ZONING STAFF REPORT

Date: March 24, 2014  Meeting Date: April 1, 2014
Case No.: ZC14-04-027  Determination: Approved Amended Postponed Denied
Posted: 3/14/14

GENERAL INFORMATION

REQUESTED CHANGE: From A-1A (Suburban District) to A-3 (Suburban District)
LOCATION: Parcel located on the north side of Henry Rd, east of Lee Road; S23,T55,R11E; Ward 2, District 2
SIZE: 3.31 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION
Type: Parish  Road Surface: 2 Lane Asphalt  Condition: Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Land Use</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential &amp; Undeveloped</td>
<td>A-1A (Suburban District)</td>
</tr>
<tr>
<td>South</td>
<td>Residential</td>
<td>A-1A (Suburban District)</td>
</tr>
<tr>
<td>East</td>
<td>Residential</td>
<td>A-1A (Suburban District)</td>
</tr>
<tr>
<td>West</td>
<td>Residential</td>
<td>A-1A (Suburban District)</td>
</tr>
</tbody>
</table>

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

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-1A (Suburban District) to A-3 (Suburban District). The site is located on the north side of Henry Rd, east of Lee Road. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Considering that the site is surrounded by properties zoned A-1A (Suburban District), staff feels that there is no compelling reason to recommend approval of the request.

STAFF RECOMMENDATION:
The staff recommends that the request for an A-3 (Suburban District) designation be denied.
CASE NO.: ZC14-04-027
REQUESTED CHANGE: From A-1A (Suburban District) to A-3 (Suburban District)
LOCATION: Parcel located on the north side of Henry Rd, east of Lee Road;
S23,TSS,R11E; Ward 2, District 2
SIZE: 3.31 acres
SURVEY OF A PARCEL OF LAND
SITUATED IN
SECTION 23
TOWNSHIP 5 SOUTH
RANGE 11 EAST
ST. TAMMANY PARISH, LA.

CERTIFIED CONNECT TO:
JAMES BLACKWELL

DATE: 4-26-96
SCALE: 1" = 100'

O = IRON PIPE PD.
G = IRON ROD PD.
B = IRON ROD SET

DRAWN BY: RLF
CHECKED BY: TJF

JOE NO.: 963595
PLAT FILE NO.: 125-865-A
ZONING STAFF REPORT

Date: March 24, 2014
Case No.: ZC14-04-028
Posted: 03/14/14

Meeting Date: April 1, 2014
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

REQUESTED CHANGE: From A-2 (Suburban District) & PUD (Planned Unit Development Overlay) to HC-2 (Highway Commercial District)

LOCATION: Parcel located on the south side of 12th Street, east of US Highway 190; S42,T7S,R11E; Ward 3, District 2

SIZE: 1.16 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION
Type: Parish
Road Surface: 2 lane asphalt
Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Land Use</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
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<td>NC-6 (Public Cultural &amp; Recreational District)</td>
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<td>South</td>
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<td>East</td>
<td>Apartment &amp; Undeveloped</td>
<td>PUD (Planned Unit Development Overlay) &amp; A-2 (Suburban District)</td>
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<td>West</td>
<td>Commercial</td>
<td>HC-2 (Highway Commercial District)</td>
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</tbody>
</table>

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-2 (Suburban District) & PUD (Planned Unit Development Overlay) to HC-2 (Highway Commercial District). The site is located on the south side of 12th Street, east of US Highway 190. The 2025 future land use plan calls for the site to be developed with commercial uses. There is an existing commercial building on the site.

Note that the site was zoned C-2 Highway Commercial District before the comprehensive rezoning. Staff does not have any objection to the request.

