultural uses including some single-family residential uses, and uses ancillary to either of these primary uses. The proposed 106 lots single residential subdivision does not meet the criteria of the 2025 future land use plan.

STAFF RECOMMENDATION:

The staff recommends that the request for a major amendment to the PUD be approved. Note that as stipulated above, additional passive and active amenities should be provided.

Case No.: ZC12-03-023

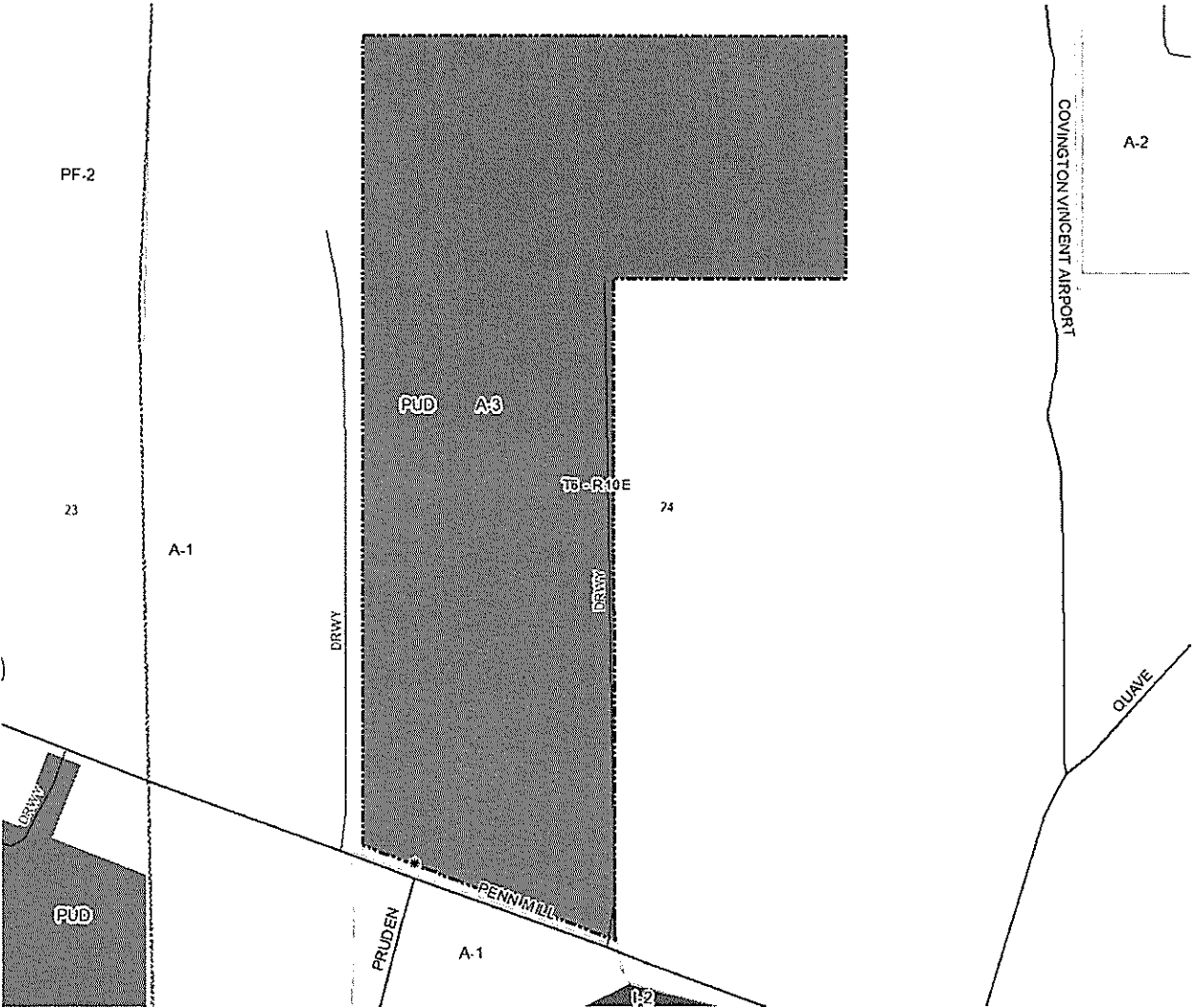
PETITIONER: James H. Simpson

OWNER: Team Discipleship, INC

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

LOCATION: Parcel located on the north side of Penn Mill Road, west of Quave Road, north of US Highway 190; S24, T6S, R10E; Ward 3, District 3

SIZE: 50.34 acres





Kelly McHugh
&
Associates, Inc.

