GENERAL INFORMATION

PETITIONER: Darling Design Homes, INC - James Coate

OWNER: Ruth Begue

REQUESTED CHANGE: From A-2 Suburban District to A-4 Single-Family Residential District

LOCATION: Parcel located on the north side of Harrison Avenue, east of Reed Lane, west of Flowers Drive.; S2 & 3, T7S, R1E; Ward 3, District 2

SIZE: 57.4 acres

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Surrounding Use</th>
<th>Surrounding Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Abita River, Apartment Complex &amp; Undeveloped</td>
<td>PUD (Planned Unit Development Overlay) &amp; A-2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Suburban District)</td>
</tr>
<tr>
<td>South</td>
<td>Residential</td>
<td>A-4A (Single Family Residential District)</td>
</tr>
<tr>
<td>East</td>
<td>Residential</td>
<td>A-2 (Suburban District)</td>
</tr>
<tr>
<td>West</td>
<td>Residential &amp; Undeveloped</td>
<td>A-2 (Suburban 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.

Conservation - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simply referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 Suburban District to A-4 Single-Family Residential District. This site is located on the north side of Harrison Avenue, east of Reed Lane, west of Flowers Drive. The 2025 future land use plan calls for the area to be developed with residential uses and uses that would allow for the preservation of the natural environment. The north side of Harrison Avenue is currently developed with undeveloped parcels of land and residential uses on lots of a minimum of 1 acre in size. However, the lot size within the subdivision located directly across from the site, are zoned A-4-A and for the most part less than ¼ of an acre in size. Staff does not have any objection to the request, considering that the site is surrounded by a mix of residential uses at a variety of density. The location of the site, along a major collector and in close proximity to US Highway 190, is also a factor being considered to justify the support of a higher density.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-4 Single-Family Residential District designation be approved.
Case No.: 2015-20-ZC

PETITIONER: Darling Design Homes, INC - James Coate

OWNER: Ruth Begue

REQUESTED CHANGE: From A-2 Suburban District to A-4 Single-Family Residential District

LOCATION: Parcel located on the north side of Harrison Avenue, east of Reed Lane, west of Flowers Drive.; S2 & 3, T7S, R11E; Ward 3, District 2

SIZE: 57.4 acres
ZONING STAFF REPORT

Date: 11/23/2015
Case No.: 2015-21-ZC
Posted: 11/19/15

Meeting Date: 12/1/2015
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Darling Design Homes, INC - James Coate
OWNER: Ruth Begue
REQUESTED CHANGE: From A-4 Single-Family Residential District to A-4 Single-Family Residential District, PUD Planned Unit Development Overlay
LOCATION: Parcel located on the north side of Harrison Avenue, east of Reed Lane, west of Flowers Drive; S2 & 3, T7S, R11E; Ward 3, District 2
SIZE: 57.4 acres

GENERAL INFORMATION

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>Residential &amp; Undeveloped</td>
<td>A-2 (Suburban District)</td>
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</tbody>
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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.

Conservation - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simple referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process.

STAFF COMMENTS:
The petitioner is requesting to change the zoning to PUD Planned Unit Development Overlay to develop a 138 residential lot subdivision (see chart below showing lot size). The site is proposed to be accessed through 2 different entrances, aligned with existing open streets, across from the site.

<table>
<thead>
<tr>
<th>Lot Type</th>
<th>Number of lots</th>
<th>Lot size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garden Home Lots</td>
<td>24</td>
<td>50' X 90'</td>
</tr>
<tr>
<td>65' wide lots</td>
<td>8</td>
<td>65' X 120'</td>
</tr>
<tr>
<td>70' wide lots</td>
<td>37</td>
<td>70' X 120'</td>
</tr>
<tr>
<td>75' wide lots</td>
<td>55</td>
<td>75' X 120'</td>
</tr>
<tr>
<td>90' wide lots</td>
<td>14</td>
<td>90' X 120'</td>
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</table>
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</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 (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>
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<td>14</td>
<td>90' X 120'</td>
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DENSITY

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

The gross density of this property, based on the current underlying zoning of A-2, is at 1 units per acre, which would allow for a total of 57 units. Based on the requested underlying A-4 Zoning District, the net density would allow for 172 lots. The proposal is for 138 units with a net density of 3.2 lots/units per acre.

GREENSPACE

A total of 17.87 acres (31%) of greenspace is proposed to be provided on the site, including 1.68 acres (3%) dedicated to active recreation and 16.19 acres (28%) dedicated to passive recreation. The proposed passive and active amenities will consist of a picnic and park area with playground equipment. Staff feels that additional passive and active amenities should be provided within the subdivision A walking path should be provided throughout the subdivision and formal access through the lots to the recreation area. Moreover, additional active amenities should be provided such as a half basketball court and some exercise stations.

COMPREHENSIVE PLAN ANALYSIS

The 2025 future land use plan call for the site to be developed with residential uses and uses that would allow for the preservation of the natural environment. The proposed PUD meets the objectives of the designation, considering that the site is proposed to be developed with residential uses at a certain variety of densities including a large conservation area in the rear of the site, along the Abita River.

STAFF RECOMMENDATION:

The staff recommends that the request for a PUD Planned Unit Development Overlay designation be approved. As stated above additional active amenities should be provided such as a half basketball court and some exercise stations.
Case No.: 2015-21-ZC

PETITIONER: Darling Design Homes, INC - James Coate

OWNER: Ruth Begue

REQUESTED CHANGE: From A-4 Single-Family Residential District to A-4 Single-Family Residential District, PUD Planned Unit Development Overlay

LOCATION: Parcel located on the north side of Harrison Avenue, east of Reed Lane, west of Flowers Drive; S2 & 3, T7S, R11E; Ward 3, District 2

SIZE: 57.4 acres
ASITA RIVER PARK SECTIONS 2 & 3, T—7—S, R—11—E, GREENSEURO LAND DISTRICT, ST. TAMMANY PARISH, LA.

