ZONING STAFF REPORT

Date: September 29, 2014
Case No.: ZC14-09-080
Prior Action: Postponed (09/02/14)
Posted: 09/17/14

Meeting Date: October 7, 2014
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER: Vincent Ebeier
OWNER: Vincent Ebeier
REQUESTED CHANGE: From HC-2 (Highway Commercial District) to I-2 (Industrial District)
LOCATION: Parcel located on the north side of Ben Thomas Road, west of US Highway 11, being 37407 Ben Thomas Road, Slidell; S34, T8S, R14E; Ward 9, District 14
SIZE: 0.5770 acre

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>Undeveloped</td>
<td>A-4 (Single Family Residential District)</td>
</tr>
<tr>
<td>South</td>
<td>Residential/Commercial</td>
<td>A-4 (Single Family Residential District)</td>
</tr>
<tr>
<td>East</td>
<td>Undeveloped</td>
<td>HC-2 (Highway Commercial District)</td>
</tr>
<tr>
<td>West</td>
<td>Undeveloped</td>
<td>I-2 (Industrial 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 HC-2 (Highway Commercial District) to I-2 (Industrial District). The site is located on the north side of Ben Thomas Road, west of US Highway 11, being 37407 Ben Thomas Road, Slidell. The 2025 future land use plan calls for the area to be developed with commercial uses. Staff does not have any objection to the request, considering that the site is currently developed with an office warehouse and abutting I-2 Industrial District on the west side.

Note that the site was zoned M-1 Light Industrial District before the comprehensive rezoning.

STAFF RECOMMENDATION:
The staff recommends that the request for an I-2 (Industrial District) designation be approved.
CASE NO.: ZC14-09-080
PETITIONER: Vincent Ebeier
OWNER: Vincent Ebeier
REQUESTED CHANGE: From HC-2 (Highway Commercial District) to I-2 (Industrial District)
LOCATION: Parcel located on the north side of Ben Thomas Road, west of US Highway 11, being 37407 Ben Thomas Road, Slidell; S34, T8S, R14E; Ward 9, District 14
SIZE: 0.5770 acre
I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

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


NOTE: P.O.B. BY OTHERS AND NOT FIELD VERIFIED BY THIS FIRM.

J. V. BURKES & ASSOC., INC.
2990 GAUSE BLVD. EAST, STE. B • SLIDELL, LA 70461
504 • 649 • 0075

REVIEWED:
REVIEWED:

Survey Map Of: A PARCEL OF LAND
ZONING STAFF REPORT

Date: September 29, 2014
Case No.: ZC14-09-081
Prior Action: Postponed (09/02/14)
Posted: 09/17/14

Meeting Date: October 7, 2014
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER: Vincent Ebeier
OWNER: Vincent Ebeier
REQUESTED CHANGE: From A-4 (Single-Family Residential District) to 1-2 (Industrial District)
LOCATION: Parcel located on the south side of Ben Thomas Road, west of US Highway 11; S34,T8S,R14E; Ward 9, District 14
SIZE: 0.6060 acre

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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<thead>
<tr>
<th>Direction</th>
<th>Land Use</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Office Warehouse</td>
<td>I-2 (Industrial District) &amp; HC-2 (Highway Commercial District)</td>
</tr>
<tr>
<td>South</td>
<td>Parking lot for Charter Communication</td>
<td>City of Slidell</td>
</tr>
<tr>
<td>East</td>
<td>Access to parking lot</td>
<td>City of Slidell</td>
</tr>
<tr>
<td>West</td>
<td>Undeveloped</td>
<td>A-4 (Single-Family Residential 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 A-4 (Single-Family Residential District) to I-2 (Industrial District). The site is located on the south side of Ben Thomas Road, west of US Highway 11. The 2025 future land use plan calls for the area to be developed with commercial uses. Staff is not completely opposed to the request considering the presence of office warehouses on the north and east sides of the site; however, an 1-1 Industrial zoning district may be more appropriate for the site.

Note that the site was zoned M-1 Light Industrial District before the comprehensive rezoning.

STAFF RECOMMENDATION:
The staff recommends that the request for an I-2 (Industrial District) designation be denied.
CASE NO.: ZC14-09-081
PETITIONER: Vincent Ebeier
OWNER: Vincent Ebeier
REQUESTED CHANGE: From A-4 (Single-Family Residential District) to I-2 (Industrial District)
LOCATION: Parcel located on the south side of Ben Thomas Road, west of US Highway 11; S34,T8S,R14E; Ward 9, District 14
SIZE: 0.6060 acre
ANY CLERK OF COURT - INST#736I

BEN THOMAS ROAD

EAST - 150.00'

WEST - 150.00'

NORTH - 176.00'

SHELL

Q.6060 ACRES

PORTABLE METAL BLDG.

