ZONING STAFF REPORT

Date: 07/28/14
Case No.: ZC08-01-007
Prior Action: Approved 04/01/08
 Posted: 07/16/14

Meeting Date: August 5, 2014
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER: Gulf States Real Estate Services, L.L.C.
OWNER: Versailles LLC & Lucky 7 Irrevocable Trust
REQUESTED CHANGE: Major Amendment to the PUD (Planned Unit Development Overlay) & addition of 22.30 acres of PUD (Planned Unit Development Overlay)
LOCATION: Parcel located on the north of I-12, west of Holiday Square Blvd., south of Versailles Subdivision; S15 & 16,T7S,R11E; Ward 3, District 1
SIZE: 74.23 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-4 (Single Family Residential) &amp; C-2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Highway Commercial) District</td>
</tr>
<tr>
<td>South</td>
<td>I-12</td>
<td>C-2 (Highway Commercial) District</td>
</tr>
<tr>
<td>East</td>
<td>Commercial</td>
<td>A-4 (Single Family Residential) District</td>
</tr>
<tr>
<td>West</td>
<td>Undeveloped</td>
<td></td>
</tr>
</tbody>
</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:

CHARACTERISTICS OF THE PROPOSED DEVELOPMENT

The petitioner is requesting a major Amendment to the originally approval PUD (Planned Unit Development Overlay) and the addition of 22.30 acres of PUD (Planned Unit Development Overlay) to the development. The commercial subdivision is now proposed to be developed with a total of 20 lots (originally approved to be developed with a total of 23 lots). The lots are identified on the plan, by 3 different colors representing the maximum height allowable for each area (see below, chart depicting the differences between the original approval and new proposal). Note that the maximum allowable height in Area 2 is proposed to be increased from 40 feet to 60 feet. Also, the rear yard setbacks have also been considerably reduced, more particularly within Area 2.

The site will be accessed through Holiday Square Blvd and an extension of Holiday Square Blvd connecting to Holiday Blvd, to the north of the site.

A list of permitted and prohibited uses has been provided as required. Also, as indicated on the plan, the landscaping, lighting, parking and signage will meet all Parish Requirements. Note that a land clearing permit and trees survey will have to be submitted for each parcel, before application for building permit.
### SUBDIVISION INFORMATION (Proposed)

<table>
<thead>
<tr>
<th>Section</th>
<th>Setbacks &amp; Landscape buffer</th>
<th>Maximum Height</th>
</tr>
</thead>
</table>
| Area 1 Lot 13-19 | Front: 30'  
Side: 10'  
Rear: 10' | 100'          |
| Area 2 Lot 9-12 | Front: 30'  
Side: 10'  
Rear: 10'  
100' buffer in the rear, abutting residential | 60'            |
| Area 3 Lot 1-8 | Front: 40'  
Side: 10'  
Rear: 410' | 45'            |

### SUBDIVISION INFORMATION (Currently approved)

<table>
<thead>
<tr>
<th>Section</th>
<th>Setbacks</th>
<th>Maximum Height</th>
</tr>
</thead>
</table>
| Area 1  | Front: 30'  
Side: 10'  
Rear: 25' | 100'          |
| Area 2  | Front: 30'  
Side: 10'  
Rear: 50'  
100' buffer in the rear, abutting residential | 40'            |
| Area 3  | Front: 40'  
Side: 10'  
Rear: 30' | 60'            
Lots 3 & 15: limited to 45' |

### GENERAL PUD CRITERIA

<table>
<thead>
<tr>
<th>Required information</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Title of the project, name of the developer, legal description</td>
<td>Provided as Required</td>
</tr>
<tr>
<td>Existing Land Use within 500' of all boundaries on the plan</td>
<td>Provided as Required</td>
</tr>
<tr>
<td>Minimum front, side, &amp; rear setbacks &amp; maximum height for Residential</td>
<td>Provided as Required</td>
</tr>
<tr>
<td>Restrictive Covenants</td>
<td>Provided as Required</td>
</tr>
<tr>
<td>Water &amp; Sewer facilities</td>
<td>Provided as Required (to be located off site)</td>
</tr>
<tr>
<td>Wetland Delineations</td>
<td>Provided as Required</td>
</tr>
<tr>
<td>Flood Zone Demarcation Lines</td>
<td>Provided as Required</td>
</tr>
<tr>
<td>Ultimate Disposal of Surface Drainage</td>
<td>Provided as Required</td>
</tr>
<tr>
<td>Environmental Assessment Data Form</td>
<td>Provided as Required</td>
</tr>
</tbody>
</table>
GREENSPACE
The proposed amendment and addition will create an increase of the total acreage of greenspace from 18.55 acres (25%) to 23.95 acres (25.86 %). The most important environmental feature of the property, Bayou Monga and its surroundings, will remain undeveloped and preserved as part of the required greenspace for the PUD. Additional greenspace is also proposed to be provided, in the rear of lot 16, for detention purposes (identified as lot 21). A pedestrian/bike path was originally proposed to be provided within the development; however, it has been removed from the proposed plan.

COMPREHENSIVE PLAN ANALYSIS
The 2025 future land use plan designates the area to be developed with residential uses. The proposed development does not meet the 2025 future land use plan, considering that it is proposed to be entirely developed with commercial uses. However, considering the proximity of the interstate and the presence of existing commercial businesses directly abutting the site, staff feels that the proposed PUD is appropriate for the area.