BUILDING SETBACKS:

GANDER 88MG ' ;R
MD LOTS o, RE
NAP 20
lINT? ML LETRORI SPot PNARL ROSE 000.1.

AREA BREAKDOWN
TOTAL AREA 574 ACRES
EIRCENSPACE 7.87 ACRES (31%) PASSIVE 16.19 ACRES (285) ACTIVE 1.68 ACRES (35) RETENTION 2.65 ACRES

DENSITY BREAKDOWN
LOOTS ALLOWED
[57.4 ACRES x 4 VOlTS/AC. (AA)] 9
UNTO DEPICTED
lIftS DEVELOPMENT RILL RE P000IOER RITA CENTRAL RATER AN SERER 100LREL

VICINITY MAP

DEVELOPER:
ASITA RIVER PARK LLC
401 MANNA OAKS DR.
AAAOUETLLE, LA 70471

PRELIMINARY COPY
ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: ABITA RIVER PARK LLC

Developer's Address: 401 MARINA OAKS DR. MANDEVILLE LA 70447

Developer's Phone No. (Business) (Cell) 985 966-6294

Subdivision Name: ABITA RIVER PARK

Number of Acres in Development: 57.4

Ultimate Disposal of Surface Drainage: ABITA RIVER

Number of Lots/Parcels in Development: 138

Water Surface Runoff Mitigation Proposed: NO

(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? ABITA RIVER
- Does the subdivision front on any major arterial streets? □ Yes □ No
  If yes, which major arterial streets? Harrison Ave.
- Will any smoke, dust or fumes be emitted as a result of operational construction? □ Yes □ No
  If yes, please explain:
- Is the subdivision subject to inundation? □ Frequently □ Infrequently □ None at all
- Will canals or waterways be constructed in conjunction with this subdivision? □ Yes □ No

(Does the proposed subdivision development...)

a.) have or had any landfill(s) located on the property? □ Yes □ No
b.) disrupt, alter or destroy any historical or archeological sites or district? □ Yes □ No
c.) have a substantial impact on natural, ecological recreation, or scenic resources? □ Yes □ No
d.) displace a substantial number of people? □ Yes □ No
e.) conform with the environmental plans and goals that have been adopted by the parish? □ Yes □ No
f.) cause an unwarranted increase in traffic congestion within or near the subdivision? □ Yes □ No
g.) have substantial esthetic or adverse visual impact within or near the subdivision? □ Yes □ No
h.) breach any Federal, State or Local standards relative to:
  - air Quality □ Yes □ No
  - noise □ Yes □ No
  - water Quality □ Yes □ No
  - contamination of any public or private water supply □ Yes □ No
  - ground water levels □ Yes □ No
  - flooding/inundation □ Yes □ No
  - erosion □ Yes □ No
  - sedimentation □ Yes □ No
  - rare and/or endangered species of animal or plant habitat □ Yes □ No
  - interfering with any movement of resident or migratory fish or wildlife species □ Yes □ No
  - inducing substantial concentration of population □ Yes □ No
  - dredging and spoil placement □ Yes □ No

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

[Signature]  9-17-15

ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)
ZONING STAFF REPORT

Date: 11/23/2015  Case No.: 2015-26-ZC  Determination: Approved, Amended, Postponed, Denied
Meeting Date: 12/1/2015  Posted: 11/17/15

GENERAL INFORMATION

PETITIONER: Rev. Jose Roel Lungay
OWNER: St. Genevieve Roman Catholic Church
REQUESTED CHANGE: From A-3 Suburban District to PF-1 Public Facilities District
LOCATION: Parcel located on the east side of St. Genevieve Lane, north of Bayou Liberty Road; S42, T9S, R13E; Ward 9, District 11
SIZE: 1.6 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>Surrounding Use</th>
<th>Surrounding Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential</td>
<td>A-3 Suburban District</td>
</tr>
<tr>
<td>South</td>
<td>Residential &amp; Undeveloped</td>
<td>A-3 Suburban District</td>
</tr>
<tr>
<td>East</td>
<td>Residential &amp; Undeveloped</td>
<td>A-3 Suburban District</td>
</tr>
<tr>
<td>West</td>
<td>Institutional building and parking lot</td>
<td>PF-1 Public 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-3 Suburban District to PF-1 Public Facilities District. This site is located on the east side of St. Genevieve Lane, north of Bayou Liberty Road. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not have any objections to the request, considering that there are some existing parcels of land zoned PF-1 in the surrounding area and that the objective of the PF-1 zoning is to provide for the location of governmental and institutional uses to the public.

STAFF RECOMMENDATION:
The staff recommends that the request for a PF-1 Public Facilities District designation be approved.
Case No.: 2015-26-ZC

PETITIONER: Rev. Jose Roel Lungay

OWNER: St. Genevieve Roman Catholic Church

REQUESTED CHANGE: From A-3 Suburban District to PF-1 Public Facilities District

LOCATION: Parcel located on the east side of St. Genevieve Lane, north of Bayou Liberty Road; S42, T9S, R13E; Ward 9, District 11

SIZE: 1.6 acres
ZONING STAFF REPORT

Date: 11/23/2015
Case No.: 2015-38-ZC
Posted: 11/19/15

Meeting Date: 12/1/2015
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: The Earnest Corporation - Christopher Inman
OWNER: The Earnest Corporation - Christopher Inman
REQUESTED CHANGE: From CB-1 Community Based Facilities District to NC-4 Neighborhood Institutional District
LOCATION: Parcel located on the west side of US Highway 190 Frontage Road, south of Fontainebleau Drive; S37, T7S, R11E; Ward 4, District 4
SIZE: 27,565 sq. ft.