SHELL

LOCATED IN

ST. TAMMANY PARISH, LA.

CERTIFIED TO

REV. ALBERT BRECKENRIDGE

SURVEY MAP

OF

0.6060 ACRES OF LAND

LOCATED IN

SECTION 34 - T85 - R14E

ST. TAMMANY PARISH, LA.

FLOOD HAZARD ZONE A2

J. V. BURKES III

REG. NO. 840

LA. REG. NO. 840

SLIDELL, LA.

SURVEYED BY:

S.C. PARKER

DATE: MARCH 10, 1989

SURVEY NO: 830, 115

STATE OF LOUISIANA

LAND SURVEYOR

SCALE: 1" = 40'

REPUBLIC OF

MARCH 10, 1989

J. V. BURKES III

REG. NO. 840

SLIDELL, LA.
GENERAL INFORMATION

PETITIONER: Robert Barnett
OWNER: JoAnn Thompson
REQUESTED CHANGE: From A-I (Suburban District) & RO (Rural Overlay) to PF-1 (Public Facilities District) & RO (Rural Overlay)
LOCATION: Parcel located on the north side of LA Highway 1078, west of Church Road, east of J and B Drive; S2, T6S, R10E; Ward 2, District 3
SIZE: 1.1 acres

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

SITE ASSESSMENT

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

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<thead>
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<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>Undeveloped</td>
<td>A-1 (Suburban District)</td>
</tr>
<tr>
<td>West</td>
<td>Undeveloped</td>
<td>A-1 (Suburban District)</td>
</tr>
</tbody>
</table>

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.

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-I (Suburban District) & RO (Rural Overlay) to PF-1 (Public Facilities District) & RO (Rural Overlay). The site is located on the north side of LA Highway 1078, west of Church Road, east of J and B Drive. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. The requested zoning change to PF-1 does not meet the objectives of the 2025 future land use plan. However, the purpose of the PF-1 zoning is to provide for the location of governmental and other institutional uses to the public. Considering the purpose of the PF-1 zoning and the nature of the permitted uses, staff does not have any objections to the request.

Note that the site is proposed to be developed with a Fire Station.

STAFF RECOMMENDATION:
The staff recommends that the request for a PF-1 (Public Facilities District) & RO (Rural Overlay) designation be approved.
CASE NO.: ZC14-10-086
PETITIONER: Robert Barnett
OWNER: JoAnn Thompson
REQUESTED CHANGE: From A-1 (Suburban District) & RO (Rural Overlay) to PF-I (Public Facilities District) & RO (Rural Overlay)
LOCATION: Parcel located on the north side of LA Highway 1078, west of Church Road, east of J and B Drive; S2, T6S, R1OE; Ward 2, District 3
SIZE: 1.1 acres
This property is located in Flood Zone C as per FEMA FIRM, Comm. Panel No. 225205 0125 C, map dated 10-17-1989.

This point is S44°20' E, 875.4' from the Section Corner common to Sections 34 & 35 Township 5 South Range 10 East and Sections 2 & 3 Township 6 South Range 10 East, St. Tammany Parish, Louisiana.

Parcel A
8.97 Acres

Parcel B
1.01 Acres

La. Hwy. 1078

Reference Survey
Survey prepared by Land Surveying, Inc. dated Nov. 14, 2008 Survey No. 13806 (Basis of Bearings)

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDRESSED HEREIN 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.

MINOR SUBDIVISION OF PROPERTY LOCATED IN SECTION 2 TOWNSHIP 6 SOUTH RANGE 10 EAST INTO PARCELS A AND B, ST. TAMMANY PARISH, LOUISIANA

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING
SECRETARY PLANNING COMM.
CLERK OF COURT

DATE FILE NO.

LA. PROFESSIONAL LAND SURVEYOR LICENSE NO. 4894
ZONING STAFF REPORT

Date: September 29, 2014
Case No.: ZC14-10-087
Posted: 09/17/14

Meeting Date: October 7, 2014
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER: Patrick Darby
OWNER: Patrick Darby
REQUESTED CHANGE: From A-1 (Suburban District) to CB-1 (Community Based Facilities District)
LOCATION: Parcel located on the west side of Howze Beach Road, south of Spartan Drive; S44, T9S, R14E; Ward 9, District 12
SIZE: 7.56 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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<tr>
<td>North</td>
<td>Undeveloped/Residential</td>
<td>A-1 (Suburban District)</td>
</tr>
<tr>
<td>South</td>
<td>Undeveloped</td>
<td>FUD (Planned Unit Development Overlay)</td>
</tr>
<tr>
<td>East</td>
<td>Undeveloped</td>
<td>A-1 (Suburban District)</td>
</tr>
<tr>
<td>West</td>
<td>Undeveloped</td>
<td>A-1 (Suburban District) &amp; City of Slidell</td>
</tr>
</tbody>
</table>

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

COMPREHENSIVE PLAN:

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

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-1 (Suburban District) to CB-1 (Community Based Facilities District). The site is located on the west of Howze Beach Road, south of Spartan Drive. The 2025 future land use plan calls for the site to be developed as a planned district, including single family residences and conservation area. The requested zoning change to CB-1 does not meet the 2025 future land use plan. However, the purpose of the CB-1 zoning is to provide for the location of public and quasi-public uses within close proximity to residential districts. Considering the location of the site, the purpose of the CB-1 zoning and the nature of the permitted uses, staff does not have any objections to the request.