STAFF RECOMMENDATION:
The staff recommends that the request for a Major Amendment to the PUD (Planned Unit Development Overlay) & addition of 22.30 acres of PUD (Planned Unit Development Overlay) be postponed. Staff is in favor of the revised plan; however, staff does not support the proposed increased in height in Area 2 from 40 feet to 60 feet, considering that Area 2 is abutting the Versailles residential subdivision. Also, staff feels that passive and active amenities should be provided as required under the PUD.
CASE NO.: ZC08-01-007
PETITIONER: Gulf States Real Estate Services, L.L.C.
OWNER: Versailles LLC & Lucky 7 Irrevocable Trust
REQUESTED CHANGE: Major Amendment to the PUD (Planned Unit Development Overlay) & addition of 22.30 acres of PUD (Planned Unit Development Overlay)
LOCATION: Parcel located on the north of I-12, west of Holiday Square Blvd., south of Versailles Subdivision; S15 & 16, T7S, R11E; Ward 3, District 1
SIZE: 74.23 acres
AREA ONE

21.69 Acres

LOTS 13-20

SETBACKS
FRONT- 25
& LANDSCAPE SIDE- 10
BUFFERS REAR- 10
MAXIMUM HEIGHT 100

AREA TWO

20.32 Acres

LOTS 9-12

SETBACKS
FRONT- 25
& LANDSCAPE SIDE- 10
BUFFERS REAR- 10
MAXIMUM HEIGHT 80

AREA THREE

19.01 Acres

LOTS 1-8

SETBACKS
FRONT- 25
& LANDSCAPE SIDE- 10
BUFFERS REAR- 10
MAXIMUM HEIGHT 45

GREENSPACE/DETENTION 23.96 Acres (25.05%)
(MINIMUM REQ. 25% 23.15 AC.)

WETLANDS (DELINEATED BY OTHERS)
ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: Versailles Business Park LLC

Developer's Address: 109 New Camellia Blvd, Suite 100, Covington, LA, 70433

Developer's Phone No.: 985-792-4335  985-792-0981  Mail: Sauter

(Business)  (Cell)

Subdivision Name: Versailles Business Park

Number of Acres in Development: 92.61  Number of Lots/Parcels in Development: 19

Ultimate Disposal of Surface Drainage: Lake Ponchatrain

Water Surface Runoff Mitigation Proposed: Detention

(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? [ ]

[Signature]
- 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? □ Yes □ No

b.) disrupt, alter or destroy any historical or archaeological 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 aesthetic 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.

[Signature]

[Date]

[License Number]

[Professional Engineer]

[State]

[Civil Engineering]

[Company Name]
ZONING STAFF REPORT

Date: July 28, 2014  Meeting Date: August 5, 2014
Case No.: ZC14-08-062  Determination: Approved Amended Postponed Denied
Posted: 07/16/14

GENERAL INFORMATION

PETITIONER: Jeff Schoen
OWNER: Elegant Home Builders, Inc
REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located on the north side of LA Highway 36, east of St. Landry Street, being a portion of lot 4, Block 10, Garland's Covington & Claiborne Addition; S42,T6S,R11E; Ward 3, District 2
SIZE: 0.8535 acres

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

SITE ASSESSMENT

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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<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-2 (Suburban District)</td>
</tr>
<tr>
<td>South</td>
<td>Undeveloped</td>
<td>A-3 (Suburban District)</td>
</tr>
<tr>
<td>East</td>
<td>Commercial</td>
<td>NC-4 (Neighborhood Institutional District)</td>
</tr>
<tr>
<td>West</td>
<td>Commercial</td>
<td>HC-2 (Highway Commercial District)</td>
</tr>
</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 NC-4 (Neighborhood Institutional District) to HC-2 (Highway Commercial District). The site is located on the north side of LA Highway 36, east of St. Landry Street, being a portion of lot 4, Block 10, Garland's Covington & Claiborne Addition. The 2025 future land use plan calls for the area to be developed with commercial use. Considering that the Highway 36 Corridor is developed with a mix of single family and multi family residences, commercial and industrial uses, staff does not have any objections to the request.

STAFF RECOMMENDATION:
The staff recommends that the request for a HC-2 (Highway Commercial District) designation be approved.
CASE NO.: ZC14-08-062
PETITIONER: Jeff Schoen
OWNER: Elegant Home Builders, Inc
REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located on the north side of LA Highway 36, east of St. Landry Street, being a portion of lot 4, Block 10, Garland's Covington & Claiborne Addition; S42,T6S,R11E; Ward 3, District 2
SIZE: 0.8535 acres
ZONING STAFF REPORT

Date: July 28, 2014
Case No.: ZC14-08-063
Posted: 07/15/14

Meeting Date: August 5, 2014
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER: Tab Shepherd, Home Bank
OWNER: Home Bank
REQUESTED CHANGE: From NC-2 (Indoor Retail and Service District) to NC-4 (Neighborhood Institutional District)
LOCATION: Parcel located on the west side of LA Highway 25, south of Thompson Road, being 78263 Highway 25, Folsom; S36,T5S,R10E; Ward 2, District 3
SIZE: 4.48 acres

SITE ASSESSMENT

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction | Land Use          | Zoning                      |
-----------|-------------------|-----------------------------|
North      | Undeveloped & residential | A-1 (Suburban District)     |
South      | Undeveloped       | A-1 (Suburban District)     |
East       | Undeveloped       | A-1 (Suburban District)     |
West       | Undeveloped       | A-1A (Suburban District)    |

EXISTING LAND USE: Yes
Multi occupancy development? No

COMPREHENSIVE PLAN:
Institutional - Public uses such as churches, hospitals, health-related services, colleges and universities, police and fire stations, research institutes, schools, other community centers, and related uses.

STAFF COMMENTS:
The petitioner is requesting to change the zoning from NC-2 (Indoor Retail and Service District) to NC-4 (Neighborhood Institutional District). The site is located on the west side of LA Highway 25, south of Thompson Road, being 78263 Highway 25, Folsom. The 2025 future land use plan calls for the site to be developed with institutional uses. The site is currently developed with an office warehouse. Staff does not have any objection to the requested zoning change, considering that it would to meet the objective of the 2025 comprehensive plan, to allow for institutional uses on the site, as well as other uses which provides services for the surrounding area.