STAFF RECOMMENDATION:
The staff recommends that the request for a HC-2 (Highway Commercial District) designation be approved.
CASE NO.: ZC14-04-028
REQUESTED CHANGE: From A-2 (Suburban District) & PUD (Planned Unit Development Overlay) to HC-2 (Highway Commercial District)
LOCATION: Parcel located on the south side of 12th Street, east of US Highway 190; S42,T7S,R11E; Ward 3, District 2
SIZE: 1.16 acres
ZONING STAFF REPORT

Date: March 24, 2014
Case No.: ZC14-04-029
Posted: 03/14/14

Meeting Date: April 1, 2014
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER: Jeff Schoen
OWNER: Michael Fridge
REQUESTED CHANGE: From A-4 (Single Family Residential District) to A-4 (Single Family Residential District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the north side of Nina Drive, west of Transmitter Road, being lots 23 & 24, Square 9, Oaklawn East Subdivision; S33,T8S,R13E; Ward 7, District 7
SIZE: 3.5 acres

SITE ASSESSMENT

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

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<tr>
<th>Direction</th>
<th>Land Use</th>
<th>Zoning</th>
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<tr>
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<td>A-4 Suburban District</td>
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<tr>
<td>West</td>
<td>Undeveloped</td>
<td>A-4 Suburban District</td>
</tr>
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</table>

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-4 (Single Family Residential District) to A-4 (Single Family Residential District) & MHO (Manufactured Housing Overlay). The site is located on the north side of Nina Drive, west of Transmitter Road, being lots 23 & 24, Square 9, Oaklawn East Subdivision. The 2025 Future Land Use Plan calls for residential development in the area including mobile homes. There are several mobile homes in close proximity to the subject parcel. Staff does not object to the request.

Note: A zoning change (ZC11-08-067) to MHO was previously requested, for the same site. The Zoning Commission granted approval at the hearing; however, it was denied by the Council, after hearing the appeal.

STAFF RECOMMENDATION:
The staff recommends that the request for a MHO (Manufactured Housing Overlay) designation be approved.
CASE NO.: ZC14-04-029
PETITIONER: Jeff Schoen
OWNER: Michael Fridge
REQUESTED CHANGE: From A-4 (Single Family Residential District) to A-4 (Single Family Residential District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the north side of Nina Drive, west of Transmitter Road, being lots 23 & 24, Square 9, Oaklawn East Subdivision; S33,T8S,R13E; Ward 7, District 7
SIZE: 3.5 acres
ZONING STAFF REPORT

Date: March 24, 2014  Meeting Date: April 1, 2014
Case No.: ZC14-04-030  Determination: Approved Amended Postponed Denied
Posted: 03/13/14

GENERAL INFORMATION

REQUESTED CHANGE: From A-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay)

LOCATION: Parcel located on the north side Stewart Road, east of Green Valley Road, being 12132 Stewart Road, Folsom; S10,T6S,R10E; Ward 3, District 3

SIZE: 4 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION
Type: Parish  Road Surface: 2 lane asphalt  Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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<tr>
<td>North</td>
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<td>A-1 (Suburban District)</td>
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</tr>
<tr>
<td>West</td>
<td>Undeveloped &amp; Residential</td>
<td>A-1 (Suburban District)</td>
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EXISTING LAND USE:
Existing development? No  Multi occupancy development? No

COMPREHENSIVE PLAN:

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

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

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located on the north side Stewart Road, east of Green Valley Road. The 2025 future land use plan calls for the front part of the site to be developed with residential and agricultural uses and the other half of the site as a Planned District with single family residence and conservation area. Staff does not have any objection to the request, as it appears that Stewart Road is developed with a mix of mobile homes and sick built homes.