Note that the site is proposed to be developed as a recreational baseball park.

STAFF RECOMMENDATION:
The staff recommends that the request for a CB-1 (Community Based Facilities District) designation be approved.
CASE NO.: ZC14-10-087
PETITIONER: Patrick Darby
OWNER: Ridgewood Investments, LLC/Patrick Darby
REQUESTED CHANGE: From A-1 (Suburban District) to CB-1 (Community Based Facilities District)
LOCATION: Parcel located on the west of side Howze Beach Road, south of Spartan Drive; S44, T9S, R14E; Ward 9, District 12
SIZE: 7.56 acres
MAP PREPARED FOR ELECTROCOM INC.
SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 44 TOWNSHIP 9 SOUTH,
RANGE 14 EAST, ST TAMMANY PARISH, LOUISIANA.

THESE MAPS 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 MAP IS NOT A TRUE COPY.

CERTIFIED CORRECT

LAND SURVEYING INC.
COVINGTON, LOUISIANA

SCALE: 1" = 200'
DATE: JUNE 29, 1989
NUMBER: 5046

STATE OF LOUISIANA
JERON R. FITZMORRIS
REG. NO. 3403
REGISTERED LAND SURVEYOR
GENERAL INFORMATION

PETITIONER: G. David Caraway
OWNER: Carl Eberts
REQUESTED CHANGE: From A-5 (Two Family Residential District) & CB-1 (Community Base Facilities District) to NC-I (Professional Office District)
LOCATION: Parcel located at the end of 11th Street, north of Marquette Street, west of 10th Street, being Lot 5B, Square 10, Chinchuba subdivision; S34, T7S, R11E; Ward 4, District 4
SIZE: 0.18 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION
Type: Unopened Parish Road
Road Surface: Dirt Road
Condition: Fair

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<table>
<thead>
<tr>
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<th>Zoning</th>
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</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential</td>
<td>A-4 (Single Family Residential District)</td>
</tr>
<tr>
<td>South</td>
<td>Undeveloped</td>
<td>NC-1 (Professional Office District)</td>
</tr>
<tr>
<td>East</td>
<td>Undeveloped</td>
<td>A-5 (Two Family Residential District)</td>
</tr>
<tr>
<td>West</td>
<td>Golf Course</td>
<td>CB-1 (Community Based Facilities District)</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:
The petitioner is requesting to change the zoning from A-5 (Two Family Residential District) & CB-1 (Community Base Facilities District) to NC-I (Professional Office District). The site is located at the end of 11th Street, north of Marquette Street, west of 10th Street, being Lot 5B, Square 10, Chinchuba subdivision. The 2025 future land use plan calls for the area to be developed with residential uses. Staff feels that there is no compelling reason to recommend approval of the request, considering that the site is abutting A-4 & A-5 residential zoning districts on the north and east sides of the property.

STAFF RECOMMENDATION:
The staff recommends that the request for a NC-I (Professional Office District) designation be denied.
CASE NO.: ZC14-10-088
PETITIONER: G. David Caraway
OWNER: Carl Eberts
REQUESTED CHANGE: From A-5 (Two Family Residential District) & CB-1 (Community Base Facilities District) to NC-1 (Professional Office District)
LOCATION: Parcel located at the end of 11th Street, north of Marquette Street, west of 10th Street, being Lot 5B, Square 10, Chinchuba subdivision; S34, T7S, R11E; Ward 4, District 4
SIZE: 0.18 acres
NOTE: Lots are zoned A-5 two family residential zoning district. Interior lot lines shall be considered common party walls for new construction. No single family homes are permitted.

11TH STREET
NOT CONSTRUCTED

N00°41'41"E 151.66'

"10"

S16'11"53"E N16'11"53"W 150.00'

S73°43'55"W 22.66'

S73°43'55"W 75.82'

10TH STREET

LOT 5B
ZONED A5
TO ZONE NC-1

LOT 5A-1A
ZONED A5

LOT 5A-2A
ZONED A5

LOT 5A-2A
ZONED A5

LOT 5A-1A
ZONED A5

LOT 5A-2A
ZONED A5

LOT 5A-1A
ZONED A5

SQUARE
S73°43'55"W

S73°43'55"W

11.2'

11.3'

11.3'

11.2'

11.4'

11.2'

91.26'

NOTE: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

NOTE: Servitudes shown hereon are not necessarily exclusive. Servitudes 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.

