GENERAL INFORMATION

PETITIONER: Alfred N. Young, Jr
OWNER: Alfred N. Young, Jr & Glen Marie Young
REQUESTED CHANGE: From A-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the south side of Bomoka Road, west of LA Highway 25, being 17140 Bomoka Road, Covington; S20,T6S,R11E; Ward 3, District 3
SIZE: 1 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>
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<tbody>
<tr>
<td>North</td>
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<tr>
<td>West</td>
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</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-1 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located on the south side of Bomoka Road, west of LA Highway 25, being 17140 Bomoka Road, Covington. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes. Staff does not have any objections to the request.

STAFF RECOMMENDATION:

The staff recommends that the request for a MHO (Manufactured Housing Overlay) designation be approved.
CASE NO.: ZC14-06-051
PETITIONER: Alfred N. Young, Jr
OWNER: Alfred N. Young, Jr & Glen Marie Young
REQUESTED CHANGE: From A-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the south side of Bomoka Road, west of LA Highway 25, being 17140 Bomoka Road, Covington; S20,T6S,R1E; Ward 3, District 3
SIZE: 1 acre
P.O.B.: From the Section corner common to Sections 19 & 20, T6S, R11E in St. Tammany Parish run N00° 07'E, 399.7ft, thence, N89°52'E, 1,118.6ft, thence, N89° 50'E, 397.8ft, thence S00°10'E, 594.4ft to the P.O.B.
ZONING STAFF REPORT

Date: June 23, 2014
Meeting Date: July 1, 2014
Case No.: ZC14-07-052
Determination: Approved Amended Postponed Denied
Posted: 06/11/14

GENERAL INFORMATION
Connie Blue
The Chris & Leon Roberts Irrevocable Trust

OWNER:
The Chris & Leon Roberts Irrevocable Trust

REQUESTED CHANGE:
From A-1 (Suburban District) & A-3 (Suburban District) to A-i (Suburban District), A-3 (Suburban District)& RO (Rural Overlay)

LOCATION:
Parcel located on the south side of Meadowlark Drive, west of Rousseau Road, being 15258 Meadowlark Drive, Covington; S36,T6S,R10E; Ward 1, District 3

SIZE:
17.362 acres

SITE ASSESSMENT
Road Surface: 2 lane asphalt
Condition: Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

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<th>Zoning</th>
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<tr>
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<td>Residential/Vacant</td>
<td>A-1 (Suburban District) &amp; A-3 (Suburban District)</td>
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EXISTING LAND USE:
Existing development? Yes
Multi occupancy development? No

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

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-1 (Suburban District) to A-1 (Suburban District) & RO (Rural Overlay). The site is located on the south side of Meadowlark Drive, west of Rousseau Road, being 15258 Meadowlark Drive, Covington. The 2025 future land use plan calls for the area to be developed as a Planned District, with single family residences and conservation area. The site is currently developed with a large agricultural building. The zoning change is being requested in order to make the current use conform with the appropriate zoning.

STAFF RECOMMENDATION:
The staff recommends that the request for a RO (Rural Overlay) designation be approved.
CASE NO.: ZC14-07-052
PETITIONER: Connie Blue
OWNER: The Chris & Leon Roberts Irrevocable Trust
REQUESTED CHANGE: From A-1 (Suburban District) to A-1 (Suburban District) & RO (Rural Overlay)
LOCATION: Parcel located on the south side of Meadowlark Drive, west of Rousseau Road, being 15258 Meadowlark Drive, Covington; S36,T6S,R10E; Ward 1, District 3
SIZE: 17.362 acres
ZONING STAFF REPORT

Date: June 23, 2014  
Case No.: ZC14-07-053  
Posted: 6/12/2014  
Meeting Date: July 1, 2014  
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER: Bichtrang Pham  
OWNER: Lydia J Williams  
REQUESTED CHANGE: From A-4 (Single Family Residential District) to HC-1 (Highway Commercial District)  
LOCATION: Parcel located on the west side of US Highway 11, north of Second Street, being lots 9 & 10, Square 40 & 62065 US Highway 11, Slidell; S23,T8S,R14E; Ward 8, District 14  
SIZE: 10,680 sq.ft.