Note that there is a Rural Overlay on the site which allows some of the permitted uses under NC-3 & NC-4 zoning districts, such as bed & breakfast & religious uses.

STAFF RECOMMENDATION:
The staff recommends that the request for a NC-4 (Neighborhood Institutional District) designation be approved.
CASE NO.: ZC14-08-063
PETITIONER: Tab Shepherd, Home Bank
OWNER: Home Bank
REQUESTED CHANGE: From NC-2 (Indoor Retail and Service District) to NC-4 (Neighborhood Institutional District)
LOCATION: Parcel located on the west side of LA Highway 25, south of Thompson Road, being 78263 Highway 25, Folsom; S36,T5S,R10E; Ward 2, District 3
SIZE: 4.48 acres
ZONING STAFF REPORT

Date: July 28, 2014
Case No.: ZC14-08-064
Posted: 7/15/2014

Meeting Date: August 5, 2014
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

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

LOCATION: Parcel located at the end of Okefenokee Road, east of LA Highway 41; S40, T8S,R14E; Ward 8, District 6

SIZE: 4.736 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION
Type: Private
Road Surface: Gravel/dirt
Condition: Poor

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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<thead>
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<tr>
<td>North</td>
<td>Residential</td>
<td>A-2 Suburban District</td>
</tr>
<tr>
<td>South</td>
<td>Residential</td>
<td>A-2 Suburban District</td>
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<tr>
<td>East</td>
<td>Undeveloped</td>
<td>A-2 Suburban District</td>
</tr>
<tr>
<td>West</td>
<td>Residential</td>
<td>A-2 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-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located at the end of Okefenokee Road, east of LA Highway 41. The 2025 Future Land Use Plan calls for the area to be developed with residential and agricultural uses. There is a mix of mobile homes and stick-built homes in the area. Staff does not object to the request.

STAFF RECOMMENDATION:
The staff recommends that the request for a MHO (Manufactured Housing Overlay) designation be approved.
CASE NO.: ZC14-08-064
REQUESTED CHANGE: From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located at the end of Okefenokee Road, east of LA Highway 41; S40, T8S,R14E; Ward 8, District 6
SIZE: 4.736 acres
ZONING STAFF REPORT

Date: July 28, 2014  
Meeting Date: August 5, 2014  
Case No.: ZC14-08-065  
Determinaion: Approved Amended Postponed Denied  
Posted: 7/15/2014

GENERAL INFORMATION

REQUESTED CHANGE: From A-1 (Suburban District) to A-2 (Suburban District)
LOCATION: Parcel located at the northwest corner of Shelby Road & Section Road; S16,T5S,R11E; Ward 2, District 6
SIZE: 4.906 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>
<td>Undeveloped</td>
<td>A-1 Suburban District</td>
</tr>
<tr>
<td>South</td>
<td>Residential</td>
<td>A-1 Suburban District</td>
</tr>
<tr>
<td>East</td>
<td>Residential/Agricultural</td>
<td>A-1 Suburban District</td>
</tr>
<tr>
<td>West</td>
<td>Residential</td>
<td>A-1 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-1 (Suburban District) to A-2 (Suburban District). The site is located at the northwest corner of Shelby Road & Section Road. The 2025 Future Land Use Plan calls for the area to be developed with residential uses. Staff sees no compelling reason to increase the density in the area considering that the property is surrounded by A-1 zoning.

STAFF RECOMMENDATION:
The staff recommends that the request for an A-2 (Suburban District) designation be denied.
CASE NO.: ZC14-08-065
REQUESTED CHANGE: From A-1 (Suburban District) to A-2 (Suburban District)
LOCATION: Parcel located at the northwest corner of Shelby Road & Section Road; S16,T55,R11E; Ward 2, District 6
SIZE: 4.906 acres
ZONING STAFF REPORT

Date: July 28, 2014
Case No.: ZC14-08-066
Posted: 7/15/2014
Meeting Date: August 5, 2014
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER: David W. & Joanne V. Morere
OWNER: David W. & Joanne V. Morere
REQUESTED CHANGE: From A-1 (Suburban District) to A-2 (Suburban District)
LOCATION: Parcel located on the south side of Willie Garrett Road, west of LA Highway 450, being 11630 Willie Garrett Road, Folsom; S29,T4S,R10E; Ward 2, District 3
SIZE: 10.92 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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<th>Zoning</th>
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<tbody>
<tr>
<td>North</td>
<td>Residential/Agricultural</td>
<td>A-1 Suburban District</td>
</tr>
<tr>
<td>South</td>
<td>Agricultural</td>
<td>A-1 Suburban District</td>
</tr>
<tr>
<td>East</td>
<td>Agricultural</td>
<td>A-1 Suburban District</td>
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<tr>
<td>West</td>
<td>Agricultural</td>
<td>A-1 Suburban District</td>
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</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-1 (Suburban District) to A-2 (Suburban District). The site is located on the south side of Willie Garrett Road, west of LA Highway 450, being 11630 Willie Garrett Road, Folsom. The 2025 Future Land Use Plan calls for the area to be developed with residential and agricultural uses. Staff sees no compelling reason to increase the density in the area considering that the property is surrounded by A-1 zoning.

STAFF RECOMMENDATION:
The staff recommends that the request for an A-2 (Suburban District) designation be denied.
CASE NO.: ZC14-08-066  
PETITIONER: David W. & Joanne V. Morere  
OWNER: David W. & Joanne V. Morere  
REQUESTED CHANGE: From A-1 (Suburban District) to A-2 (Suburban District)  
LOCATION: Parcel located on the south side of Willie Garrett Road, west of LA Highway 450, being 11630 Willie Garrett Road, Folsom; S29,T4S,R10E; Ward 2, District 3  
SIZE: 10.92 acres
WILLIE GARRETT ROAD
(ASPHALT)

REFERENCE BEARING:
S02°35'54"E
(per Reference Survey No.2)

NOTE: This property is located in Flood Zone C,
per F.E.M.A. Map No. 225205 0025 B,
dated March 1, 1984.