NOTE: This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

10TH STREET

LOT 5B, SQUARE 10, CHINCHUBA SUBDIVISION
situated in
Section 34, T-7-S, R-11-E
St. Tammany Parish, Louisiana

for
DAVID CARWAY

Survey No. 2014 241 A
Drawn by: SPH
Scale: 1" = 40'
Date: JULY 21, 2014
Revised:

This Survey is Certified
True, and Correct, By

JOHN E. BONNEAU & ASSOCIATES, INC.
Professional Land Surveyors • Planners and Consultants
420 HWY. 1085, EXIT #57 • MADISONVILLE, LA 70447
(985)445-1012 • (985)445-1013 • (985)445-1351 • FAX NO. (985)445-1778
www.JEBCOLandSurveying.com • e-mail: jebco1@bellsouth.net

STATE OF LOUISIANA
REGISTERED PROFESSIONAL LAND SURVEYOR
Registration No. 4123

John E. Bonneau
Professional Land Surveyor
Registration No. 4123

This Survey is Certified
True, and Correct, By

JOHN E. BONNEAU & ASSOCIATES, INC.
Professional Land Surveyors • Planners and Consultants
420 HWY. 1085, EXIT #57 • MADISONVILLE, LA 70447
(985)445-1012 • (985)445-1013 • (985)445-1351 • FAX NO. (985)445-1778
www.JEBCOLandSurveying.com • e-mail: jebco1@bellsouth.net

STATE OF LOUISIANA
REGISTERED PROFESSIONAL LAND SURVEYOR
Registration No. 4123

John E. Bonneau
Professional Land Surveyor
Registration No. 4123
GENERAL INFORMATION

PETITIONER: Bonnie A. Paille
OWNER: Bonnie A. Paille
REQUESTED CHANGE: From A-1A (Suburban District) to A-2 (Suburban District)
LOCATION: Parcel located on the east side of Downs Avenue, south of Lowe Davis Road, being 75140 Downs Avenue, Covington; S15, T6S, R12E; Ward 10, District 6
SIZE: 19.72 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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<th>Direction</th>
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<th>Zoning</th>
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<td>North</td>
<td>Residential</td>
<td>A-1A (Suburban District)</td>
</tr>
<tr>
<td>South</td>
<td>Residential</td>
<td>A-2 (Suburban District)</td>
</tr>
<tr>
<td>East</td>
<td>Residential</td>
<td>A-1A (Suburban District)</td>
</tr>
<tr>
<td>West</td>
<td>Undeveloped</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-2 (Suburban District). The site is located on the east side of Downs Avenue, south of Lowe Davis Road, being 75140 Downs Avenue, Covington. The 2025 Future Land Use Plan calls for the area to be developed with agricultural and residential uses. Staff sees no compelling reason to increase the density considering that the area is surrounded on three sides with A-1A zoned property.

STAFF RECOMMENDATION:
The staff recommends that the request for an A-2 (Suburban District) designation be denied.
CASE NO.: ZC14-10-082
PETITIONER: Bonnie A. Paille
OWNER: Bonnie A. Paille
REQUESTED CHANGE: From A-1A (Suburban District) to A-2 (Suburban District)
LOCATION: Parcel located on the east side of Downs Avenue, south of Lowe Davis Road, being 75140 Downs Avenue, Covington; S15, T6S, R12E; Ward 10, District 6
SIZE: 19.72 acres
ZONING STAFF REPORT

Date: September 29, 2014
Meeting Date: October 7, 2014
Case No.: ZCI4-10-090
Determination: Approved Amended Postponed Denied
Posted: 09/18/14

GENERAL INFORMATION

PETITIONER: Bruce Simpson
OWNER: Estate of Joseph Daniel Pierre C/O Robert D. Pierre
REQUESTED CHANGE: From A-1 (Suburban District) to A-1A (Suburban District)
LOCATION: Parcel located on the north side of Lee Settlement Road, west of Hay Hollow Road, east of Thomas Cyprian Road, being 11474 Lee Settlement Road, Folsom; S5, T5S, R10E; Ward 2, District 3
SIZE: 3.37 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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<td>A-1 (Suburban District)</td>
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<tr>
<td>East</td>
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<td>A-1 (Suburban District)</td>
</tr>
<tr>
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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-1A (Suburban District). The site is located on the north side of Lee Settlement Road, west of Hay Hollow Road, east of Thomas Cyprian Road, being 11474 Lee Settlement Road, Folsom. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Staff does not see any compelling reason to recommend approval of the request, considering that the site is surrounded by A-1 Suburban zoning.