STAFF RECOMMENDATION:
The staff recommends that the request for a MHO (Manufactured Housing Overlay) designation be approved.
CASE NO.: ZC14-04-030
REQUESTED CHANGE: From A-1 (Suburban District) to A-1 (Suburban District) & MIIO (Manufactured Housing Overlay)
LOCATION: Parcel located on the north side Stewart Road, east of Green Valley Road, being 12132 Stewart Road, Folsom; S10,T68,R10E; Ward 3, District 3
SIZE: 4 acres
ZONING STAFF REPORT

Date: March 24, 2014
Case No.: ZC14-04-031
Posted: 03/13/14
Meeting Date: April 1, 2014
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER: Claude Grace
OWNER: Claude Grace
REQUESTED CHANGE: From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the south side of Mashie Street, west of Ace Street, east of Iron Street, being lot 27, Square 7, Hillcrest Country Club Subdivision, Addition No 2; S27,T6S,R12E, Ward 10, District 6
SIZE: 0.49 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION
Type: Parish
Road Surface: 2 lane asphalt
Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Land Use</th>
<th>Zoning</th>
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</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential</td>
<td>A-3 (Suburban District)</td>
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<tr>
<td>South</td>
<td>Undeveloped</td>
<td>A-3 (Suburban District)</td>
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<td>East</td>
<td>Residential</td>
<td>A-3 (Suburban District)</td>
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<tr>
<td>West</td>
<td>Residential</td>
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</tbody>
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EXISTING LAND USE:
Existing development? No
Multi occupancy development? No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located on the south side of Mashie Street, west of Ace Street, east of Iron Street, being lot 27, Square 7, Hillcrest Country Club Subdivision, Addition No 2. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes. Staff has no objection to the request.

STAFF RECOMMENDATION:
The staff recommends that the request for a MHO (Manufactured Housing Overlay) designation be approved.
CASE NO.: ZC14-04-031  
PETITIONER: Claude Grace  
OWNER: Claude Grace  
REQUESTED CHANGE: From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)  
LOCATION: Parcel located on the south side of Mashie Street, west of Ace Street, east of Iron Street, being lot 27, Square 7, Hillcrest Country Club Subdivision, Addition No 2; S27,T6S,R12E; Ward 10, District 6  
SIZE: 0.49 acres
ZONING STAFF REPORT

Date: March 24, 2014
Case No.: ZC14-04-032
Posted: 03/14/14

Meeting Date: April 1, 2014
Determination: Approved

GENERAL INFORMATION

PETITIONER: Kenneth Starling
OWNER: Kenneth Starling
REQUESTED CHANGE: From HC-1 (Highway Commercial District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located on the south side of US Highway 190, east of Banner Road, west of Westminster Drive; S5,T9S,R14E; Ward 9, District 14
SIZE: 1.47 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION
Type: State
Road Surface: 3 lane asphalt
Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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<th>Direction</th>
<th>Land Use</th>
<th>Zoning</th>
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<tr>
<td>North</td>
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<td>East</td>
<td>Undeveloped</td>
<td>HC-2 Highway Commercial District</td>
</tr>
<tr>
<td>West</td>
<td>Commercial (Post Office)</td>
<td>HC-1 Highway Commercial District</td>
</tr>
</tbody>
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EXISTING LAND USE:
Existing development? No
Multi occupancy development? No

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from HC-1 (Highway Commercial District) to HC-2 (Highway Commercial District). The site is located on the south side of US Highway 190, east of Banner Road, west of Westminster Drive. The 2025 Future Land Use Plan calls for the area to be developed with commercial uses. Staff does not object to the request.

Note: The property was zoned C-2 prior to the Comprehensive Rezoning of St. Tammany Parish in 2009.

STAFF RECOMMENDATION:
The staff recommends that the request for a HC-2 (Highway Commercial District) designation be approved.
CASE NO.: ZC14-04-032
PETITIONER: Kenneth Starling
OWNER: Kenneth Starling
REQUESTED CHANGE: From HC-1 (Highway Commercial District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located on the south side of US Highway 190, east of Banner Road, west of Westminster Drive; S5,T9S,R14E; Ward 9, District 14
SIZE: 1.47 acres
ZONING STAFF REPORT

Date: March 24, 2014
Case No.: ZC06-07-053
Posted: 3/13/14

Meeting Date: April 1, 2014
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER: Paul Mayronne
OWNER: Darin C. Short
REQUESTED CHANGE: Major Amendment to PUD (Planned Unit Development Overlay)
LOCATION: Parcel located on the south side of Briarhollow Drive, north & west of Hummingbird Drive, being lots 528A, Tchefuncta Club Estates, Phase II S49, T7S, R11E, Ward 1, District 1
SIZE: 11,981.35 sq.ft.