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

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-4 (Single Family Residential District) to HC-1 (Highway Commercial District). The site is located on the west side of US Highway 11, north of Second Street, being lots 9 & 10, Square 40 & 62065 US Highway 11, Slidell. The 2025 Future Land Use Plan calls for the site to be developed with commercial uses. The site is currently developed with a convenience store and an attached residential dwelling.

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

STAFF RECOMMENDATION:  
The staff recommends that the request for a HC-1 (Highway Commercial District) designation be approved.
CASE NO.: ZC14-07-053
PETITIONER: Bichtrang Pham
OWNER: Lydia J Williams
REQUESTED CHANGE: From A-4 (Single Family Residential District) to HC-1 (Highway Commercial District)
LOCATION: Parcel located on the west side of US Highway 11, north of Second Street, being lots 9 & 10, Square 40 & 62065 US Highway 11, Slidell; S23,T8S,R14E; Ward 8, District 14
SIZE: 10,680 sq.ft.
REQUESTED CHANGE: From A-2 (Suburban District) to A-2 (Suburban District) & RO (Rural Overlay)

LOCATION: Parcel located on the west side of Crawford Road, north of LA Highway 41; S27,T75,R14E; Ward 6, District 6

SIZE: 3.7288 acres

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

LAND USE CONSIDERATIONS SURROUNDING LAND USE AND ZONING:
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EXISTING LAND USE:
Existing development? Yes Multi occupancy development? No

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-2 (Suburban District) to A-2 (Suburban District) & RO (Rural Overlay). The site is located on the west side of Crawford Road, north of LA Highway 41. The 2025 Future Land Use Plan recommends that the area be developed with commercial uses. The property is currently surrounded on all sides by Rural Overlay. Staff feels the requested Rural Overlay is appropriate for this site and fits with the surrounding land uses.

STAFF RECOMMENDATION:
The staff recommends that the request for a RO (Rural Overlay) designation be approved.
CASE NO.: ZC14-07-054
REQUESTED CHANGE: From A-2 (Suburban District) to A-2 (Suburban District) & RO (Rural Overlay)
LOCATION: Parcel located on the west side of Crawford Road, north of LA Highway 41; S27,T7S,R14E; Ward 6, District 6
SIZE: 3.7288 acres
ZONING STAFF REPORT

Date: June 23, 2014
Case No.: ZC14-07-055
Posted: 6/11/2014

GENERAL INFORMATION

REQUESTED CHANGE: From A-2 (Suburban District) to A-4 (Single-Family Residential District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcels located on the north side of Galatas Road, east of Revere Road; S14,T7S,R10E; Ward 1, District 1
SIZE: 2.31 acres

SITE ASSESSMENT

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

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<tr>
<td>West</td>
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<td>A2-Suburban 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 A-2 (Suburban District) to A-4 (Single-Family Residential District) & MHO (Manufactured Housing Overlay). The site is located on the north side of Galatas Road, east of Revere Road. The 2025 Future Land Use Plan calls for the area to be developed with residential uses. The area in question is currently developed with a mix of stick built homes and manufactured homes, at a density exceeding the A-2 Suburban Zoning District. The objective of the zoning change request is to bring the parcels of land, located at the corner of Galatas & Revere Road, in conformity with the appropriate zoning and land use. Staff does not have any objections to the request.

STAFF RECOMMENDATION:
The staff recommends that the request for an A-4 (Single-Family Residential District) & MHO (Manufactured Housing Overlay) designation be approved.
CASE NO.: ZC14-07-055
REQUESTED CHANGE: From A-2 (Suburban District) to A-4 (Single-Family Residential District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcels located on the north side of Galatas Road, east of Revere Road; S14,T7S,R10E; Ward 1, District 1
SIZE: 2.31 acres
ZONING STAFF REPORT

Date: June 23, 2014
Case No.: ZC14-07-056
Posted: 6/11/2014

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

GENERAL INFORMATION

PETITIONER: Robert L. Bernard
OWNER: Dianne Boland
REQUESTED CHANGE: From A-1 (Suburban District) to A-2 (Suburban District)
LOCATION: Parcel located on the east side of Delaune Road, south & east of Albert Thompson Road, being 79493 Delaune Road, Folsom; S39,T5S,R10E; Ward 2, District 3
SIZE: 4.614 acres

SITE ASSESSMENT

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

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<tr>
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<td>A-1 Suburban District</td>
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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-2 (Suburban District). The site is located on the east side of Delaune Road, south & east of Albert Thompson Road, being 79493 Delaune Road, Folsom. The 2025 Future Land Use Plan calls for the area to be developed with agricultural & residential uses. Staff sees no compelling reason to increase the density in the area, as the property is entirely surrounded by A-1 zoning.