STAFF RECOMMENDATION:
The staff recommends that the request for an A-1A (Suburban District) designation be denied.
CASE NO.: ZC14-10-090
PETITIONER: Bruce Simpson
OWNER: Estate of Joseph Daniel Pierre C/O Robert D. Pierre
REQUESTED CHANGE: From A-1 (Suburban District) to A-1A (Suburban District)
LOCATION: Parcel located on the north side of Lee Settlement Road, west of Hay Hollow Road, east of Thomas Cyprian Road, being 11474 Lee Settlement Road, Folsom; S5, T5S, R10E; Ward 2, District 3
SIZE: 3.37 acres
REFERENCE BEARING:
From Figs. A to Iron Rod B
(map reference)

REFERENCE SURVEY:
Survey for the Estate of Joseph D. Pierre by John G. Cummings,

REFERENCE SURVEY:
Survey for the Estate of Joseph D. Pierre by John G. Cummings,

LEGEND

- 1/2" BOLT FOUND
- 1/2" IRON PIPE FOUND
- 5/8" IRON ROD FOUND
- 1/2" IRON ROD SET

7/2 BOLT FOUND
1/2 IRON PIPE FOUND
5/8 IRON ROD FOUND
1/2" IRON ROD SET

37.077 ACRES
PARCEL 3
PARCEL 2

3.37 ACRES
PARCEL 2

40.0'
50.0'
40.0'
60.0'

4 ACRES
PARCEL 3
PARCEL 2

30' ACCESS SERVITUDE

1/4 SECTION CORNER

LEE SETTLEMENT ROAD

ST TAMMANY PARISH. LOUISIANA.

Estate of Joseph D. Pierre

OWNING A SURVEY OF:
A PARCEL OF LAND LOCATED IN SECTION 5, TOWNSHIP 5 SOUTH, RANGE 10 EAST,
ST. TAMMANY PARISH, LOUISIANA.

STATEMENT OF VERIFICATION:

This property is located in Flood Zones A &
per F.E.M.A. Map No. 225205 0025 B, dated
arch 1, 1984.
GENERAL INFORMATION

REQUESTED CHANGE: From A-1 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay) to A-2 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)

LOCATION: Parcel located at the end of Singletary Road, south of Galloway Road; S20, T5S, R11E; Ward 2, District 6

SIZE: 3.457 acres

ACCESS ROAD INFORMATION
Type: Private
Road Surface: Gravel/Asphalt
Condition: Fair

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>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</td>
<td>A-1 (Suburban District)</td>
</tr>
<tr>
<td>West</td>
<td>Undeveloped</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), MHO (Manufactured Housing Overlay) & RO (Rural Overlay) to A-2 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay). The site is located at the end of Singletary Road, south of Galloway Road. The 2025 Future Land Use Plan calls for the area to be developed with agricultural and residential uses. Staff sees no compelling reason to increase the density, considering that the area is surrounded on three sides with A-1 zoned property.

STAFF RECOMMENDATION:
The staff recommends that the request for an A-2 (Suburban District) designation be denied.
CASE NO.: ZC14-10-091
REQUESTED CHANGE: From A-1 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay) to A-2 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)
LOCATION: Parcel located at the end of Singletary Road, south of Galloway Road; S20, T5S, R11E; Ward 2, District 6
SIZE: 3.457 acres
ZONING STAFF REPORT

Date: September 29, 2014
Case No.: ZC14-10-092
Posted: 09/17/14

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

LOCATION:
Parcel located on the west side of US Highway 11, south of Pine Place, north of Johnny F. Smith Blvd; S26, T8S, R14E; Ward 8, District 14

SIZE:
32.95 acres

Determination: Approved Amended Postponed Denied

Meeting Date: October 7, 2014

GENERAL INFORMATION

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Direction</th>
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<th>Zoning</th>
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</thead>
<tbody>
<tr>
<td>North</td>
<td>Single Family Residential,</td>
<td>A-4 (Single Family Residential District) &amp;</td>
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<tr>
<td></td>
<td>Undeveloped &amp; Multi-Family</td>
<td>HC-3 (Highway Commercial District)</td>
</tr>
<tr>
<td>South</td>
<td>Undeveloped &amp; Office Warehouse</td>
<td>HC-3 (Highway Commercial District)</td>
</tr>
<tr>
<td>East</td>
<td>Hwy 11 &amp; Undeveloped</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>West</td>
<td>Office Warehouse</td>
<td>I-2 (Industrial District)</td>
</tr>
</tbody>
</table>

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

STAFF RECOMMENDATION:
The staff recommends that the request for an A-4 (Single Family Residential District) designation be denied.