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>
<tbody>
<tr>
<td>North</td>
<td>Commercial</td>
<td>NC-4 Neighborhood Institutional District</td>
</tr>
<tr>
<td>South</td>
<td>State Police Office</td>
<td>CB-1 Community Based Facilities District</td>
</tr>
<tr>
<td>East</td>
<td></td>
<td>US Highway 190</td>
</tr>
<tr>
<td>West</td>
<td>Golf Course &amp; Residential</td>
<td>CB-1 Community Based Facilities District &amp; A-4 Single Family Residential District</td>
</tr>
</tbody>
</table>

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

COMPREHENSIVE PLAN:

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

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STAFF COMMENTS:
The petitioner is requesting to change the zoning from CB-1 Community Based Facilities District to NC-4 Neighborhood Institutional District. This site is located on the west side of US Highway 190 Frontage Road, south of Fontainebleau Drive. The 2025 future land use plan calls for the area to be developed with residential uses and uses that would allow for the preservation of the natural environment of the site. Staff does not have any objections to the request considering the location of the site, along Hwy 190 Service road, and the proximity of existing neighborhood commercial uses.

STAFF RECOMMENDATION:
The staff recommends that the request for a NC-4 Neighborhood Institutional District designation be approved.
Case No.: 2015-38-ZC

PETITIONER: The Earnest Corporation - Christopher Inman

OWNER: The Earnest Corporation - Christopher Inman

REQUESTED CHANGE: From CB-1 Community Based Facilities District to NC-4 Neighborhood Institutional District

LOCATION: Parcel located on the west side of US Highway 190 Frontage Road, south of Fontainebleau Drive; S37, T7S, R11E; Ward 4, District 4

SIZE: 27,565 sq. ft.
Resubdivision of
A PORTION OF SECTION 37, TOWNSHIP 7 SOUTH - RANGE 11 EAST
COMPRISING FAIRWAYS 8 THRU 12 OF BEAU CHENE GOLF COURSE
ST. TAMMANY PARISH, LOUISIANA
INTO
PARCEL A & THE REMAINDER OF FAIRWAYS 8 THRU 12
BEAU CHENE GOLF COURSE

APPROVED:

SECRETARY PARISH PLANNING COMMISSION

PARISH ENGINEER

CLERK OF COURT

DATE FILED FILE NO.

Professional Land Surveyors
Planners · Consultants
228 W. Causeway App. Mandeville, LA 70448
(985) 624-5366 FAX (985) 624-5309

Resubdivision of
A PORTION OF SECTION 37, TOWNSHIP 7 SOUTH - RANGE 11 EAST
COMPRISING FAIRWAYS 8 THRU 12 OF BEAU CHENE GOLF COURSE
ST. TAMMANY PARISH, LOUISIANA
INTO
PARCEL A & THE REMAINDER OF FAIRWAYS 8 THRU 12
BEAU CHENE GOLF COURSE

APPROVED:

SECRETARY PARISH PLANNING COMMISSION

PARISH ENGINEER

CLERK OF COURT

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Resubdivision of
A PORTION OF SECTION 37, TOWNSHIP 7 SOUTH - RANGE 11 EAST
COMPRISING FAIRWAYS 8 THRU 12 OF BEAU CHENE GOLF COURSE
ST. TAMMANY PARISH, LOUISIANA
INTO
PARCEL A & THE REMAINDER OF FAIRWAYS 8 THRU 12
BEAU CHENE GOLF COURSE

APPROVED:

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Resubdivision of
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ST. TAMMANY PARISH, LOUISIANA
INTO
PARCEL A & THE REMAINDER OF FAIRWAYS 8 THRU 12
BEAU CHENE GOLF COURSE

APPROVED:

SECRETARY PARISH PLANNING COMMISSION

PARISH ENGINEER

CLERK OF COURT

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228 W. Causeway App. Mandeville, LA 70448
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Resubdivision of
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ST. TAMMANY PARISH, LOUISIANA
INTO
PARCEL A & THE REMAINDER OF FAIRWAYS 8 THRU 12
BEAU CHENE GOLF COURSE

APPROVED:

SECRETARY PARISH PLANNING COMMISSION

PARISH ENGINEER

CLERK OF COURT

DATE FILED FILE NO.

Professional Land Surveyors
Planners · Consultants
228 W. Causeway App. Mandeville, LA 70448
(985) 624-5366 FAX (985) 624-5309
ZONING STAFF REPORT

Date: 11/23/2015  Meeting Date: 12/1/2015
Case No.: 2015-47-ZC  Determination: Approved, Amended, Postponed, Denied
Posted: 11/19/15

GENERAL INFORMATION

PETITIONER: Diane McDonald
OWNER: Gary & Diane McDonald
REQUESTED CHANGE: From A-i Suburban District to A-2 Suburban District
LOCATION: Parcel located on the east side of Gottschalk Road, south of Breen Road, north of Ronald Reagan Highway, being 74438 Gottschalk Road, Covington; S19, T6S, R1OE; Ward 1, District 3
SIZE: 4.28 acres

GENERAL INFORMATION

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

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<tr>
<td>South</td>
<td>Residential &amp; Undeveloped</td>
<td>A-1 Suburban District</td>
</tr>
<tr>
<td>East</td>
<td>Undeveloped</td>
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<tr>
<td>West</td>
<td>Residential &amp; Undeveloped</td>
<td>Tangipahoa Parish</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-1 Suburban District to A-2 Suburban District. This site is located on the east side of Gottschalk Road, south of Breen Road, north of Ronald Reagan Highway, being 74438 Gottschalk Road, Covington. The 2025 future land use plan calls for the area to be developed with residential uses. Considering the rural character of the area and that the site is surrounded by A-1 zoning, staff feels that there are no compelling reason to recommend approval of the request.