2012-03-023

April 03, 2017

St. Tammany Parish
Department of Development
Attn: Helen Lambert
P.O. Box 628
Covington, La. 70435

Re: Simpson Farms
Amendment to PUD

Helen.

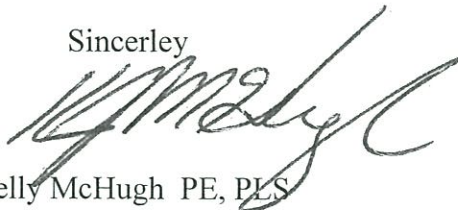
The Developer of Simpson Farms has requested that we make some modifications to the previously approved layout

The revisions are.

1. Side setbacks increased to 7.5' min. (Required by St. Tam. Engineering)
2. Parcels "A" & "B" now listed as lots.
3. Cross street repositioned and increased to 60' R/W.
4. Street in front of Rec. Area realigned to increase front yard area.

Thank You for your assistance.

Sincerley



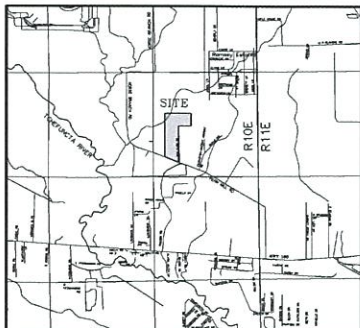
Kelly McHugh PE, PLS

845 Galvez Street • Mandeville, LA 70448 • (985) 626-5611

Civil Engineers

Land Surveyors

Currently Approved Plan



VICINITY MAP

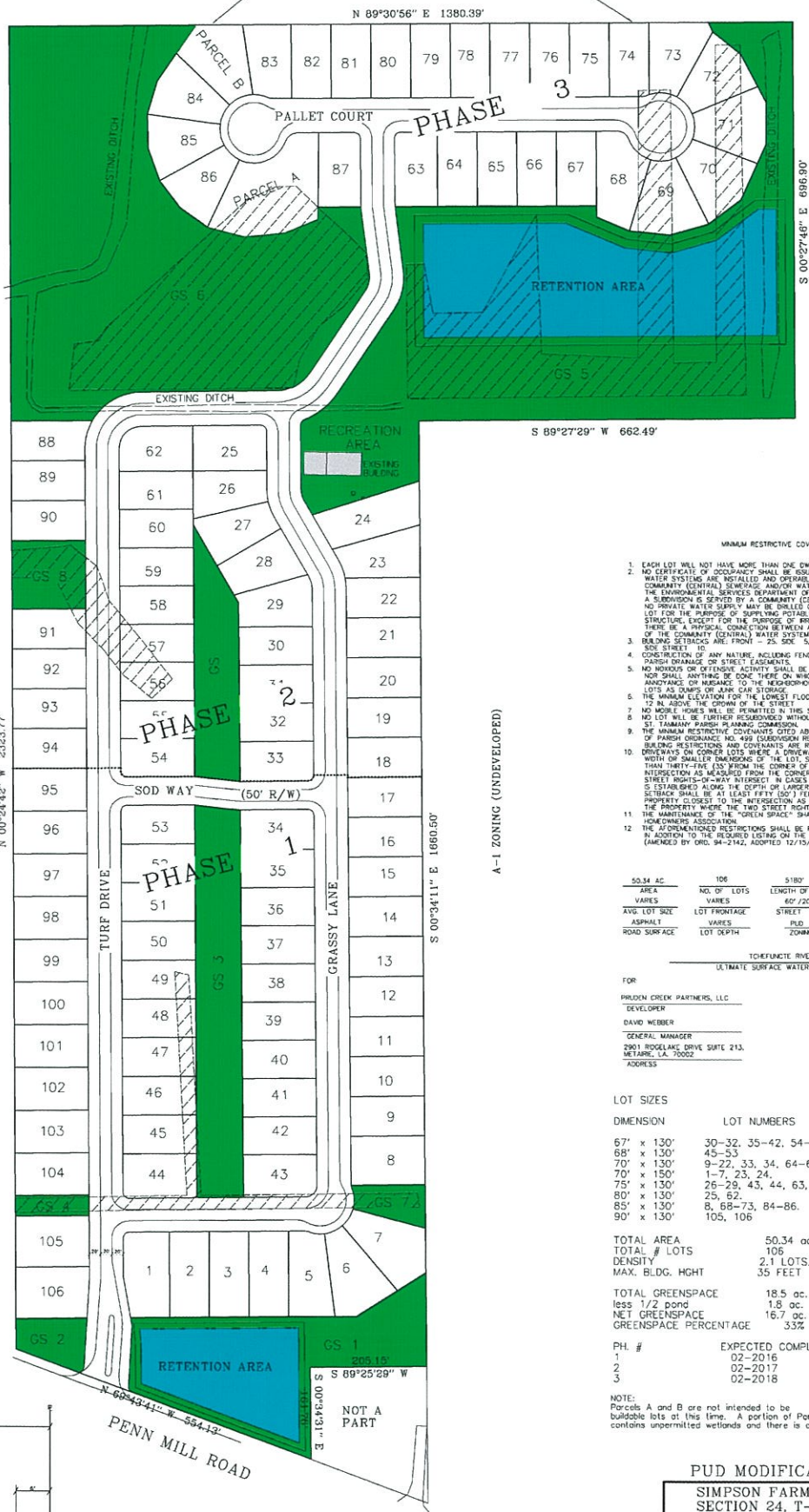
SIMPSON FARMS
SECTION 24, T-6-S, R-10-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LA.