STAFF COMMENTS:
The petitioner is requesting to change the zoning from HC-3 (Highway Commercial District) to A-4 (Single Family Residential District). The site is located on the west side of US Highway 11, south of Pine Place. The 2025 future land use plan designates the site to be developed with residential uses, commercial uses and conservation area. Staff feels that the current zoning of the site is appropriate, considering its location along Hwy 11 and that it was rezoned from C-1 Neighborhood Commercial District to HC-3 Highway Commercial District through the comprehensive rezoning. Moreover, it is abutting HC-3 Highway Commercial zoning to the south and I-2 Industrial District to the west.
CASE NO.: ZC14-10-092
REQUESTED CHANGE: From HC-3 (Highway Commercial District) to A-4 (Single Family Residential District)
LOCATION: Parcel located on the west side of US Highway 11, south of Pine Place, north of Johnny F. Smith Blvd; S26, T8S, R14E; Ward 8, District 14
SIZE: 32.95 acres
ZONING STAFF REPORT

Date: September 29, 2014
Case No.: ZC14-10-093
Posted: 09/14/14
Meeting Date: October 7, 2014
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

REQUESTED CHANGE: From HC-3 (Highway Commercial District) to A-8 (Multiple Family Residential District)

LOCATION: Parcel located on the west side of US Highway 11, north of Pine Place, south of Hunter Street; S26, T8S, R14E; Ward 8, District 14

SIZE: 11 acres

ACCESS ROAD INFORMATION

Type: Parish & Federal
Road Surface: 2 lane asphalt
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>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential,</td>
<td>HC-3 (Highway Commercial District) &amp; A-4 (Single Family Residential District)</td>
</tr>
<tr>
<td></td>
<td>Commercial,</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Undeveloped</td>
<td></td>
</tr>
<tr>
<td>South</td>
<td>Residential &amp;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Undeveloped</td>
<td></td>
</tr>
<tr>
<td>East</td>
<td>Undeveloped</td>
<td></td>
</tr>
<tr>
<td>West</td>
<td>Undeveloped</td>
<td></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 HC-3 (Highway Commercial District) to A-8 (Multiple Family Residential District). The site is located on the west side of US Highway 11, north of Pine Place, south of Hunter Street. The 2025 future land use plan calls for the site to be developed with residential uses. The site is currently developed with multi family residential buildings and undeveloped land. The requested zoning change to A-8 would allow for the existing multi family dwellings to remain and for future multi family development at a maximum density of 1 unit per 1500 square feet of property.

Staff feels that there is no compelling reason to recommend approval, considering that it is located along Hwy 11 and that the site was rezoned from C-1 Neighborhood Commercial District to HC-3 Highway Commercial District through the comprehensive rezoning. Moreover, the site is currently abutting HC-3 zoning on the north and south sides and the HC-3 zoning district allows for multi family dwellings.

STAFF RECOMMENDATION:
The staff recommends that the request for an A-8 (Multiple Family Residential District) designation be denied.
CASE NO.: ZC14-10-093
REQUESTED CHANGE: From HC-3 (Highway Commercial District) to A-8 (Multiple Family Residential District)
LOCATION: Parcel located on the west side of US Highway 11, north of Pine Place, south of Hunter Street; S26, T8S, R14E; Ward 8, District 14
SIZE: 11 acres
GENERAL INFORMATION

PETITIONER: Nicholas Brener
OWNER: John & Tena Warner
REQUESTED CHANGE: From A-I (Suburban District) to A-I (Suburban District) & RO (Rural Overlay)
LOCATION: Parcel located on the north side of Ronald Regan Highway, east of Gottschalk Road, west of LA Highway 1077; S20,T6S,R10E; Ward 1, District 3
SIZE: 3.22 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION
Type: Federal
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>A-I (Suburban District)</td>
</tr>
<tr>
<td>South</td>
<td>Undeveloped</td>
<td>A-I (Suburban District)</td>
</tr>
<tr>
<td>East</td>
<td>Undeveloped</td>
<td>A-I (Suburban District)</td>
</tr>
<tr>
<td>West</td>
<td>Undeveloped</td>
<td>A-I (Suburban District)</td>
</tr>
</tbody>
</table>

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 to change the zoning from A-I (Suburban District) to A-I (Suburban District) & RO (Rural Overlay). The site is located on the north side of Ronald Regan Highway, east of Gottschalk Road, west of LA Highway 1077. The 2025 Future Land Use Plan calls for the area to be developed as a planned district including conservation and single family residential uses. Staff does not object to the request.