STAFF RECOMMENDATION:
The staff recommends that the request for an A-2 Suburban District designation be denied.
Case No.: 2015-47-ZC

PETITIONER: Diane McDonald

OWNER: Gary & Diane McDonald

REQUESTED CHANGE: From A-1 Suburban District to A-2 Suburban District

LOCATION: Parcel located on the east side of Gottschalk Road, south of Breen Road, north of Ronald Reagan Highway, being 74438 Gottschalk Road, Covington; S19, T6S, R1OE; Ward 1, District 3

SIZE: 4.28 acres
This point is east 1412', south 135', from the northwest corner of Section 19, T5S, R5E, St. Tammany County.  

This property is located in Flood Zone A of FEMA Community Rating System, CR 424601, as shown on the map dated 11/11/1983. 

This map is certified to First American Title Insurance Company. 

The undersigned certify that this plat is correct. 

Land Surveying Inc., 
Louisiana Registered Land Surveyor.
PETITIONER: Anquinell Schneider
OWNER: Norma Johnson
REQUESTED CHANGE: From A-4 Single-Family Residential District to A-4 Single-Family Residential District, MHO Manufactured Housing Overlay
LOCATION: Parcel located at the end of Batiste Street, east of Pugh Road; S48, T8S, R12E; Ward 4, District 7
SIZE: 0.83 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>Surrounding Use</th>
<th>Surrounding Zone</th>
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<tr>
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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-4 Single-Family Residential District to A-4 Single-Family Residential District, MHO Manufactured Housing Overlay. This site is located at the end of Batiste Street, east of Pugh Road. 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.: 2015-53-ZC

PETITIONER: Anquizzell Schneider

OWNER: Norma Johnson

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

LOCATION: Parcel located at the end of Batiste Street, east of Pugh Road; S48, T85, R12E; Ward 4, District 7

SIZE: 0.83 acres
ZONING STAFF REPORT

Date: 11/23/2015
Case No.: 2015-54-ZC
Posted: 11/19/15

Meeting Date: 12/1/2015
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Deidre McMurray
OWNER: Clarence R. Dutruch
REQUESTED CHANGE: From A-1A Suburban District to A-2 Suburban District
LOCATION: Parcel located on the west side of LA Highway 40, north of Woodland Drive, south of Stermer Road, being 20857 Highway 40, Bush; S23, T5S, R11E; Ward 2, District 6
SIZE: 3.36 acres

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

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<td>West</td>
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</table>

EXISTING LAND USE:
Existing development: Multi occupancy development:

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. This site is located on the west side of LA Highway 40, north of Woodland Drive, south of Stermer Road, being 20857 Highway 40, Bush. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Considering the rural nature of the area and that the site is surrounded by A-1A zoning, staff feels that there is no compelling reason to recommend approval of the request.

STAFF RECOMMENDATION:
The staff recommends that the request for an A-2 Suburban District designation be denied.
Case No.: 2015-54-ZC

PETITIONER: Deidre McMurray

OWNER: Clarence R. Dutruh

REQUESTED CHANGE: From A-1A Suburban District to A-2 Suburban District

LOCATION: Parcel located on the west side of LA Highway 40, north of Woodland Drive, south of Stermer Road, being 20857 Highway 40, Bush; S23, T5S, R11E; Ward 2, District 6

SIZE: 3.36 acres
PLAT showing a survey for
Houston E. Dutrich, Et Al.

Located in section 23, Township 5
South, Range 11 East, St. Tammany
Parish, Louisiana.

survey by Lawrence E. Charles
October 10, 1962
SCALE 1"=700'
ZONING STAFF REPORT

Date: 11/23/2015
Case No.: 2015-56-ZC
Posted: 11/19/15

Meeting Date: 12/1/2015
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jeffery D. Schoen
OWNER: Grandland Covington, LLC - William G. Grand
REQUESTED CHANGE: From A-3 Suburban District to NC-1 Professional Office District
LOCATION: Parcel located at the southeast corner of LA Highway 1085 & Holly Street, being Lot 1, Square 2, Evergreen Acres; S1, T7S, R10E; Ward 1, District 1
SIZE: 1.3 acres

GENERAL INFORMATION

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

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</tr>
<tr>
<td>West</td>
<td>Residential</td>
<td>A-3 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-3 Suburban District to NC-1 Professional Office District. This site is located at the southeast corner of LA Highway 1085 & Holly Street, being Lot 1, Square 2, Evergreen Acres. 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 surrounded by residential uses.

STAFF RECOMMENDATION:
The staff recommends that the request for a NC-1 Professional Office District designation be denied.
Case No.: 2015-56-ZC

PETITIONER: Jeffery D. Schoen

OWNER: Grandland Covington, LLC - William G. Grand

REQUESTED CHANGE: From A-3 Suburban District to NC-1 Professional Office District

LOCATION: Parcel located at the southeast corner of LA Highway 1085 & Holly Street, being Lot 1, Square 2, Evergreen Acres; S1, T7S, R10E; Ward 1, District 1

SIZE: 1.3 acres
SURVEY FOR DAVID MOCK  
6570 AVE B  
NEW ORLEANS, LA 70124  
NOVEMBER 25, 1972  
LOTS #1 & 2 IN SQUARE 2, EVERGREEN ACRES,  
ST TAMMANY PARISH, LOUISIANA  
NOTE:  
SCALE: 1" = 60'  
SET IRONS  

LOT 1  
4.31+  
ACRES  

LOT 2  

LOT 5  

LOT 4  

MAGNOLIA DRIVE  

EAST ROW HOLLY DRIVE  

320.5  

320.6  

326  

176.1  

185.6  

217  

161  

179.3  

15'  