POB IS REPORTED TO BE NORTH 727.50'; EAST 3011.70';
N00°29'E 581.10'; N09°55'E 941.20'; N09°38'E 1106.90';
FROM THE SECTION CORNER COMMON TO SECTIONS
29, 33, 31, & 32, T4S, R10E.

1. Survey for Compensation Specialties, Inc. by
Land Surveying, Inc. dated July 31, 1989.
2. Survey for Kenneth & Gwendolyn Doby by

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

LEGEND
Θ = 1/2" Iron Rod Set
O = 1/2" Iron Rod Found

John G. Cummings and Associates
505 N. Jefferson Ave.
Covington, LA 70433

(504) 892-1549
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT PREPARED FOR: David Moree

SHOWING A SURVEY OF: A PARCEL OF LAND LOCATED IN SECTION 29, TOWNSHIP
4 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH,
LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON
THE GROUND BY ME, OR THOSE UNDER MY DIRECTION,
AND CONFORMS TO ALL APPLICABLE STANDARDS SET
FORTH BY THE STATE OF LOUISIANA, AND BEARS A
CLASS C SURVEY.

SCALE: 1" = 200' DATE: 9-12-02
JOB NO. 02126

REVISED:
ZONING STAFF REPORT

Date: July 28, 2014
Case No.: ZC14-08-067
Posted: 7/15/2014

Meeting Date: August 5, 2014
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER: Robert Traina
OWNER: RA Traina Construction LLC/Robert & Pamela Traina
REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) to HC-1 (Highway Commercial District)
LOCATION: Parcel located on the northeast corner of LA Highway 40 & LA Highway 41, being 81718 Highway 41, Bush; S42, T5S, R13E, Ward 5, District 6
SIZE: 0.43 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION
Type: State
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>Undeveloped</td>
<td>NC-4 Neighborhood Institutional District</td>
</tr>
<tr>
<td>South</td>
<td>Undeveloped</td>
<td>A-2 Suburban District</td>
</tr>
<tr>
<td>East</td>
<td>Residential</td>
<td>A-2 Suburban District</td>
</tr>
<tr>
<td>West</td>
<td>Commercial</td>
<td>NC-4 Neighborhood Institutional District</td>
</tr>
</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 NC-4 (Neighborhood Institutional District) to HC-1 (Highway Commercial District). The site is located on the northeast corner of LA Highway 40 & LA Highway 41, being 81718 Highway 41, Bush. The 2025 Future Land Use Plan calls for the area to be developed with commercial uses. However, the limited size of the site and zoning of adjacent parcels as residential or neighborhood commercial preclude staff from supporting this request. Staff feels the requested zoning is too intense for the area.

Note: Prior to the Comprehensive Rezoning the parcel was zoned C-2 Highway Commercial District.

STAFF RECOMMENDATION:
The staff recommends that the request for a HC-1 (Highway Commercial District) designation be denied.
CASE NO.: ZC14-08-067
PETITIONER: Robert Traina
OWNER: RA Traina Construction LLC/Robert & Pamela Traina
REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) to HC-1 (Highway Commercial District)
LOCATION: Parcel located on the northeast corner of LA Highway 40 & LA Highway 41, being 81718 Highway 41, Bush; S42, T5S, R13E; Ward 5, District 6
SIZE: 0.43 acres
ZONING STAFF REPORT

Date: July 28, 2014  
Meeting Date: August 5, 2014  
Case No.: ZC14-08-068  
Determination: Approved Amended Postponed Denied  
Posted: 7/15/2014

GENERAL INFORMATION

PETITIONER:  
Claude Sanders, Jr

OWNER:  
Old Captains LLC/Claude S. Sander, Jr. & Nolan J. Trosclair

REQUESTED CHANGE:  
From A-1 (Suburban District) to I-2 (Industrial District)

LOCATION:  
Parcel located on the east side of Apple Pie Ridge Road, south of US Highway 190 East, being 54262 Apple Pie Ridge Road, Slidell & being a portion of Square 17 & 20 & a portion of the revoked Louis Street, Blue Haven Subdivision ; S33,T9S,R15E; Ward 8, District 13

SIZE:  
4.83 acres

SITE ASSESSMENT

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction  | Land Use  | Zoning
---|---|---
North  | Undeveloped  | A-1 Suburban District
South  | Residential  | A-1 Suburban District
East  | Undeveloped  | A-1 Suburban District
West  | Undeveloped  | A-1 Suburban District

EXISTING LAND USE:
Existing development? No  
Multi occupany 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-1 (Suburban District) to I-2 (Industrial District). The site is located on the east side of Apple Pie Ridge Road, south of US Highway 190 East, being 54262 Apple Pie Ridge Road, Slidell & being a portion of Square 17 & 20 & a portion of the revoked Louis Street, Blue Haven Subdivision. The 2025 Future Land Use Plan calls for the area to be developed with residential uses. Staff feels that the requested zoning change is too intense for the area, considering that the site is surrounded by residential uses and undeveloped land.