Legal Description

[illegible]

A-1 ZONING (UNDEVELOPED)

6' HIGH (MIN.) WOODEN PRIVACY FENCE
TO BE CONSTRUCTED ON THIS LINE.
DEVELOPER TO CONSTRUCT ALONG GREENSPACE
AND HOME BUILDERS TO CONSTRUCT REMAINDER.



MINIMUM RESTRICTIVE COVENANTS

2. EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
3. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND
4. WATER SYSTEMS ARE COMPLETED. NO OTHER STRUCTURES CONSIDERED TO BE A
5. COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEMS, ALL AS APPROVED BY
6. THE CITY ENGINEER. NO ADDITIONAL SEWERAGE OR WATER SYSTEMS MAY
7. BE INSTALLED OR EXISTING SEWERAGE OR WATER SYSTEMS MAY
8. NOT PRIVATE, WATER SYSTEMS MAY BE DOWNGRADED OR REMOVED.
9. NO STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL
10. ANY STRUCTURE BE USED FOR THE STORAGE OF FLAMMABLE, TOXIC, OR
11. CORROSIVE MATERIALS. THE CITY ENGINEER SHALL HAVE ANY ELEMENT
12. OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY),
13. SEWERAGE SYSTEM, AND/OR WATER TREATMENT PLANT AND ANY ELEMENT
14. OF THE STREET TO
15. CONDUCTED. ANY NATURAL FENCES, IS PROHIBITED IN
16. PARISH DRAINAGE SYSTEM, INCLUDING
17. FENCES OR OTHER BARRIERS, SHALL BE CARRIED ON UPON ANY LOT.
18. NO SHALL ANYTHING BE DONE ON WHICH MAY BE OR MAY BECOME AN
19. OBSTACLE TO THE NEIGHBORHOOD DRAINAGE SYSTEM.
20. LOTS AS DUMPS OR JUNK CAR STORAGE
21. NO STRUCTURE OR OBJECT SHALL BE PLACED ON THE FIRST FLOOR OF ALL RESIDENCES SHALL
22. BE 12 IN ABOVE THE CROWN OF THE STREET.
23. NO LOT OR LOT SHALL BE USED FOR ANY OTHER SUBDIVISION.
24. NO LOT OR LOT SHALL BE USED FOR ANY OTHER SUBDIVISION.
25. TAMMANY PARISH PLANNING AND ZONING DEPARTMENT, THE PRIOR APPROVAL OF THE
26. CITY ENGINEER, AND THE CITY ENGINEER SHALL BE REQUIRED FOR THE
27. OF PARISH ORDINANCE NO. 498 (SUBDIVISION REGULATIONS). ADDITIONAL
28. 7.08
29. DRIVEWAYS ON CORNER LOTS HAVE A DRIVEWAY TO BE ESTABLISHED ALONG THE
30. SIDE OF THE LOT. DRIVEWAYS SHALL BE ESTABLISHED ALONG THE SIDE OF THE LOT
31. FROM THIRTY-FOOT (30') WITHIN THE CORNER OF THE PROPERTY CLOSEST TO THE
32. STREET. DRIVEWAYS SHALL BE ESTABLISHED ALONG THE SIDE OF THE LOT
33. STREET RIGHTS-OF-WAY INTERSECTIONS IN CASES WHERE A DRIVEWAY ON A CORNER LOT
34. IS REQUIRED. DRIVEWAYS SHALL BE ESTABLISHED ALONG THE SIDE OF THE LOT
35. DRIVEWAY SHALL BE AT LEAST FIFTY (50') FEET FROM THE CORNER OR SIDE
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50.34 AC	106	5180' +/-	CENTRAL
AREA	NO. OF LOTS	LENGTH OF STREETS	SEWER SYSTEM
VARES	VARES	60' / 20'	CENTRAL
AVG. LOT SIZE	LOT FRONTAGE	STREET WIDTH	WATER SYSTEM
ASPHALT	VARES	PUD	700' +/-
ROAD SURFACE	LOT DEPTH	ZONING	MAX. BLK. LENGTH