90°  

51  

25  

0  

218  

126  

102  

102  

179  

177  

174  

173  

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171  

170  

169  

168  

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ZONING STAFF REPORT
Date: 11/23/2015
Case No.: 2015-58-ZC
Posted: 11/19/15
Meeting Date: 12/1/2015
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION
PETITIONER: Kenny Pullen
OWNER: 675 Properties, LLC
REQUESTED CHANGE: From NC-i Professional Office District, HC-2 Highway Commercial District to HC-2 Highway Commercial District
LOCATION: Parcel located at the end of 6th Street, north of Iberville Street, being lots 1 to 7, & 24 to 28 & portion of revoked 6th Street, Square 7, Chinchuba Subdivision; S34, T7S, R1E; Ward 4, District 4
SIZE: 1.32 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>Surrounding Use</th>
<th>Surrounding Zone</th>
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<tbody>
<tr>
<td>North</td>
<td>Residential</td>
<td>A-4 Single Family Residential District</td>
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<tr>
<td>South</td>
<td>Commercial</td>
<td>HC-2 Highway Commercial District</td>
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<td>East</td>
<td>Commercial</td>
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<tr>
<td>West</td>
<td>Undeveloped</td>
<td>NC-1 Professional Office District</td>
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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 NC-1 Professional Office District, HC-2 Highway Commercial District to HC-2 Highway Commercial District. This site is located at the end of 6th Street, north of Iberville Street, being lots 1 to 7, & 24 to 28 & portion of revoked 6th Street, Square 7, Chinchuba Subdivision. The 2025 future land use plan calls for the site to be developed with residential uses. Staff does not have any objections to the request considering that portion of the site is currently developed with a parking lot and a parish road which was recently revoked. The purpose of the request is to bring the use into compliance with the appropriate zoning and to rezone the revoked street to allow for commercial development.

STAFF RECOMMENDATION:
The staff recommends that the request for a HC-2 Highway Commercial District designation be approved.
Case No.: 2015-58-ZC

PETITIONER: Kenny Pullen

OWNER: 675 Properties, LLC

REQUESTED CHANGE: From NC-1 Professional Office District, HC-2 Highway Commercial District to HC-2 Highway Commercial District

LOCATION: Parcel located at the end of 6th Street, north of Iberville Street, being lots 1 to 7, & 24 to 28 & portion of revoked 6th Street, Square 7, Chinchuba Subdivision; S34, T7S, R11E; Ward 4, District 4

SIZE: 1.32 acres
Resubdivision of PARCELA 2.82 Acres

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

R.1; Survey by Ned Wilson
Date 5-21-1992

REF. 2: Survey by Hebert C. Sanders
Date 4-25-1984
Job No.: ST-84-153

REF. 3: Survey by Rondol W. Brown
Date 12-18-2013
Survey No.: 131506

Professional Land Surveyors
Geodetic • Forensic • Consultants
111 Causeway Approach, Mandeville, LA 70448
(985) 824-5300 FAX (985) 824-5309

LOTS 1—8 & 24—28, SQ. 7
AND
APORTION OF REVOKED FIFTH AND SIXTH ST.
CHINCHUBA SUBDIVISION
ST. TAMMANY PARISH, LOUISIANA

INTO
PARCELA

LINE TABLE
LINE BEARING
L1 S 71°56'13" W 28.09'
L2 S 71°56'13" E 19.00'
L3 S 71°56'13" E 10.00'

CURVE TABLE
CURVE RADIUS ARC LENGTH
C1 153.50' 48.58'
C2 153.50' 33.25'
C3 1199.65' 31.98'

NOTE:
APPROVED:
NOTE:
ALL IMPROVEMENTS SHOWN HEREIN
WERE LOCATED ON OR BEFORE
MAY 25, 2015
DENOTES 1/2 IRON ROD FOUND
UNLESS OTHERWISE NOTED

CLERK'S FILE
FILE NO.
IN ACCORDANCE WITH THE STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

RECEIVED SEPT 29, 2015
Survey No. 15924
Page No.

MAP 15
DRAWN R.J9
ZONING STAFF REPORT

Date: 11/23/2015
Case No.: 2015-62-ZC
Posted: 11/19/15

Meeting Date: 12/1/2015
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Karen Rodriguez
OWNER: Karen Rodriguez
REQUESTED CHANGE: From A-3 Suburban District to A-4 Single-Family Residential District
LOCATION: Parcel located on the south side of Alice Street & on the north side of Mary Street, west of Kathmann Drive being lots 1 & 31, Square 12, Live Oak Hills Subdivision; S18, T7S, R1OE; Ward 1, District 1
SIZE: 0.91 acres

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-3 Suburban District</td>
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<tr>
<td>West</td>
<td>Residential</td>
<td>Tangipahoa Parish</td>
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</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-3 Suburban District to A-4 Single-Family Residential District. This site is located on the south side of Alice Street & on the north side of Mary Street, west of Kathmann Drive being lots 1 & 31, Square 12, Live Oak Hills Subdivision. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not see any compelling reason to recommend approval considering that the site is surrounded by residential uses and A-3 zoning.

STAFF RECOMMENDATION:
The staff recommends that the request for an A-4 Single-Family Residential District designation be denied.
Case No.: 2015-62-ZC
PETITIONER: Karen Rodriguez
OWNER: Karen Rodriguez
REQUESTED CHANGE: From A-3 Suburban District to A-4 Single-Family Residential District
LOCATION: Parcel located on the south side of Alice Street & on the north side of Mary Street, west of Kathmann Drive being lots 1 & 31, Square 12, Live Oak Hills Subdivision; S18, T7S, R1OE; Ward 1, District 1
SIZE: 0.91 acres
NOTE: EASEMENT ON LOT 1 & 31
REVOKED BY ST. TAMMANY PARISH
POLICE JURY ORDNANCE SERIES
NO. 89-1354, ORDIANCE CALENDAR
NO. 157, ADOPTED NOVEMBER

LOT 2

BUILDING SETBACK LINES
FRONT: 25'   SIDE: 15'

LOT 1

LOT 30

20' DRAIN, SEWER,
& UTIL. EASEMENT

SQUARE

LOT 31

MARY STREET

120.4

LOT 1

#1 ALICE STREET

KATHMAN

DRIVE

SURVEY MAP

of

LOTS 1 and 31, SQUARE 12, LIVE OAK HILLS SUBD.