STAFF RECOMMENDATION:
The staff recommends that the request for an I-2 (Industrial District) designation be denied.
CASE NO.: ZC14-08-068
PETITIONER: Claude Sanders, Jr
OWNER: Old Captains LLC/Claude S. Sander, Jr. & Nolan J. Trosclair
REQUESTED CHANGE: From A-1 (Suburban District) to I-2 (Industrial District)
LOCATION: Parcel located on the east side of Apple Pie Ridge Road, south of US Highway 190 East, being 54262 Apple Pie Ridge Road, Slidell & being a portion of Square 17 & 20 & a portion of the revoked Louis Street, Blue Haven Subdivision; S33,T9S,R15E; Ward 8, District 13
SIZE: 4.83 acres
HENSLEY ST. (NOT CONSTRUCTED)

ZONED "A-1" TO "I-2"

LOUIS ST.

ZONED "A-1" TO "I-2"

SQUARE 17

ZONED "A-1"

SQUARE 18

ZONED "A-1"

SQUARE 19

EDGECORE OF SUBDIVISION

GRAPHIC SCALE

A ZONING MAP OF A PORTION OF SQUARE 17 & SQUARE 20, BLUE HAVEN SUBD. & A PORTION OF THE REVOKED LOUIS STREET FROM "A-1" TO "I-2" IN SECTION 33, T-9-S, R-15-E, ST. TAMMANY PARISH, LOUISIANA

J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING ENVIRONMENTAL
1805 Shortcut Highway
St. Paul, Louisiana 70458
Phone: 985-649-0075 Fax: 985-649-0154

Claude Sander, Jr.

Site

State of Louisiana
Reg. No. 478

110337
OF 1

6/14

Checked by:
JWG

Claude Sander, Jr.

I certify that this plot does represent on actual ground survey and that to the best of my knowledge no encroachments exist other than those shown on this drawing.

Encroachments shown herein are not necessarily exclusive. Encroachments 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.

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

FIRM: 222205 0675 D
DATE: 4/16/91
ZONE: AT1
S.F.E. = 11'

* Verify prior to construction with local governing body.
ZONING STAFF REPORT

Date: July 28, 2014
Meeting Date: August 5, 2014
Case No.: ZC14-08-069
Determination: Approved Amended Postponed Denied
Posted: 07/15/14

GENERAL INFORMATION

PETITIONER: Roger Warner
OWNER: Roger Warner
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 east side of Oak Avenue, south of Sycamore Street, being 57370 Oak Avenue Slidell and being lots 17, 18, 19, 20, 21 & 22, Square 9, Beverly Hills Subdivision; S13, T9S,R14E, Ward 8, District 14
SIZE: 0.37 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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<tbody>
<tr>
<td>North</td>
<td>Accessory Structure/Vacant</td>
<td>A-4 (Single-Family Residential District)</td>
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<tr>
<td>South</td>
<td>Single Family Residence</td>
<td>A-4 (Single-Family Residential District)</td>
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<tr>
<td>East</td>
<td>Mobile Home</td>
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</tr>
<tr>
<td>West</td>
<td>Single Family Residence</td>
<td>A-4 (Single-Family Residential District)</td>
</tr>
</tbody>
</table>

EXISTING LAND USE:
Existing development? Yes
Multi occupancy development? Yes

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-4 (Single-Family Residential District) to A-4 (Single-Family Residential District) & MHO (Manufactured Housing Overlay). The site is located on the east side of Oak Avenue, south of Sycamore Street, being 57370 Oak Avenue Slidell and being lots 17, 18, 19, 20, 21 & 22, Square 9, Beverly Hills Subdivision. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes. Staff does not have any objections to the request.

STAFF RECOMMENDATION:
The staff recommends that the request for a MHO (Manufactured Housing Overlay) designation be approved.
CASE NO.: ZC14-08-069
PETITIONER: Roger Warner
OWNER: Roger Warner
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 east side of Oak Avenue, south of Sycamore Street, being 57370 Oak Avenue Slidell and being lots 17, 18, 19, 20, 21 & 22, Square 9, Beverly Hills Subdivision; S13, T9S,R14E; Ward 8, District 14
SIZE: 0.37 acres
ZONING STAFF REPORT

Date: July 28, 2014  
Meeting Date: August 5, 2014  
Case No.: ZC14-08-070  
Determination: Approved Amended Postponed Denied  
Posted: 07/15/14

GENERAL INFORMATION

PETITIONER: Robert F. Cheek  
OWNER: Jacqueline Vidrine  
REQUESTED CHANGE: From A-2 (Suburban District) to NC-2 (Indoor Retail and Service District)  
LOCATION: Parcel located at the northwest corner of US Highway 190 & Pontchartrain Drive, being lots 1, 2, 8 & 9, Block 23, Forest Glen Addition; S48,T8S,R12E; Ward 4, District 7  
SIZE: 0.34 acre

SITE ASSESSMENT

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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<thead>
<tr>
<th>Direction</th>
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<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential</td>
<td>A-2 (Suburban District)</td>
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<tr>
<td>South</td>
<td>Undeveloped</td>
<td>A-1A (Suburban District)</td>
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<tr>
<td>East</td>
<td>Residential</td>
<td>A-2 (Suburban District)</td>
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<tr>
<td>West</td>
<td>Undeveloped</td>
<td>A-2 (Suburban District)</td>
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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-2 (Suburban District) to NC-2 (Indoor Retail and Service District). The site is located at the northwest corner of US Highway 190 & Pontchartrain Drive, being lots 1, 2, 8 & 9, Block 23, Forest Glen Addition. The 2025 future land use plan calls for the area to be developed with residential uses. Considering that the site is surrounded by residential uses, staff feels that there is no compelling reason to recommend approval of the request.

STAFF RECOMMENDATION:
The staff recommends that the request for a NC-2 (Indoor Retail and Service District) designation be denied.
CASE NO.: ZC14-08-070
PETITIONER: Robert F. Cheek
Jacqueline Vidrine
OWNER: jacqueline Vidrine
REQUESTED CHANGE: From A-2 (Suburban District) to NC-2 (Indoor Retail and Service District)
LOCATION: Parcel located at the northwest corner of US Highway 190 & Ponchartrain Drive, being lots 1, 2, 8 & 9, Block 23, Forest Glen Addition; S48,T8S,R12E; Ward 4, District 7
SIZE: 0.34 acre
Building setback lines should be determined by owner or contractor prior to any construction.