TOHEFUNTE RIVER
ULTIMATE SURFACE WATER DISPOSAL

FOR
PRUDEN CREEK PARTNERS, LLC
DEVELOPER
DAVID WEBBER
GENERAL MANAGER
2901 RIDGE LAKE DRIVE SUITE 21
METairie, LA. 70002
ADDRESS

LOT SIZES

DIMENSION	LOT NUMBERS
67" x 130"	30-32, 35-42, 54-61.
68" x 130"	45-53
70" x 130"	9-22, 33, 34, 64-67, 74-83, 88-94.
70" x 150"	1-7, 23, 24.
75" x 130"	26-29, 43, 44, 63, 67, 95-104.
80" x 130"	25, 52.
85" x 130"	8, 68-73, 84-86.
90" x 130"	105, 106

TOTAL AREA	50.34 ac.
TOTAL # LOTS	106
DENSITY	2.1 LOTS/ACRE
MAX. BLDG. HGHT	35 FEET
TOTAL GREENSPACE	18.5 ac.
less 1/2 pond	1.8 ac.
NET GREENSPACE	16.7 ac.
GREENSPACE PERCENTAGE	33%

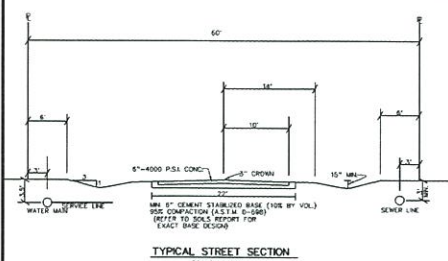
PH. #	EXPECTED COMPLETION
1	02-2016
2	02-2017
3	02-2018

NOTE:
Parcels A and B are not intended to be
buildable lots at this time. A portion of Parcel A
contains unpermitted wetlands and there is a small pond on Parcel B

PUD MODIFICATION PLAN #2

SIMPSON FARMS
SECTION 24, T-6-S, R-10-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LA.

REVISIONS		KELLY J. McHUGH & ASSOC., INC.	
MARK	DATE	CIVIL ENGINEERS & LAND SURVEYORS	
	10-30-15	845 GALVEZ ST. - MANDEVILLE, LA.	
	11-23-15	626-5611	
		SCALE: 1" = 100'	DATE: 10-26-15
		DRAWN: DRJ	JOB NO.: 14-033
		CHECKED:	DWG. NO.:

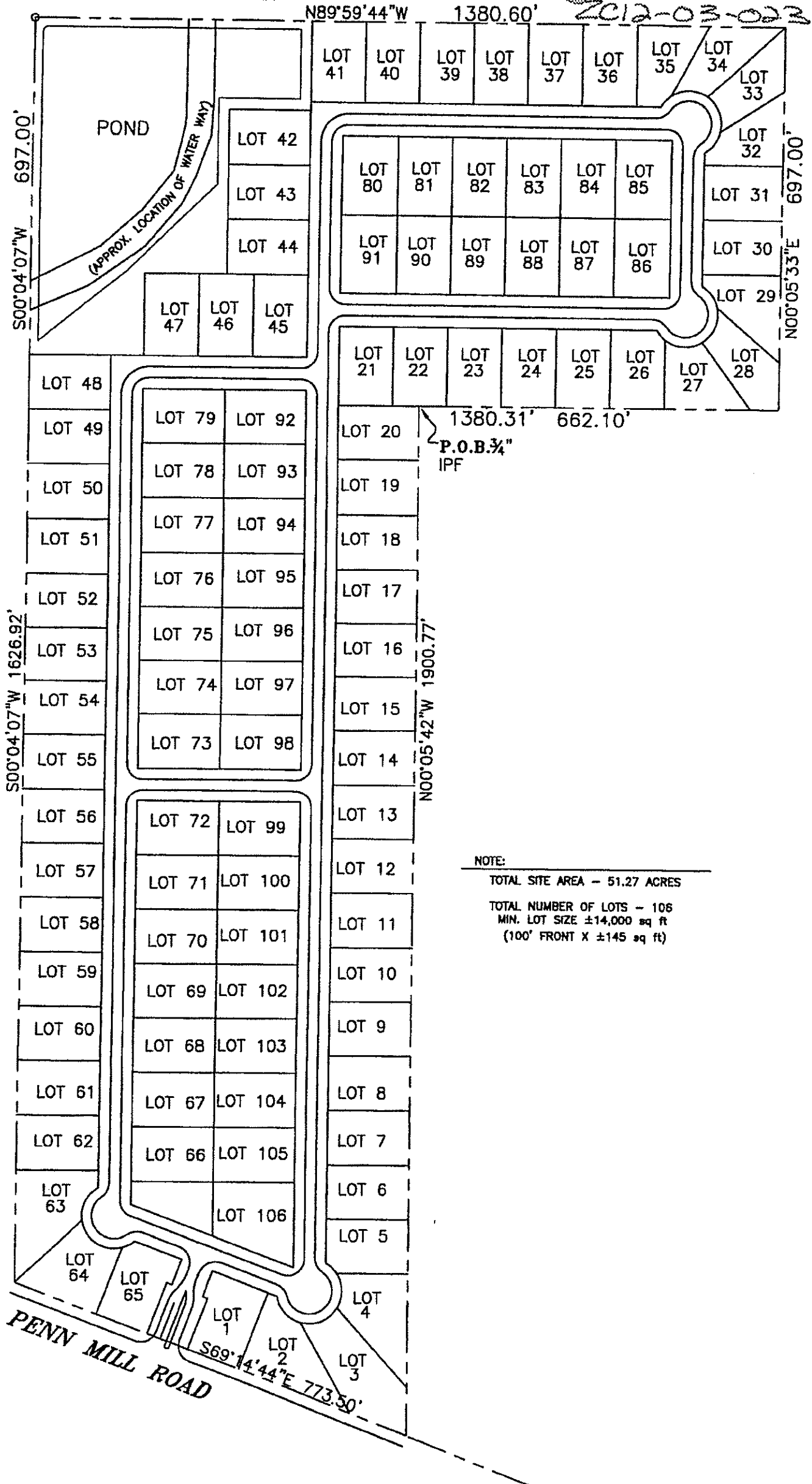


TYPICAL STREET SECTION

Yield Plan

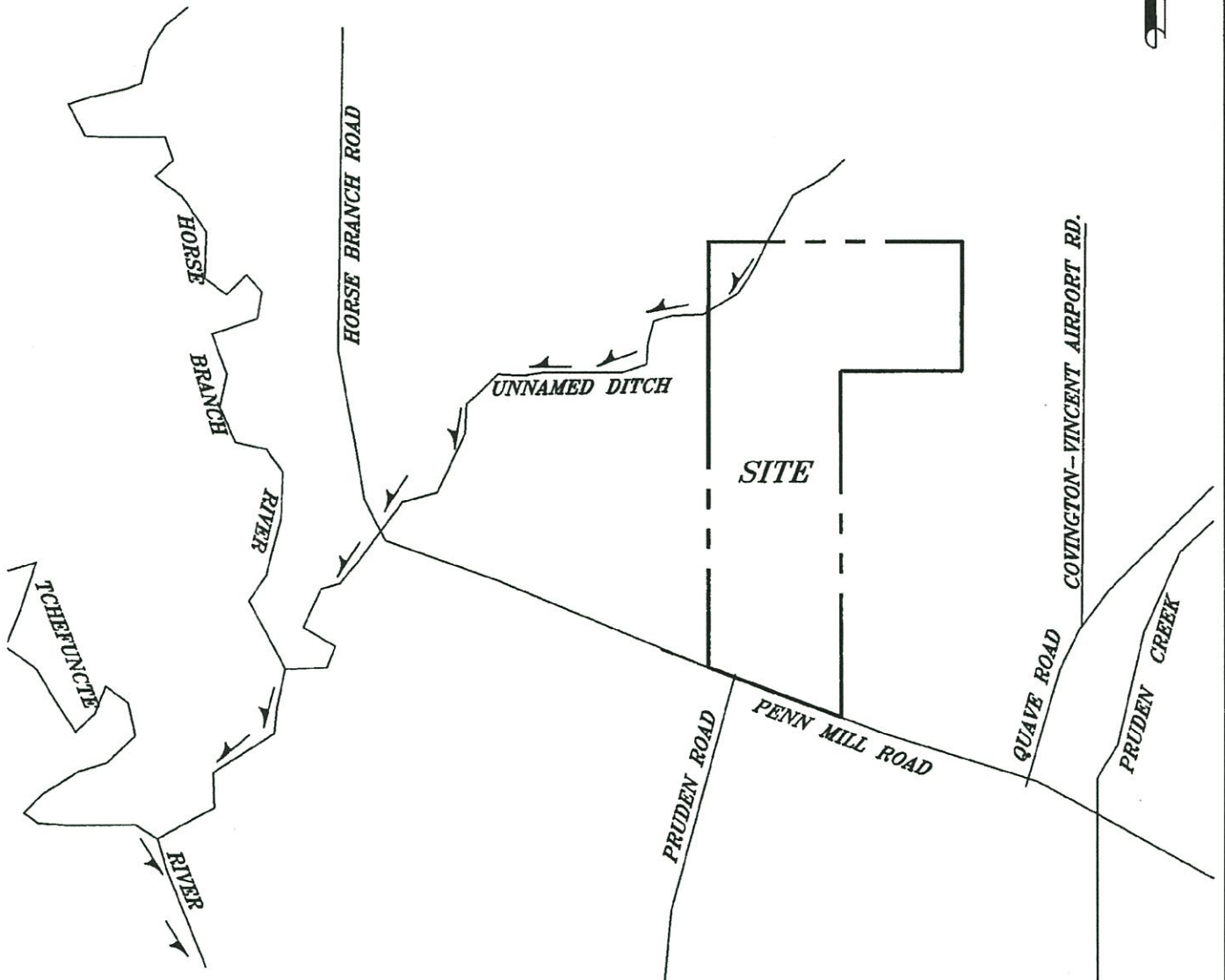


2012-03-02



NOTE:
 TOTAL SITE AREA - 51.27 ACRES
 TOTAL NUMBER OF LOTS - 106
 MIN. LOT SIZE ±14,000 sq ft
 (100' FRONT X ±145 sq ft)

ZC12-03-023



VICINITY & ULTIMATE DISPOSAL MAP

NOT TO SCALE

DATE
01/11/12
RESILIRE PROJECT NO.
R11-013.01
SHEET
U-1

PLANS FOR
SIMPSON PENN MILL RD. PROPERTY
SECTION 24, TOWNSHIP 6 SOUTH, RANGE 10 EAST
ST. TAMMANY PARISH, LOUISIANA

REVISION	NO.

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: PRUDEN CREEK PARTNERS, LLC
Developer's Address: 2901 RIDGELAKE DR. SUITE 213, METAIRIE LA.
Street City State Zip Code 70002
Developer's Phone No. (504) 833-7050
(Business) (Cell)
Subdivision Name: SIMPSON FARMS
Number of Acres in Development: 51.28 Number of Lots/Parcels in Development: 106
Ultimate Disposal of Surface Drainage: TEHEFUNCTE RIVER
Water Surface Runoff Mitigation Proposed: N/A

(Please check the following boxes below, where applicable:)

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

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

If yes, which major arterial streets? _____

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

If yes, please explain? _____

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

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

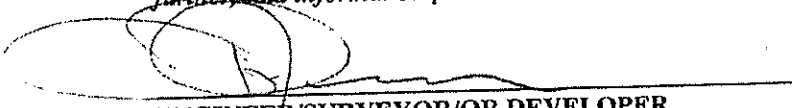
(Does the proposed subdivision development...)

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

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

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

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



ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

6-5-14

DATE