SITE ASSESSMENT

ACCESS ROAD INFORMATION
Type: Parish
Road Surface: 2 lane asphalt
Condition: Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Land Use</th>
<th>Zoning</th>
</tr>
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<tr>
<td>North</td>
<td>Residential/Undeveloped</td>
<td>PUD (Planned Unit Development Overlay)</td>
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<td>Greenspace/Residential</td>
<td>PUD (Planned Unit Development Overlay)</td>
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<tr>
<td>West</td>
<td>Residential</td>
<td>PUD (Planned Unit Development Overlay)</td>
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EXISTING LAND USE:
Existing development? No
Multi occupancy development? No

COMPREHENSIVE PLAN:

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

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

STAFF COMMENTS:
The petitioner is requesting a major amendment to the PUD. The request consists of a reduction of the required rear yard setback from 10’ to 3’ on lot 528A. The subject lot abuts a no-cut green space buffer owned by Tchefuncta Club Estates. Staff has no objections to the request considering that the site abuts a large buffer.

STAFF RECOMMENDATION:
The staff recommends that the request for a major amendment to the PUD be approved.
CASE NO.: ZC06-07-053
PETITIONER: Paul Mayronne
OWNER: Darin C. Short
REQUESTED CHANGE: Major Amendment to PUD (Planned Unit Development Overlay)
LOCATION: Parcel located on the south side of Briehollow Drive, north & west of Hummingbird Drive, being lots 528A, Tchefuncta Club Estates, Phase II S49, T7S, R11E; Ward 1, District 1
SIZE: 11,981.35 sq.ft.
GREENSPACE

LOT 529A

LOT 528A

LOT 527A

L=90.01'  R=1770.00'

22 BRIAR HOLLOW

Survey of
LOT 528A * TCHEFUNCTA CLUB ESTATES * PHASE II
ST. TAMMANY PARISH, LOUISIANA
FOR
DARIN C. SHORT
WHITNEY BANK; LANDMARK TITLE GROUP, L.L.C.
FIRST AMERICAN TITLE INSURANCE COMPANY

Professional Land Surveyors
Geodetic - Forensic - Consultants
228 W. Causeway Approach, Mandeville, LA 70448
(985) 624-5366  FAX (985) 624-5309
E-MAIL: info@brownsurveys.com

Surveyed in accordance with the Louisiana "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" for a Class C Survey.

Date: April 25, 2013
Survey No. 17500
Project No. (DB) B13500.TXT
Scale: 1"=20' (1/2"
Reduced)
St. Tammany Parish Department of Development  
c/o Helen Lambert, Assistant Director  
21454 Koop Drive  
Mandeville, Louisiana 70471  

Re: Major Amendment to PUD – Tchefuncta Club Estates, Phase II  
Lot 528  

Dear Ms. Lambert:  

Please be advised that I am the owner of Lot 528, Tchefuncta Club Estates, Phase II and am in the process of building my home. At this time, I would request a major amendment to the PUD, reducing the rear setback line on my lot to three (3’) feet. As you will see from the site plan attached hereto, the amendment is being requested so that I might construct a pool on my lot.  

Pursuant to the attached correspondence from Mr. Charles Barnett, Tchefuncta Club Estates, Inc., through its Architectural Control Committee, has reviewed my request and granted approval for my pool to be placed as indicated. I would also point out that my lot backs up to “no-cut” greenspace which is over two hundred fifty (250’) feet deep. As a result, I would respectfully suggest that amending the rear setback line to accommodate the pool will in no way have any negative effect on any other resident or surrounding property owner.  