STAFF RECOMMENDATION:
The staff recommends that the request for a RO (Rural Overlay) designation be approved.
CASE NO.: ZC14-10-094
PETITIONER: Nicholas Brener
OWNER: John & Tena Warner
REQUESTED CHANGE: From A-1 (Suburban District) to A-1 (Suburban District) & RO (Rural Overlay)
LOCATION: Parcel located on the north side of Ronald Regan Highway, east of Gottschalk Road, west of LA Highway 1077; S20,T6S,R10E; Ward 1, District 3
SIZE: 3.22 acres
ZONING STAFF REPORT

Date: September 29, 2014
Meeting Date: October 7, 2014
Case No.: ZC14-10-095
Determination: Approved Amended Postponed Denied
Posted: 9/18/2014

GENERAL INFORMATION

PETITIONER: Susanna P. Kerr
OWNER: Succession of Sheldon Simon Prey & Judith Flach Prey
REQUESTED CHANGE: From A-1 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the west side of Bunny Lane, south of Joiner Wymer Road; S33, T6S, R10E; Ward 1, District 3
SIZE: 10.35 acres

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>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>Undeveloped</td>
<td>A-3 (Suburban District)</td>
</tr>
<tr>
<td>West</td>
<td>Undeveloped</td>
<td>A-1 (Suburban District)</td>
</tr>
</tbody>
</table>

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

COMPREHENSIVE PLAN:
Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as “village or town residential” may include mixed uses and would have the highest number of units per acre, while “Rural residential” would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes. The 2025 Future Land Use Plan calls for the area to be developed with agricultural and residential uses. Staff sees no compelling reason to increase the density considering the area is surrounded on three sides by A-1A zoned property.

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-1 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located on the west side of Bunny Lane, south of Joiner Wymer Road. The 2025 Future Land Use Plan calls for the area to be developed with agricultural and residential uses. Staff does not see any compelling reason to increase the density of the area considering that the parcel is surrounded on three sides by A-1 zoned property. However, staff does not have any objections to the request for a MHO (Manufactured Housing Overlay).

STAFF RECOMMENDATION:
The staff recommends that the request for an A-2 (Suburban District) designation be denied and the request for a MHO (Manufactured Housing Overlay) designation be approved.
CASE NO.: ZC14-10-095
PETITIONER: Susanna P. Kerr
OWNER: Succession of Sheldon Simon Prey & Judith Flach Prey
REQUESTED CHANGE: From A-1 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the west side of Bunny Lane, south of Joiner Wymer Road; S33, T6S, R10E; Ward 1, District 3
SIZE: 10.35 acres
CONDITIONAL USE PERMIT STAFF REPORT

Date: 09/29/14  
Meeting Date: October 7, 2014  
Determination: Approved Amended Postponed Denied  

CASE NO.: CPO7-09-157  
Prior Action: Approved (01/02/08)

PETITIONER: Samuel Markovich/Acadian Properties Northshore, LLC  
OWNER: Samuel Markovich/Acadian Properties Northshore, LLC  
PROPOSED USE: Retail Facility over 20,000 sq. ft.

PREVIOUS/CURRENT USE: Vacant  
SQ. FT. OF USE: 88,110 sq. ft.

GROSS AREA LOT SIZE: 8.138 acres  
ZONING CLASSIFICATION: HC-2 (Highway Commercial) District

LOCATION: Parcel located on the west side of LA Highway 21, south of Cherokee Rose Lane; S46, T7S, R1IE: Ward 1, District 1

STAFF COMMENTS:

A conditional use permit was originally approved for the a 88,110 sq.ft. Retail Shopping Center, on the subject site. The Louisiana Highway Department of Transportation (DOT) informed the owner of the site that road improvements will be taking place along Hwy 21, which will affect most of the required 30' buffer and parking setback of the proposed development (see attached drawing). Considering that the road improvement will require the State to acquire most of the first 30' of the property along Hwy 21, the petitioner is requesting a waiver of most of the required 30' buffer and parking setback and to only provide 10' Class A & 10' Class B trees within the remaining portion of the front landscape buffer. As a result of the taking of the front planting buffer from the DOT, most of the proposed parking lot will then be directly abutting the front property line.

As originally proposed, drainage ponds were to be provided within the greenspace area, to accommodate the drainage requirements (See attached plan). The revised plan shows that subsurface drainage will be provided on site, which will connect to the State drainage provided along Hwy 21.

Since the approval of the proposed development, a flat work permit has been issued for the construction of the parking lot. Considering the large size of the site, and that the construction of the facility has not taken place, staff feels that the proposed development could be reconfigured in order to meet the PCO buffer and setback requirements.

STAFF RECOMMENDATIONS:

The staff recommends denial of this request.