This property is located in Flood Zone C as per FEMA FIRM, Comm. Panel No. 225205 0300 C, map dated 4-2-1991.

SERVITIES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITIES 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 MINIMUM STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 45:lxii.

Legend:
- 1" Iron Pipe Found
- 1/2" Iron Pipe Found
- 1/2" Rebar Set

MAP PREPARED FOR
Jacqueline Vidrine

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Lots 1, 2, 8 & 9 Block 23, Forest Glen Subdivision, St. Tammany Parish, Louisiana.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNLESS THE SUPERVISION OF THE UNDERSIGNED SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

LAND SURVEYING LLC

Covington, Louisiana

SCALE: 1" = 40'

DATE: August 24, 2010

NUMBER 15040

Certified Correct.

Louisiana Professional Land Surveyor
LICENSE NO. 4884
ZONING STAFF REPORT

Date: July 28, 2014
Case No.: ZC14-08-071
Meeting Date: August 5, 2014
Determination: Approved
Posted: 7/16/2014

GENERAL INFORMATION

PETITIONER: Jeff Schoen
OWNER: McCalman, LLC
REQUESTED CHANGE: From HC-2 (Highway Commercial District) to HC-2A (Highway Commercial District)
LOCATION: Parcel located at the southeast corner of US Highway 190 Service Road East & Bodet Lane; S22,T7S,R11E; Ward 4, District 5
SIZE: 1.54 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION
Type: State
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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<tr>
<td>North</td>
<td>Commercial</td>
<td>HC-2 Highway Commercial District</td>
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<tr>
<td>South</td>
<td>Commercial</td>
<td>HC-2 Highway Commercial District</td>
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<tr>
<td>East</td>
<td>Residential</td>
<td>A-3 Suburban District</td>
</tr>
<tr>
<td>West</td>
<td>Hwy 190 Service Rd./ Residential</td>
<td>A-4 Suburban District</td>
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EXISTING LAND USE:
Existing development? Yes
Multi occupancy development? No

COMPREHENSIVE PLAN:

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

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from HC-2 (Highway Commercial District) to HC-2A (Highway Commercial District). The site is located at the southeast corner of US Highway 190 Service Road East & Bodet Lane. The 2025 Future Land Use Plan calls for this area to be developed with commercial and industrial uses. The requested zoning change to HC-2A would not allow for more intense uses on the site; however, it would allow for an increase in the maximum building size from 20,000 square feet to 75,000 square. Considering the size of the site, staff does not have any objections to the request.

STAFF RECOMMENDATION:
The staff recommends that the request for a HC-2A (Highway Commercial District) designation be approved.
CASE NO.: ZC14-08-071
PETITIONER: Jeff Schoen
OWNER: McCalman, LLC
REQUESTED CHANGE: From HC-2 (Highway Commercial District) to HC-2A (Highway Commercial District)
LOCATION: Parcel located at the southeast corner of US Highway 190 Service Road East & Bodet Lane; S22,T7S,R11E; Ward 4, District 5
SIZE: 1.54 acres
ZONING STAFF REPORT

Date: July 28, 2014
Case No.: ZC14-08-072
Posted: 07/16/14
Meeting Date: August 5, 2014
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER: Jeff Schoen
OWNER: McCalman, LLC
REQUESTED CHANGE: From HC-2 (Highway Commercial District) to HC-2A (Highway Commercial District)
LOCATION: Parcel located at the northeast corner of US Highway 190 Service Road East & Bodet Lane; S22,T7S,R11E; Ward 4, District 5
SIZE: 2.210 acres

SITE ASSESSMENT

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

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<thead>
<tr>
<th>Direction</th>
<th>Land Use</th>
<th>Zoning</th>
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<tbody>
<tr>
<td>North</td>
<td>Commercial</td>
<td>HC-2 Highway Commercial District</td>
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<tr>
<td>South</td>
<td>Commercial</td>
<td>HC-2 Highway Commercial District</td>
</tr>
<tr>
<td>East</td>
<td>Residential</td>
<td>A-3 Suburban District</td>
</tr>
<tr>
<td>West</td>
<td>Hwy 190 Service Road/ Residential</td>
<td>A-4 Suburban District</td>
</tr>
</tbody>
</table>

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

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from HC-2 (Highway Commercial District) to HC-2A (Highway Commercial District). The site is located at the northeast corner of US Highway 190 Service Road East & Bodet Lane. The 2025 Future Land Use Plan calls for the area to be developed with commercial uses. The requested zoning change to HC-2A would not allow for more intense uses on the site; however, it would allow for an increase in the maximum building size from 20,000 square feet to 75,000 square. Considering the size of the site, staff does not have any objections to the request.

STAFF RECOMMENDATION:
The staff recommends that the request for a HC-2A (Highway Commercial District) designation be approved.
CASE NO.: ZC14-08-072
PETITIONER: Jeff Schoen
OWNER: McCalman, LLC
REQUESTED CHANGE: From HC-2 (Highway Commercial District) to HC-2A (Highway Commercial District)
LOCATION: Parcel located at the northeast corner of US Highway 190 Service Road East & Bodet Lane; S22,T7S,R11E; Ward 4, District 5
SIZE: 2.210 acres
The 2.14 Acre parcel of ground is located in Flood Zone C as per FEMA FIRM, Comma Panel No. 225205 0240 E map dated 8-16-1995

Building setback lines should be determined by owner or contractor prior to any construction

Point "A" is reported to be North, 1440.0'; N89°46.5' E, 154.8'; N00°15.0' W, 30.0' from the Section Corner common to Sections 22, 27 & 37 T7S R11E, St. Tammany Parish, Louisiana

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE AIDED 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 MINIMUM STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LX.