STAFF RECOMMENDATION:
The staff recommends that the request for an A-2 (Suburban District) designation be denied.
CASE NO.: ZC14-07-056
PETITIONER: Robert L. Bernard
OWNER: Dianne Boland
REQUESTED CHANGE: From A-1 (Suburban District) to A-2 (Suburban District)
LOCATION: Parcel located on the east side of Delaune Road, south & east of Albert Thompson Road, being 79493 Delaune Road, Folsom; S39,T55,R10E; Ward 2, District 3
SIZE: 4.614 acres
NOTE: SERVITUDES SHOWN HEREIN ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OR ABSTRACT MAY BE ADDRESSED UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

Survey of
A PARCEL OF GROUND SITUATED IN SECTION 39 - TOWNSHIP 5 SOUTH - RANGE 10 EAST
ST. TAMMANY PARISH, LOUISIANA FOR
TERRENCE E. BOLAND AND DIANNE BOLOGNA BOLAND, GREEN TREE FINANCIAL CORP. & LAWYERS TITLE INSURANCE CORPORATION

Professional Land Surveyors
Planners • Consultants

101 Garden Ave. • Mandeville, LA 70448
(504) 624-5368 • FAX (504) 624-5309
ZONING STAFF REPORT

Date: June 23, 2014
Case No.: ZC14-07-057
Posted: 6/11/2014

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

GENERAL INFORMATION

PETITIONER: John & Nanette Martin
OWNER: John & Nanette Martin
REQUESTED CHANGE: From A-1 (Suburban District) to A-1 (Suburban District) & RO (Rural Overlay)
LOCATION: Parcel located on the north & south sides of Arc Road, north of Boyd Road, east of Trinchard Road; S38, T6S, R10E; Ward 1, District 3
SIZE: 18.44 acres

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

SITE ASSESSMENT

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

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<tr>
<td>North</td>
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</tr>
<tr>
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EXISTING LAND USE:
Existing development? Yes
Multi occupancy development? No

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-1 (Suburban District) to A-1 (Suburban District) & RO (Rural Overlay). The site is located on the north & south sides of Arc Road, north of Boyd Road, east of Trinchard Road. The 2025 Future Land Use Plan calls for the area to be developed with residential uses. Staff feels the requested Rural Overlay is appropriate for this site and fits with the surrounding land uses.

STAFF RECOMMENDATION:
The staff recommends that the request for a RO (Rural Overlay) designation be approved.
CASE NO.: ZC14-07-057
PETITIONER: John & Nanette Martin
OWNER: John & Nanette Martin
REQUESTED CHANGE: From A-1 (Suburban District) to A-1 (Suburban District) & RO (Rural Overlay)
LOCATION: Parcel located on the north & south sides of Arc Road, north of Boyd Road, east of Trinchard Road; S38,T6S,R10E; Ward 1, District 3
SIZE: 18.44 acres
ST. TAMMANY PARISH, LOUISIANA

Certified correct to:
JAMES & AMIEE NOEL
and FRANK & PENNY ORIOL

This is to certify that I have consulted the F.E.M.A. FLOOD INSURANCE RATE MAPS and find that the subject property is located in FLOOD ZONE "A4" per PANEL NUMBER 225205 0125 C, REVISED OCT. 17, 1989.

This is to certify that this plat represents an actual survey made on the ground under the direct supervision of the undersigned and is true and correct and in accordance with the adopted LOUISIANA MINIMUM STANDARDS OF PRACTICE for property boundary surveys for a CLASS "C" SURVEY.
A 7.82 ACRE TRACT OF LAND SITUATED IN
SECTION 38, TOWNSHIP 6 SOUTH, RANGE 10 EAST

in

St. Tammany Parish, Louisiana

for

COMPLETE TITLE, INC., SUSAN B. ROBERTS AND DONALD ROBERTS

John E. Bonneau & Associates, Inc.
Professional Land Surveyors, Planners and Consultants
1011 N. CAUSEWAY BLVD. • SUITE 34 • MANDEVILLE, LA. 70471 (504) 662-8900
SLIDELL (504) 463-2508 • MANDEVILLE (504) 626-3546 • H. D. (504) 456-2042
FAX NO. (504) 626-8657

Survey No. 59954

M: NOVEMBER 17, 1998

This is to certify that this Survey has been done under my direct supervision and control, and that the survey was done on the ground and is in accordance with the "Minimum Standards for Property Boundary Survey" as adopted by the State of Louisiana. Register of Registration for Professional Engineers and Land Surveyors for a Class "C" Survey.
APPROVAL

RESUBDRS!ON

OF

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OF

LAND

INTO

PARCELS

A &

B,

LOCATED

IN

SECTiON

38,

TOWNSHIP

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SOUTH,

RANGE

10

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LOUISIANA.