in

St. Tammany Parish, Louisiana

for

ROBERT PERILLOUX, JR., SUSAN
JEAN ANDERSON PERILLOUX, UNITED
COMPANIES FINANCIAL CORPORATION,
and
THE SECURITY TITLE GUARANTEE CORPORATION
OF BALTIMORE

Survey No. 90337
Date: MAY 14, 1990
Revised: NOVEMBER 20, 1990 DECEMBER 7, 1990

Scale: 1" = 50'
ZONING STAFF REPORT

Date: 11/23/2015
Case No.: 2015-66-ZC
Posted: 11/19/15

Meeting Date: 12/1/2015
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Alba Velasquez
OWNER: Alba Velasquez
REQUESTED CHANGE: From A-3 Suburban District to A-3 Suburban District, MHO Manufactured Housing Overlay
LOCATION: Parcel located on the east side of Eagle Street, south of Bobby Jones Drive, north of Ed Ray Drive, being lot 16, Square 46, Hillcrest Subdivision Addition #1; S26, T6S, R12E; Ward 6, District 6
SIZE: 20,000 sq. ft.

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

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EXISTING LAND USE:
Existing development: Multi occupancy development:

COMPREHENSIVE PLAN:

Conservation - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simple referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process.

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-3 Suburban District to A-3 Suburban District, MHO Manufactured Housing Overlay. This site is located on the east side of Eagle Street, south of Bobby Jones Drive, north of Ed Ray Drive, being lot 16, Square 46, Hillcrest Subdivision Addition #1. The 2025 future land use plan calls for the area to be developed with uses that would allow for the preservation of the natural environment. Staff does not have any objection to the request considering that the area is developed with a mix of manufactured homes and undeveloped land.

STAFF RECOMMENDATION:
The staff recommends that the request for a MHO Manufactured Housing Overlay designation be approved.
Case No.: 2015-66-ZC

PETITIONER: Alba Velasquez

OWNER: Alba Velasquez

REQUESTED CHANGE: From A-3 Suburban District to A-3 Suburban District, MHO Manufactured Housing Overlay

LOCATION: Parcel located on the east side of Eagle Street, south of Bobby Jones Drive, north of Ed Ray Drive, being lot 16, Square 46, Hillcrest Subdivision Addition #1; S26, T6S, R12E; Ward 6, District 6

SIZE: 20,000 sq. ft.
GENERAL INFORMATION

PETITIONER: Bernice Leggett
OWNER: Bernice Leggett
REQUESTED CHANGE: From A-4 Single-Family Residential District to PF-1 Public Facilities District
LOCATION: Parcel located at the end of Dixie Street, South of Browns Village Road; S34, T8S, R14E; Ward 9, District 14
SIZE: 1.452 acres

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>I-10</td>
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<tr>
<td>West</td>
<td>Residential</td>
<td>A-4 Single-Family Residential 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-4 Single-Family Residential District to PF-1 Public Facilities District. This site is located at the end of Dixie Street, South of Browns Village Road. The 2025 future land use plan calls for the site to be developed with residential uses. Staff is not opposed to the request, considering that the objectives of the PF-1 zoning is to provide for the location of governmental and institutional uses to the public. However, a concern remains regarding the potential traffic that the uses listed under PF-1 could bring to the neighborhood, considering that the abutting streets to access the site are quite narrow.

Note that the zoning change is being requested to allow for the construction of a church on the site.

STAFF RECOMMENDATION:
The staff recommends that the request for a PF-1 Public Facilities District designation be approved.
Case No.: 2015-67-ZC

PETITIONER: Bernice Leggett

OWNER: Bernice Leggett

REQUESTED CHANGE: From A-4 Single-Family Residential District to PF-1 Public Facilities District

LOCATION: Parcel located at the end of Dixie Street, South of Browns Village Road; S34, T8S, R14E; Ward 9, District 14

SIZE: 1.452 acres
ZONING STAFF REPORT

Date: 11/23/2015
Case No.: ZC13-04-022
Prior Action: Major Amendment to the PUD
Approved (08/04/15)
Posted: 11/19/15

Meeting Date: 12/1/2015
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Mark Malkemus
OWNER: Step Three Investments, LLC
REQUESTED CHANGE: Major Amendment to the PUD Planned Unit Development Overlay
LOCATION: Parcel located at the end of Andrew Drive, east of Hollycrest Lane; S15,T7S,R11E; Ward 3, District 5
SIZE: 16.811 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>Surrounding Use</th>
<th>Surrounding Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential</td>
<td>PUD Planned Unit Development Overlay &amp; A-6 Multi Family Residential District</td>
</tr>
<tr>
<td>South</td>
<td>Residential</td>
<td>A-4 Single-Family Residential District</td>
</tr>
<tr>
<td>East</td>
<td>Undeveloped</td>
<td>PBC-1 Planned Business Center</td>
</tr>
<tr>
<td>West</td>
<td>Undeveloped</td>
<td>NC-1 Profession Office District</td>
</tr>
</tbody>
</table>

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

COMPREHENSIVE PLAN:
Residential Infill - New residential uses developed on undeveloped tracts within existing residential 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 a major amendment to the PUD, which consist of a proposal to provide some improvements to an existing nearby Dog Park in lieu of the construction of a half basketball court within the subdivision (see attached plan). Staff is not in favor of the request considering that one of the criteria to meet the objectives of the PUD is to provide functional and beneficial uses of open space areas within the subdivision and also to provide some active amenities for the residents of the subdivision. The removal of the proposed half basketball court will result in the creation of a vacant open space area.