Legend:
- 1/2 Rebar Found
- 1/2" Iron Pipe Found
- 40d Nail Set
- 1" Iron Pipe Found
- Plug, Monument Found
- Powerpole
- Fence

MAP PREPARED FOR McCALMAN, LLC

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 22 Township 7 South Range 11 East, St. Tammany Parish, Louisiana

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED. SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY. CERTIFIED CORRECT

LAND SURVEYING LLC
518 N. Columbia Street, Covington, LA 70433
(985) 892-5277 office (985) 899-0305 fax
Revised: Jan. 30, 2014

214-08-072

SCALE: 1" = 100' DATE: December 17, 2013 NUMBER: 16161

LOUISIANA PROFESSIONAL LAND SURVEYOR LICENSE NO. 4894
ZONING STAFF REPORT

Date: July 28, 2014
Case No.: ZC14-08-073
Posted: 07/16/14

Meeting Date: August 5, 2014
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER: Mark V. Jones
OWNER: Emile J. Camaille, Jr/Testamentary Executor
REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located at the northeast corner of LA Highway 36 & St. Landry Street, being lots 1, 2 & 3, Block 10, Garland Addition to the Town of Claiborne; S42,T6S,R11E; Ward 3, District 2
SIZE: 1.89 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</td>
<td>NC-4 (Neighborhood Institutional District)</td>
</tr>
<tr>
<td>South</td>
<td>Undeveloped/Commercial</td>
<td>HC-2 (Highway Commercial District)</td>
</tr>
<tr>
<td>East</td>
<td>Office Warehouse</td>
<td>NC-4 (Neighborhood Institutional District)</td>
</tr>
<tr>
<td>West</td>
<td>Residential</td>
<td>NC-4 (Neighborhood Institutional District)</td>
</tr>
</tbody>
</table>

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 NC-4 (Neighborhood Institutional District) to HC-2 (Highway Commercial District). The site is located at the northeast corner of LA Highway 36 & St. Landry Street, being lots 1, 2 & 3, Block 10, Garland Addition to the Town of Claiborne. The 2025 future land use plan calls for the area to be developed with commercial use. The 2025 future land use plan calls for the area to be developed with commercial use. Considering that the Highway 36 Corridor is developed with a mix of single family and multi family residences, commercial and industrial uses, staff does not have any objections to the request.

STAFF RECOMMENDATION:
The staff recommends that the request for a HC-2 (Highway Commercial District) designation be approved.
CASE NO.: ZC14-08-073
PETITIONER: Mark V. Jones
OWNER: Emile J. Camaille, Jr/Testamentary Executor
REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located at the northeast corner of LA Highway 36 & St. Landry Street, being lots 1, 2 & 3, Block 10, Garland Addition to the Town of Claiborne; S42,T6S,R11E; Ward 3, District 2
SIZE: 1.89 acres
Indicates Iron Post

Mr. & Mrs. Emile Camaille

Block 10, Lots 1, 2, 3 of the Garland Addition to the Town of Claiborne,
St. Tammany Parish Co.

Land Engineering Services, Inc., Covington, Louisiana

Scale: 1" = 100'
Date: Aug. 19, 1965
Number: 65-171
ORDINANCE TO AMEND THE ST. TAMMANY PARISH UNIFIED DEVELOPMENT CODE, VOLUME I (ZONING), SECTION 6.01 PLANNED UNIT DEVELOPMENT OVERLAY RELATIVE TO OPEN SPACE & MAJOR AMENDMENT TO THE PUD (ZC14-08-075).

WHEREAS, it is necessary to amend the St. Tammany Parish Unified Development Code, Volume I (Zoning), specifically to amend the standards for major amendment and provide regulation for open space within the PUD Planned Unit Development Overlay.

NOW, THEREFORE, the Parish of St. Tammany hereby ordains, that it amends the St. Tammany Unified Development Code, Volume I (Zoning), Section 2, Definitions by adding the following terms to the existing definitions in alphabetical order:

Open Space, Land and/or water area retained for use as active or passive recreation areas or for resource protection in an essentially undeveloped state.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, that it amends the St. Tammany Unified Development Code, Volume I (Zoning), Section 6.01 Planned Unit Development Overlay, specifically Section 6.0103 A. 8. c. Maximum total land area, Minimum public and private open space, streets, off-street parking and loading areas.

c. Green Open space (as defined in Article 2 – Definitions)
1. A minimum of 25% of open space is required for all PUD’s.
2. In no case shall required open space along the existing road frontage be less than 1/4 acre in area and less than 100 feet in width.
3. In no case shall required open space along other boundary lines (without road frontage) be less than 1/4 acre in area and less than 50 feet in width.
4. No more than fifty percent (50%) of the required open space shall be satisfied using Limited Use Land (herein defined). 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.
5. Active recreation shall include such comparable uses as playgrounds, ball fields, swimming pools, tennis courts, etc.
6. Passive recreational uses shall include comparable uses such as picnic areas, permeable nature trails, undisturbed habitat, etc.
THE PARISH OF ST. TAMMANY HEREBY ORDAINS, that it amends the St. Tammany Unified Development Code, Volume I (Zoning), Section 6.01 Planned Unit Development Overlay, specifically Section 6.0104 Amendment to the Planned Unit Overlay as follows:

6.0104 AMENDMENT TO THE PLANNED UNIT DEVELOPMENT
Amendments to the PUD shall be classified as either major or minor in character.

A. Major amendments to the PUD shall require the developer to submit revised plans to the Department of Development Planning. Upon review of the proposed amendments to the PUD by the staff, a public hearing shall be established for the review of the major changes by the Zoning Commission.