SECRETARY/PARISH

PLANNING

COMMISSION

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GENERAL INFORMATION

PETITIONER: Bradley & Robin Choate
OWNER: Bradley & Robin Choate
REQUESTED CHANGE: From A-i (Suburban District) to A-iA (Suburban District)
LOCATION: Parcel located on the west side of Green Valley Road, south of LA Highway 1078, being 76351 Green Valley Road, Folsom; S10,T6S,R10E; Ward 3, District 3
SIZE: 9.73 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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EXISTING LAND USE:
Existing development? Yes
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 to change the zoning from A-1 (Suburban District) to A-iA (Suburban District). The site is located on the west side of Green Valley Road, south of LA Highway 1078, being 76351 Green Valley Road, Folsom. The 2025 future land use plan calls for the area to be developed with agricultural and residential uses. Considering that the site is surrounded by A-1 Suburban zoning, staff feels that there is no compelling reason to increase the density in the area.

STAFF RECOMMENDATION:
The staff recommends that the request for an A-iA (Suburban District) designation be denied.
CASE NO.: ZC14-07-058
PETITIONER: Bradley & Robin Choate
OWNER: Bradley & Robin Choate
REQUESTED CHANGE: From A-1 (Suburban District) to A-iA (Suburban District)
LOCATION: Parcel located on the west side of Green Valley Road, south of LA Highway 1078, being 76351 Green Valley Road, Folsom; S10,T6S,R10E; Ward 3, District 3
SIZE: 9.73 acres
OWNER: BRADLEY J. CHOATE
76351 GREEN VALLEY RD
POL. SOM, LA 70437

MINOR SUBDIVISION
4.7315 ACRES & 5.0000 ACRES
SECTION 10, T5S—R10E
ST. TAMMANY PARISH, LA.

C1NG A RESUBDIVISION OF A 6.00 ACRES TRACT & PARCEL A1
VICINITY LADY (NOT TO SCALE)
THE RESUBDIVISION FOR PROPER
SHOWN ON THIS PLAN HAS BEEN
ACCEPTED BY THE PARISH OF ST
TAMMANY, STATE OF LOUISIANA.

SECRETARY OF THE PLANNING
COWISSION
DIRECTOR OF PARISH ENGINEERING DEPARTMENT
CLERK OF COURT DATE FILED

GRAPHIC SCALE
1" = 100 ft.

PROFESSIONAL LAND SURVEYOR
2330 EDENBORN AVE., No. 112
METAIRIES 70001
PHONE: 985—630—9942

THIS IS TO CERTIFY THAT THE
RESUBDIVISION RECORDS HERON
WERE MADE ON THE GROUND
UNDER MY SUPERVISION, AND
ADHERENCE TO THE REQUIREMENTS
OF ST. TAMMANY PARISH AND THE
REQUIREMENTS OF THE L0USIANA
RESCED STATES (RS33:5051),

BY: ...................................................................

DATE: ..................................................................

THE RESUBDIVISION FOR PROPER SHOWN ON
THIS PLAN DOES NOT REPRESENT A LEGAL
OPINION OF THIS PLAN, AND SHALL NOT RELY
UPON THIS PLAN FOR PROPERTY PURPOSES THAT
MAY NOT TERMINATE FEATURES THAT ARE
EXAGGERATED IN SCALE FOR ANY.