STAFF RECOMMENDATION:
The staff recommends that the request for a major amendment to the PUD be denied.
STEP THREE INVESTMENTS, L.L.C.
712 COTTAGE LANE
COVINGTON, LOUISIANA 70433

October 15, 2015

Via Hand Delivery

St. Tammany Parish
Department of Planning
c/o Helen Lambert, Assistant Director
P.O. Box 628
Covington, Louisiana 70434

Re: Major Amendment to Planned Unit Development—Audubon Trail

Dear Ms. Lambert:

Please be advised that Step Three Investments, L.L.C. (the "Developer") is the owner and developer of Audubon Trail (the "Subdivision"). Accordingly, the Developer would hereby propose a major amendment to the PUD insofar as the active amenities in the PUD are concerned.

As currently approved, we are required to construct a half-court basketball court within the Subdivision. However, as you may be aware, the Subdivision is immediately adjacent to the Pretty Acres Park dog park (the "Dog Park") and we have been in contact with Councilman Marty Gould about the mutual benefits that could be derived if we were to make certain improvements to the Dog Park. Therefore, we would propose to amend the PUD, to forego constructing the basketball court within the Subdivision and, in lieu thereof, make the following improvements to the Dog Park:

1) Pave the existing parking lot;
2) Move the existing Port O'Let to a new location, place the Port O'Let on a slab and build appropriate housing around the Port O'Let; and
3) Install landscaping along the front of the Dog Park.

We would ask that this request be placed on the St. Tammany Parish Planning Commission's next available agenda for consideration. If you should have any questions regarding our request, or need any additional information, please do not hesitate to contact me.

Sincerely,

STEP THREE INVESTMENTS, L.L.C.

BY: 

RANDY MEYER, Manager
ZONING STAFF REPORT

Date: 11/23/2015  
Case No.: ZCO5-12-076  
Posted: 11/17/15  
Meeting Date: 12/1/2015  
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: J.V. Burkes & Associates Inc/ Sean M. Burkes  
OWNER: SJL Berkshire, LLC / Jefery Pupera Jr.  
REQUESTED CHANGE: Major Amendment to the PUD Planned Unit Development Overlay  
LOCATION: Parcel located on the north and east side of Abney Farm Road, east of Robert Road, S24, T8S, R14E; Ward 8, District 9  
SIZE: 33.68 acres

GENERAL INFORMATION

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>Surrounding Zone</th>
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</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential</td>
<td>PUD Planned Unit Development Overlay &amp; A-6 Multi Family Residential District A-4 Single-Family Residential District PBC-1 Planned Business Center NC-1 Professional Office District</td>
<td></td>
</tr>
<tr>
<td>South</td>
<td>Residential</td>
<td>PUD Planned Unit Development Overlay &amp; A-6 Multi Family Residential District A-4 Single-Family Residential District PBC-1 Planned Business Center NC-1 Professional Office District</td>
<td></td>
</tr>
<tr>
<td>East</td>
<td>Undeveloped</td>
<td>PUD Planned Unit Development Overlay &amp; A-6 Multi Family Residential District A-4 Single-Family Residential District PBC-1 Planned Business Center NC-1 Professional Office District</td>
<td></td>
</tr>
<tr>
<td>West</td>
<td>Undeveloped</td>
<td>PUD Planned Unit Development Overlay &amp; A-6 Multi Family Residential District A-4 Single-Family Residential District PBC-1 Planned Business Center NC-1 Professional Office District</td>
<td></td>
</tr>
</tbody>
</table>

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

COMPREHENSIVE PLAN:

Residential Infill -New residential uses developed on undeveloped tracts within existing residential 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 a major amendment to the PUD. The request consists of an amendment to the previously approved setbacks (see below chart and requested changes).

<table>
<thead>
<tr>
<th>Current Setbacks</th>
<th>Proposed Setbacks for entire subdivision</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>Front 15' &amp; 25' (lots 1-4 &amp; 13-35 are 25' and other lots 15') 15'</td>
</tr>
<tr>
<td>Side</td>
<td>7.5' 5'</td>
</tr>
<tr>
<td>Side Street</td>
<td>10' 10'</td>
</tr>
<tr>
<td>Rear</td>
<td>15' 15'</td>
</tr>
</tbody>
</table>

Staff does not have any objection to request.

STAFF RECOMMENDATION:
The staff recommends that the request for a major amendment to the PUD be approved.
Case No.: ZC05-12-076
PETITIONER: J.V Burkes & Associates INC/ Sean M. Burkes
OWNER: SJL Berkshire, LLC / Jefery P. Pupera Jr.
REQUESTED CHANGE: Major Amendment to the PUD Planned Unit Development Overlay
LOCATION: Parcel located on the north and east side of Abney Farm Road, east of Robert Road, S24, T8S, R14E, Ward 8, District 9
SIZE: 33.68 acres
October 26, 2015

Mr. Sidney Fontenot
Director of Development and Planning
St. Tammany Parish Government
21490 Koop Drive
Mandeville, LA 70471

Re: Berkshire Subdivision Proposed PUD Amendment

Dear Mr. Fontenot:

DSLD, owners of Berkshire Subdivision, seeks permission to alter the setbacks on the subdivision lots for the PUD. The previously approved setbacks were listed as the following:

- Front: 15' and 25' – Lots 1-4 & 13-35 were 25’ with all other lots being 15’.
- Side: 7.5’
- Side Street: 10’
- Rear: 20’

The proposed revised setbacks are as follows:

- Front: 15’ for all lots
- Side: 5’
- Side Street: 10’
- Rear: 15’

DSLD would like to request to be put on the December agenda for the Board of Adjustment in order to secure approval for these changes to the PUD for Berkshire Subdivision.

Sincerely,

Sean M. Burkes, P.E., P.L.S.
J.V. Burkes & Associates, Inc.