Finally, please find enclosed my check in the amount of $75.00 made payable to the Parish of St. Tammany for the fees associated with my request.  

I would ask that my request please be placed on the St. Tammany Parish Zoning Commission’s April 1, 2014 Agenda for consideration. Should you have any questions regarding my request, or need any additional information or documents, please do not hesitate to contact me.  

Sincerely,  

Darin Short  

cc: Paul J. Mayronne, Esq.  
Honorable Marty Dean
March 20, 2013

Mr. Lance Lawson
Old Orleans Construction
P. O. Box 579
Madisonville, LA 70447

Re: Lot 528
Tchefuncta Estates Phase II

Dear Mr. Lawson:

It was certainly a pleasure to speak with you yesterday regarding the plans that you had submitted for Mr. Darren Short. The Architectural Control Committee met yesterday, reviewed the plans and the house is going to be a tremendous addition to the new neighborhood. We have reviewed all of the side, front and rear set backs and everything appears to be in order and the exterior materials meet all of our requirements.

The only item that I did want to bring up to you is the location of the pool. In reviewing the plans, it appears that the back edge of the pool is approximately three feet from the back of the property line. The Architectural Control Committee has the authority to allow a variance on the ten foot rear easement and we are going to allow this on this particular house. I do want to make sure that you are able to get the proper Parish Permits for the location of the pool three feet from the property line as I am sure you will before starting the project.

If you have any questions or comments, please give me a call at (985) 264-5684.

Respectfully submitted,

Charles Barnett

CB/jw
PLAN REVIEW STAFF REPORT

Date: March 24, 2014
CASE NO.: PR14-04-002
Posted: 3/13/2014

Determination: Approved Amended Postponed Denied

PETITIONER: Michael Hurley
OWNER: Mutual Savings and Loan Association
PROPOSED USE: Bank
PREVIOUS/CURRENT USE: Vacant
SQ. FT. OF USE: 3,565 sq.ft.
GROSS AREA LOT SIZE: 40,000 sq.ft.
ZONING CLASSIFICATION: HC-2 (Highway Commercial District)
CORRIDOR: Tammany Trace Overlay
LOCATION: Parcel located on the west side of Capital Trace Row, north of Koop Drive, west of LA Highway 59, being 68021 Capital Trace Row, Mandeville; S24,T7S,R11E; Ward 4, District 1

ACCESS ROAD INFORMATION
Type: Parish
Road Surface: 2 Lane, Concrete
Condition: Good

SITE ASSESSMENT

LAND USE CONSIDERATIONS
Surrounding Land Use and Zoning:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Land Use</th>
<th>Zoning</th>
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</thead>
<tbody>
<tr>
<td>North</td>
<td>Commercial</td>
<td>HC2 - Highway Commercial District</td>
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<tr>
<td>South</td>
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<tr>
<td>West</td>
<td>Tammany Trace</td>
<td>PUD - Planned Unit Development</td>
</tr>
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Existing development? No
Multi occupancy development? No

STAFF COMMENTS:
Petitioner is proposing a Bank on a Parcel located on the west side of Capital Trace Row, north of Koop Drive, west of LA Highway 59, being 68021 Capital Trace Row, Mandeville. A site and landscape plan have been submitted meeting all the requirements.