ST. TAMMANY PARISH
SECTION 10. T5S—R10E
MINOR RESUBDIVISION
6.00 ACRE TRACT & PARCEL A1

8/17/21
GENERAL INFORMATION

PETITIONER: Jeff Schoen
OWNER: Mark & Kasey, LLC
REQUESTED CHANGE: From A-2 (Suburban District) to A-4 (Single-Family Residential District)
LOCATION: Parcel located at the southeast corner of Mill Road & Josephine Road; S36,T6S,R11E; Ward 3, District 2
SIZE: 1.5 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION
Type: Parish
Access 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>Tammany Trace</td>
<td>A-3 Suburban &amp; I-1 Industrial Districts</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-2 Suburban District</td>
</tr>
<tr>
<td>West</td>
<td>Commercial</td>
<td>A-2 Suburban 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-2 (Suburban District) to A-4 (Single-Family Residential District). The site is located at the southeast corner of Mill Road & Josephine Road. The 2025 Future Land Use Plan calls for the area to be developed with residential uses. The property is currently surrounded with residential uses, on parcels of land of approximately 1 acre in size or larger. Staff feels that an increase of density in the area could be considered, seeing that there are approximately 3 warehouses in close proximity to the site and that the north side of the Tammany Trace is developed with a mobile home park some industrial uses. However, the requested zoning change to A-4 zoning could potentially allow for the creation of 6 lots on of the existing 1.5 acre parcel in question, which would create a significant increase of density in the area.

STAFF RECOMMENDATION:
The staff recommends that the request for an A-4 (Single-Family Residential District) designation be denied.
CASE NO.: ZC14-07-059
PETITIONER: Jeff Schoen
OWNER: Mark & Kasey, LLC
REQUESTED CHANGE: From A-2 (Suburban District) to A-4 (Single-Family Residential District)
LOCATION: Parcel located at the southeast corner of Mill Road & Josephine Road; S36,T6S,R11E; Ward 3, District 2
SIZE: 1.5 acres
This property is located in Flood Zone C as per FEMA FIRM, Comm. Panel No. 225205 0235 C, map dated 10-17-1989

Note:
Elevations relative to NAVD 88 Geoid 12A

Reference Survey:
2. Survey prepared by D & S Surveyors, Inc. dated Sept. 15, 2011 Job No. 11-64

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDRESSED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PIEDSTALS.

THIS MAP IS IN ACCORDANCE WITH THE MINIMUM STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46: LXI.

Legends:
- 1/2" Rebar Set
- 1/2" Rebar Found
- 5/8" Rebar Set
- 1/4" Iron Pipe Found
- 1/2" Iron Pipe Found
- Mag Nail Set
- Elevation
- Powerpole

Mark and Kasey, LLC
SHOWN A SURVEY MADE OF PROPERTY LOCATED IN
Lots 1 and 2 Greensburg Subdivision, 65th R. 8, R. 11
St. Tammany Parish, Louisiana

LAND SURVEYING LLC
516 N. Colwyn Street, Covington, LA 70433
(985) 842-6271 office (985) 842-0355 fax

SCALE: 1" = 100' DATE: March 21, 2014

Netural_People
GENERAL INFORMATION

PETITIONER: Lisa Mitchell
OWNER: Greg Mitchell
REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) & A-4 (Single Family Residential District) to NC-4 (Neighborhood Institutional District), A-4 (Single Family Residential District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay).
LOCATION: Parcel located on the south side of US Highway 190 West, east of Transmitter Road, west of South Tranquility Road, being 30414 US Highway 190 West, Lacombe; S33,T85,R13E; Ward 7, District 11
SIZE: 2.91 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION
Type: State Road Surface: 3 Lane, Asphalt Condition: Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Direction</th>
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<tr>
<td>North</td>
<td>Residential</td>
<td>A-3 Suburban District</td>
</tr>
<tr>
<td>South</td>
<td>Undeveloped</td>
<td>A-4 Suburban District</td>
</tr>
<tr>
<td>East</td>
<td>Undeveloped</td>
<td>PUD Planed Unit Development</td>
</tr>
<tr>
<td>West</td>
<td>Undeveloped</td>
<td>A-4 Suburban District, NC-4 Neighborhood Institutional 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.

STAFF COMMENTS:
The petitioner is requesting to change the zoning from NC-4 (Neighborhood Institutional District) & A-4 (Single Family Residential District) to NC-4 (Neighborhood Institutional District), A-4 (Single Family Residential District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay). The site is located on the south side of US Highway 190 West, east of Transmitter Road, west of South Tranquility Road, being 30414 US Highway 190 West, Lacombe. The 2025 Future Land Use Plan calls for residential development in the area. There is an existing single family residence on the property. The zoning change is being requested in order to allow for the placement of a manufactured home on the site and to also allow for some agricultural uses.