SMB/sb

cc: Helen Lambert
ZONING STAFF REPORT

Date: 11/23/2015  
Case No.: ZC12-03-23  
Prior Action: Major Amendment to the PUD  
Posted: 11/19/15

Meeting Date: 12/1/2015  
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: James H. Simpson  
OWNER: Step Three Investments, LLC  
REQUESTED CHANGE: Major Amendment to the PUD Planned Unit Development Overlay

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

SIZE: 50.34 acres

GENERAL INFORMATION

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Surrounding Use</th>
<th>Surrounding Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Undeveloped &amp; Residential</td>
<td>A-1 Suburban District</td>
</tr>
<tr>
<td>South</td>
<td>Residential &amp; Industrial</td>
<td>A-1 Suburban District &amp; I-2 Industrial District</td>
</tr>
<tr>
<td>East</td>
<td>Undeveloped &amp; Airport</td>
<td>A-1 Suburban District</td>
</tr>
<tr>
<td>West</td>
<td>Undeveloped &amp; Residential</td>
<td>A-1 Suburban District</td>
</tr>
</tbody>
</table>

EXISTING LAND USE:

Existing development: No  
Multi occupancy development: Yes

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting a major amendment to the PUD. The request consists of a reconfiguration of the previously approved plan, in order to remove most of the lots from the wetlands area. The new layout also shows the addition of a cross street between lots 33 & 34 and lots 53 & 54, which is required in order to meet the regulation regarding the maximum length of block under Ordinance 499 Section 40-033.0 Block length in all subdivisions shall not be more than fifteen-hundred (1500') feet. The reconfiguration of the site also results in some changes to the width of some of the lots (see below chart) and a reduction of the total percentage of greenspace, considering that some retention ponds are being provided on the site.

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Lot Numbers</th>
</tr>
</thead>
<tbody>
<tr>
<td>67' X 130'</td>
<td>30-32, 35-42, 54-61</td>
</tr>
<tr>
<td>68' X 130'</td>
<td>45-53</td>
</tr>
<tr>
<td>70' X 130'</td>
<td>9-22, 33, 34, 64-67, 74-83, 88-94</td>
</tr>
<tr>
<td>75' X 130'</td>
<td>1, 7, 23, 24</td>
</tr>
<tr>
<td>80' X 130'</td>
<td>26-29, 43, 44, 63, 87, 95-104</td>
</tr>
<tr>
<td>85' X 130'</td>
<td>8, 68-73, 84-86</td>
</tr>
<tr>
<td>90' X 130'</td>
<td>105, 106</td>
</tr>
</tbody>
</table>

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</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</td>
</tr>
<tr>
<td>Wetland Delineations</td>
<td>Provided as Required (Off-Site)</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 total acreage of greenspace has been reduced from 18.44 acres or 36% to 16.7 acres or 33%. As stated above, the reduction is a result of the addition of a cross street and two retention ponds. The site plan still shows some greenspace area throughout the subdivision including a recreational area, which should be developed with picnic tables, benches, gazebo & play equipment and other active amenities. A walking path should be provided, through the proposed linear greenspace in the center of the subdivision. The existing building located on the site, is proposed to be used as a club house and covered patio for the residents of the subdivision.

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

Current gross density of this property is at 1 units per 3 acres, which would allow for 17 units. The net density would allow for 12.8 units. The proposal is for 106 units with a net density would be 2.1 units per acre.

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

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

STAFF RECOMMENDATION:
The staff recommends that the request for a major amendment to the PUD be approved. Note that as stipulated above, additional passive and active amenities should be provided. Also, the street names Turf Court and Turf Drive shall be changed and additional information shall be provided regarding the use of Parcel A & Parcel B shown on the plan.
Case No.: ZC12-03-023

PETITIONER: James H. Simpson

OWNER: Team Discipleship, INC

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

LOCATION: Parcel located on the north side of Penn Mill Road, west of Quave Road, north of US Highway 190; S24, T6S, R1OE; Ward 3, District 3

SIZE: 50.34 acres
November 03, 2015

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

Re: Simpson Farms
PUD modification

Helen,

The Developer of Simpson Farms has requested that we revise this layout to minimize the impacts to wetlands and avoid potential impacts to downstream drainage features. This new layout also provides a cross street that eliminates the need for a variance to the "maximum block length" issue.

I hope this information helps with completion of our submittal.

Sincerely,

Kelly McHugh PE, PLS

845 Galvez Street • Mandeville, LA 70448 • (985) 626-5611
SI
VICINITY MAP
SIMPSON FARMS
SECTION 24, T-6-S, R-10-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LA.

LOT NUMBERS
30—32, 35—42, 54—61,
45—53, 9—22, 33, 34,
64—67, 74—83, 88—94,
1—7, 23, 24, 26—29,
43, 44, 63, 87, 95—104,
25, 62, 8, 68—73,
84—86, 105, 106

TOTAL AREA 50.34 AC.
TOTAL LOTS 106.
SUCH 2.1 LOTS/ACRE.
TOTAL SCREENSPACE 18.5 AC.
SCREENSPACE PERCENTAGE 33%.
PLOT MODIFICATION PLAN
SIMPSON FARMS
SECTION 24, T-6-S, R-10-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LA.

LOT NUMBERS
30—32, 35—42, 54—61,
45—53, 9—22, 33, 34,
64—67, 74—83, 88—94,
1—7, 23, 24, 26—29,
43, 44, 63, 87, 95—104,
25, 62, 8, 68—73,
84—86, 105, 106

TOTAL AREA 50.34 AC.
TOTAL LOTS 106.
SUCH 2.1 LOTS/ACRE.
TOTAL SCREENSPACE 18.5 AC.
SCREENSPACE PERCENTAGE 33%.
PLOT MODIFICATION PLAN
SIMPSON FARMS
SECTION 24, T-6-S, R-10-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LA.
SURVEY OF A PORTION OF LOT 1
SECTION 12, T8S - R11E
GREENSBURG DISTRICT
ST. TAMMANY PARISH, LA.

Certified Correct To:
Mr. & Mrs. Kevin Cote

Revised: January 23, 1981
To Show Bearings

q = Axle
e = ½" Iron Rod
Scale: 1" = 200'
Date: January 15, 1981