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

1. As required, exterior facades will be finished with cement plaster (stucco) & brick.
2. As required a 25' greenspace is provided along the Tammany Trace.
3. Provide a revised landscape plan showing the size and location of all existing trees before final landscaping inspection. Note that the size of the Class A & Class B trees has to be a minimum of 10' to 12' high. The caliper of Class A trees has to be a minimum of 2 1/2" and the caliper of Class B trees has to be a minimum of 1 1/2" measured at 1/2 feet above the ground
4. Access ways through the periphery of an off street parking or other vehicular use area shall be a minimum of 24' to a maximum of 35' wide for 2 way traffic and a minimum of 12' to 15' wide for one way traffic.
5. If a dumpster is required, provide the location and the required screening.
6. The property owner shall be responsible for the maintenance and the replacement of the required plant materials.
7. During construction, planting or open ground areas surrounding preserved trees shall be wired off with a properly flagged, reinforced & rolled wire mesh.
8. Sight triangle shall have 15 feet at the intersection of a public street and 15 feet along a private access way. No parking, wall, fence, sign, structure or plant material shall be placed within the sight distance area as not to impede vision between a height of 2 1/2 feet and 10 feet above the center line grades of the intersecting streets and/or drives.
9. No plant material except grass or ground cover shall be located closer than 3 feet from the edge of any access way pavement.
10. Provide an exterior lighting plan so all exterior lighting shall be shaded or inwardly directed in such a manner so that no direct lighting glare is cast beyond the property line. The intensity of such lighting shall not exceed one foot candle as measured at the abutting property line. Outdoor lighting illumination shall follow the recommended guidelines for the luminance as established in the IESNA Lighting Handbook.

NOTE TO PETITIONER
There is a 10 day appeals period following the Zoning Commission decision. If the request is approved, permits will not be issued until this 10 day period has elapsed. The petitioner shall have one year to obtain the appropriate building permits or occupy the site from the date of approval of the St. Tammany Parish Zoning Commission, unless otherwise stipulated by the St. Tammany Parish Zoning Commission.
CASE NO.: PR14-04-002
APPLICANT: Michael Hurley
PROPOSED USE: Bank
PREVIOUS/CURRENT USE: Vacant
SQ. FT. OF USE: 3,565 sq. ft.
GROSS AREA LOT SIZE: 40,000 sq. ft.
ZONING CLASSIFICATION: HC-2 (Highway Commercial District)
CORRIDOR: Tammany Trace Overlay
LOCATION: Parcel located on the west side of Capital Trace Row, north of Koop Drive, west of LA Highway 59, being 68021 Capital Trace Row, Mandeville; S24,T7S,R11E; Ward 4, District 5
<table>
<thead>
<tr>
<th>Affected Area</th>
<th>Planned Corridor</th>
<th>Minimum Requirements</th>
<th>Petitioner Provided</th>
<th>Staff Recommends</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Planting 176' ft.</td>
<td>25' planting area</td>
<td>176' planting area 6 Class A 6 Class B 18 Shrubs</td>
<td>6 Class A 6 Class B</td>
<td>Approve as shown</td>
</tr>
<tr>
<td>North Perimeter Planting 187' ft.</td>
<td>10' planting area</td>
<td>10' planting area 6 Class A 6 Class B</td>
<td>10' planting area 6 Class A 6 Class B</td>
<td>Approve as shown</td>
</tr>
<tr>
<td>South Perimeter Planting 250' ft.</td>
<td>10' planting area</td>
<td>10' planting area 8 Class A 8 Class B</td>
<td>10' planting area 8 Class A 8 Class B</td>
<td>Approve as shown</td>
</tr>
<tr>
<td>West Tammany Trace Planting 1944'</td>
<td>25' planting area  no cut buffer</td>
<td>25' planting area 6 Class A 6 Class B</td>
<td>25' planting area 6 Class A 6 Class B</td>
<td>Approve as shown</td>
</tr>
<tr>
<td>Parking Planting Spaces Required</td>
<td>1 Class A in Island / 12 spaces &amp; in island at ends of row</td>
<td>1 Class A / 12 spaces &amp; in islands at ends of row</td>
<td>1 Class A / 12 spaces &amp; in islands at ends of row</td>
<td>Approve as shown</td>
</tr>
<tr>
<td>Signage</td>
<td>32 sq. ft. monument, 9' tall, 5' setback</td>
<td>32 sq. ft. monument, 9' tall, 5' setback</td>
<td>31.88 sf monument 6'-3'' tall, 6' setback</td>
<td>Approve as shown</td>
</tr>
</tbody>
</table>