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

STAFF RECOMMENDATION:
The staff recommends that the request for a MHO (Manufactured Housing Overlay) & RO (Rural Overlay) designation be approved.
CASE NO.: ZC14-07-060
PETITIONER: Lisa Mitchell
OWNER: Gregory Mitchell
REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) & A-4 (Single Family Residential District) to NC-4 (Neighborhood Institutional District), A-4 (Single Family Residential District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)
LOCATION: Parcel located on the south side of US Highway 190 West, east of Transmitter Road, west of South Tranquility Road, being 30414 US Highway 190 West, Lacombe; S33,T85,R13E; Ward 7, District 11
SIZE: 2.91 acres
THIS IS TO CERTIFY THAT I HAVE CONSULTED WITH THE CONTROLLING PARISH AGENT AND/OR THE F.I.A. FLOOD HAZARD BOUNDARY MAPS AND FIND THAT THE ABOVE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. (ZONE B)

SURVEY OF A PORTION OF TRACT B-3
SITUATED IN THE NORTHEAST QUARTER OF SECTION 33, T8S-R13E
ST. TAMMANY PARISH, LA

I CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.
MADE AT THE REQUEST OF:
Lawyers Title Insurance Corp. and
Elizabeth Grier wife of/and Harold S.
Hoag (B789DH/40723)

Dading, Marques &
Associates, Inc.

P.O. BOX 790
METAIRIE, LA 70004
834-0200

DATE SCALE o=Iron Rod DRAWN BY CHECKED BY JOB NO. PLAT NO
5-15-91 1"=100' o=Iron Pipe W.J.B. R.T.D. 91-0835 D-008-595
ZONING STAFF REPORT

Date: June 23, 2014  Meeting Date: July 1, 2014
Case No.: ZC14-07-061  Determination: Approved  Amended  Postponed  Denied
Posted: 06/12/14

GENERAL INFORMATION

PETITIONER:  Donny Higgin Gotham
OWNER:  Donnie & Trina Smith
REQUESTED CHANGE:  From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION:  Parcel located at the northeast corner of Alamosa Lane & Carey Road, being 37325 Alamosa Lane, Pearl River; S10, T85, R14E; Ward 8, District 9
SIZE:  4.49 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-2 (Suburban District)</td>
</tr>
<tr>
<td>West</td>
<td>Residential</td>
<td>A-2 (Suburban 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 A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located at the northeast corner of Alamosa Lane & Carey Road, being 37325 Alamosa Lane, Pearl River. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes. Staff has no objections to the request considering that the area is developed with a mix of stick built homes and manufactured homes.

STAFF RECOMMENDATION:
The staff recommends that the request for a MHO (Manufactured Housing Overlay) designation be approved.
CASE NO.: ZC14-07-061
PETITIONER: Donny Higgin Gotham
OWNER: Donnie & Trina Smith
REQUESTED CHANGE: From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located at the northeast corner of Alamosa Lane & Carey Road, being 37325 Alamosa Lane, Pearl River; S10,T8S,R14E; Ward 8, District 9
SIZE: 4.49 acres
The document contains a survey plat for a parcel of land located near the town of Pearl River, Louisiana. The plat includes details such as bearings, distances, and encumbrances, and is accompanied by a graphic scale and references to the surveyor and the Louisiana Minimum Standards for Property Boundary Surveys for a Class type survey.

The plat is marked with various symbols and labels, including bearings, distances, and encumbrances. The plat is also noted to have been surveyed by J.V. Burk & Associates, Inc., with a reference to Survey No. 2634 by Ivan M. Borgand dated July 15, 1974.

The plat indicates that the parcel is located near the town of Pearl River, in Section 10, T-8-S, R-14-E, St. Tammany Parish, Louisiana.

The plat is certified by a surveyor and includes a statement that it represents an actual ground survey and that no encroachments exist either way any of the property lines, except as shown. Encumbrances shown hereon are not necessarily exclusive. Encumbrances of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

The plat also notes that the surveyor has consulted Flood Insurance Rate Maps and found the property to be in a Special Flood Hazard Area.

The plat includes references to surveying and environmental engineering services provided by J.V. Burk & Associates, Inc., with a contact number and fax number included.

The plat is dated 4/21/99, and the zone is noted as C with B.F.E. = NA.