The Zoning Commission shall have the authority to review and approve all major changes to the PUD. Public advertisement shall be required at least fifteen (15) days prior to the meeting date and shall run in the official journal of the Parish at least twice during that time period.

Furthermore, the developer shall pay additional processing fees for procurement of his the proposed major PUD changes. The additional fees shall be established by the Department of Planning upon initial review of the proposed amendments.

Major changes to the PUD plan include changes to:

1. The use of the land,
2. The use, bulk and location of significant buildings and structures,
3. The location of open spaces
4. A cumulative reduction in the quantity or quality of open space and, the total of the originally approved overall acreage of open space by more than 5% and/or below the minimum of 25% of required open space,
5. An cumulative increase in the intensity of use and/or in the density of a development by more than 5% of the total of the originally approved overall acreage and/or,
6. A setback adjustment for an entire phase and/or section of a subdivision of 10 lots or more. All other request of setback adjustment affecting less than 10 lots will have to be appealed to the Board of Adjustments.
REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: _______________, SECONDED BY: ____________

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS ORDINANCE WAS DECLARED ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE ______ DAY OF ____________ 2013; AND BECOMES ORDINANCE COUNCIL SERIES NO. 2014-______.

MARTY GOULD, COUNCIL CHAIRMAN

ATTEST:

THERESA FORD, COUNCIL CLERK

PATRICIA BRISTER, PARISH PRESIDENT

Published introduction: ________________. 2014
Published adoption on: ________________. 2014
Delivered to Parish President: ________________. 2014 @ ______
Returned to Council Clerk: ________________. 2014 @ ______
ZONING STAFF REPORT

Date: July 28, 2014
Case No.: ZC14-08-074
Meeting Date: August 5, 2014
Determination: Approved Amended Postponed Denied
Posted: 07/15/14

GENERAL INFORMATION

PETITIONER: Robert Barnett
OWNER: Robert I. & Phyllis B. Burns
REQUESTED CHANGE: From A-2 (Suburban District) to PF-1 (Public Facilities District)
LOCATION: Parcel located on the east side of Fuschia Street, south of Harrison Avenue; S12,T7S,R11E; Ward 3, District 5
SIZE: 2 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>Fire Station</td>
<td>PF-1 Public Facilities District</td>
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<tr>
<td>South</td>
<td>Residential</td>
<td>A-2 Suburban District</td>
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<tr>
<td>East</td>
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<td>A-2 Suburban District</td>
</tr>
<tr>
<td>West</td>
<td>Multi Family</td>
<td>A-2 Suburban District</td>
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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-2 (Suburban District) to PF-1 (Public Facilities District). The site is located on the east side of Fuschia Street, south of Harrison Avenue. The 2025 Future Land Use Plan calls for this area to be developed with residential uses. There is a fire station currently under construction on the abutting property. The zoning change is being requested to allow for future expansion of the fire station.

STAFF RECOMMENDATION:
The staff recommends that the request for a PF-1 (Public Facilities District) designation be approved.
CASE NO.: ZC14-08-074
PETITIONER: Robert Barnett
OWNER: Robert I. & Phyllis B. Burns
REQUESTED CHANGE: From A-2 (Suburban District) to PF-1 (Public Facilities District)
LOCATION: Parcel located on the east side of Fuschia Street, south of Harrison Avenue; S12,T7S,R11E; Ward 3, District 5
SIZE: 2 acres
ZONING STAFF REPORT

Date: July 28, 2014
Case No.: ZC96-08-046
Posted: 07/16/14

Meeting Date: August 5, 2014
Determination: Approved Amended Postponed Denied

PETITIONER: A. Wayne Buras
OWNER: Bedico Creek Preserve, LLC
REQUESTED CHANGE: Major Amendment to the PUD (Planned Unit Development Overlay)
LOCATION: Parcel located on the west side of LA Highway 1085, south of I-12; S31, T6S, R10E & S5, 6, 7 & 8, T7S, R10E; Ward 1, District 1
SIZE: 939.1 acres

GENERAL INFORMATION

SITE ASSESSMENT

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

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<th>Zoning</th>
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<tr>
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<td>A-1A (Suburban District)</td>
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<tr>
<td>South</td>
<td>Residential &amp; Undeveloped</td>
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<td>East</td>
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<tr>
<td>West</td>
<td>Tangipahoa Parish</td>
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EXISTING LAND USE:
Existing development? Yes
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 a Major Amendment to the PUD (Planned Unit Development Overlay). The request consists of an increase in the total number of platted units, resulting in an increase in the total square footage of greenspace from 550.18 acres to 551.97 acres (See below chart & attached drawing).

<table>
<thead>
<tr>
<th>Lot Type</th>
<th>Approved</th>
<th>Proposed/Revised</th>
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</thead>
<tbody>
<tr>
<td>Units Platted</td>
<td>698</td>
<td>839</td>
</tr>
<tr>
<td>Units in Bubbles</td>
<td>244</td>
<td>103</td>
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<tr>
<td>TOTAL</td>
<td>942</td>
<td>942</td>
</tr>
<tr>
<td>Greenspace</td>
<td>550.18 acres (59%)</td>
<td>551.97 (59 %)</td>
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</table>

STAFF RECOMMENDATION:
The staff recommends that the request for a major amendment to the PUD (Planned Unit Development Overlay) be approved.
CASE NO.: ZC96-08-046
PETITIONER: A. Wayne Buras
OWNER: Bedico Creek Preserve, LLC
REQUESTED CHANGE: Major Amendment to the PUD (Panned Unit Development Overlay)
LOCATION: Parcel located on the west side of LA Highway 1085, south of I-12; S31, T6S, R10E & S5, 6, 7 & 8, T7S, R10E; Ward 1, District 1
SIZE: 939.1 acres