If the Commission wishes to recommend approval, it should be subject to all applicable regulations and the following conditions:

1. Meet all required Traffic improvements before occupancy, as originally approved under the TIA.
2. Provide the required landscaping on the north, south and west sides of the property and within the parking area.
3. 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.
4. Provide a landscape plan showing the size and location of all existing trees to be preserved and any new plant materials to meet the applicable landscaping requirements. Provide the size, caliper and species of the proposed trees on the revised landscape plan. Note that Class A trees have to be a minimum of 10' to 12' high & Class B trees have to be a minimum of 8' to 10' high after planting. The caliper of Class A trees has to be a minimum of 2½" and the caliper of Class B trees has to be a minimum of 1½" measured at 1½ feet above the ground.
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. Provide an exterior lighting plan so all exterior lighting shall be shaded or inwardly directed in such a manner so that no direct lighting or glare is cast beyond the property line. The intensity of such lighting shall not exceed one foot candle as measured at the shunting property line. Outdoor lighting illumination shall follow the recommended guidelines for the luminescence 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.: CP07-99-157PR
PETITIONER: Samuel Markovich/Acadia Properties Northshore, LLC
OWNER: Samuel Markovich/Acadia Properties Northshore, LLC
PROPOSED USE: Retail Facility over 20,000 sq. ft.
PREVIOUS/CURRENT USE: Vacant
SQ. FT. OF USE: 99,045 sq. ft.
GROSS AREA LOT SIZE: 8.138 acres
ZONING CLASSIFICATION: HC-2 (Highway Commercial) District
LOCATION: Parcel located on the west side of LA Highway 21, south of Cherokee Rose Lane; S46, T7S, R11E; Ward 1, District 1
<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</td>
<td>100' building setback</td>
<td>30' planting area</td>
<td>50' planting area &amp; parking setback</td>
<td>As petitioner proposes.</td>
</tr>
<tr>
<td>(LA Highway 21)</td>
<td>50' planting area &amp; parking setback</td>
<td>37 Class A</td>
<td>155 Class A</td>
<td></td>
</tr>
<tr>
<td></td>
<td>155 Class A</td>
<td>37 Class B</td>
<td>232 Class B</td>
<td></td>
</tr>
<tr>
<td></td>
<td>232 Class B</td>
<td>93 Shrubs</td>
<td>94 Shrubs/70%</td>
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</tr>
<tr>
<td></td>
<td>3' earthen berm or 70% living obscuring screen</td>
<td></td>
<td>Living Shrubs Obscuring Screen</td>
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</tr>
<tr>
<td>West Perimeter Planting</td>
<td>30' planting area</td>
<td>25' planting area</td>
<td>30' planting area</td>
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<tr>
<td></td>
<td>25 Class A</td>
<td>25 Class A</td>
<td>26 Class A</td>
<td></td>
</tr>
<tr>
<td></td>
<td>25 Class B</td>
<td>25 Class B</td>
<td>26 Class B</td>
<td></td>
</tr>
<tr>
<td></td>
<td>100% opaque 8' tall fence</td>
<td>100% opaque 8' tall fence</td>
<td>100% opaque 8' tall fence</td>
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</tr>
<tr>
<td>North Perimeter Planting</td>
<td>30' planting area</td>
<td>30' planting area</td>
<td>30' planting area</td>
<td>Provide 2 additional Class A trees and 2 additional Class B trees.</td>
</tr>
<tr>
<td>(Cherokee Rose Lane)</td>
<td>30' planting area</td>
<td>30' planting area</td>
<td>30' planting area</td>
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<tr>
<td></td>
<td>16 Class A</td>
<td>16 Class A</td>
<td>14 Class A</td>
<td></td>
</tr>
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<td></td>
<td>16 Class B</td>
<td>16 Class B</td>
<td>14 Class B</td>
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<td>39 Shrubs</td>
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<td>South Perimeter Planting</td>
<td>10' planting area</td>
<td>10' planting area</td>
<td>10' planting area</td>
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<td></td>
<td>10' planting area</td>
<td>10' planting area</td>
<td>10' planting area</td>
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</tr>
<tr>
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<td>13 Class A</td>
<td>13 Class A</td>
<td>15 Class A</td>
<td></td>
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<tr>
<td></td>
<td>13 Class B</td>
<td>13 Class B</td>
<td>15 Class B</td>
<td></td>
</tr>
<tr>
<td>Parking Planting</td>
<td>Parking areas shall be a minimum of 10% of the paved area.</td>
<td>1 Class A / 12 spaces &amp; in island at ends of row; 4th row divided by planting bed</td>
<td>1 Class A in Island / 12 spaces &amp; in island at ends of row; 4th row divided by planting bed</td>
<td>Provide 1 Class A tree every 30 linear feet in the required median. Removed proposed Class B trees.</td>
</tr>
<tr>
<td></td>
<td>1 Class A in Island / 12 spaces &amp; in island at ends of row; 4th row divided by planting bed</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>251 Spaces Required</td>
<td>444 Spaces Provided</td>
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</tr>
</tbody>
</table>

Other Considerations:

Hours of Operation: 7AM to 7PM
Number of Employees: Not provided.
Noise Expected: Unknown