ZONING STAFF REPORT

Date: February 23, 2015  Meeting Date: March 3, 2015
Case No.: ZC15-01-007  Determination: Approved Amended Postponed Denied
Prior Action: Postponed (02/03/15)
Posted: 02/07/15

GENERAL INFORMATION

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

LOCATION: Parcel located on the south side of Powell Drive, west of Grace Drive; S34, T8S, R14E; Ward 9, District 14

SIZE: 7.47 acres

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

SITE ASSESSMENT

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development? Yes  Multi occupancy development? No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-4 (Single Family Residential District) to A-4 (Single Family Residential District) & MHO (Manufactured Housing Overlay). The site is located on the south side of Powell Drive, west of Grace Drive. The 2025 Future Land Use Plan calls for the area to be developed with single family residences including manufactured homes. Staff has no objection to the request for a Manufactured Housing Overlay as there are several mobile homes in the vicinity and the request fits with the existing land use of the area.

STAFF RECOMMENDATION:
The staff recommends that the request for a MHO (Manufactured Housing Overlay) designation be approved.
CASE NO.: ZC15-01-007
REQUESTED CHANGE: From A-4 (Single Family Residential District) to A-4 (Single Family Residential District) & MIHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the south side of Powell Drive, west of Grace Drive; S34, T8S, R14E; Ward 9, District 14
SIZE: 7.47 acres
ORDINANCE TO AMEND THE ST. TAMMANY PARISH UNIFIED DEVELOPMENT CODE, VOLUME I SECTION 2 DEFINITIONS, TO ADD THE DEFINITION OF BREEZEWAY, (ZC15-01-009).

WHEREAS, it is in the best interest for the citizens of St. Tammany Parish to clearly define terms that may have a meaning beyond that in common usage, AND

WHEREAS, it is necessary to amend the St. Tammany Parish Unified Development Code, Volume I (Zoning), specifically to provide a definition of a breezeway.

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

Breezeway: A covered walkway open on at least two sides from the eaves of the roof to the ground, connecting a main structure with an accessory structure on the same building site. A breezeway less than 10 feet in width will not be sufficient connection for two distinct spaces to be considered a single structure. The covering must be greater than 10 feet in width or be connected by a fully enclosed structure with access to both spaces.
REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

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

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

MOVED FOR ADOPTION BY: ______________________, SECONDED BY: ________________

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

YEAS:
NAYS:
ABSTAIN:
ABSENT:

THIS ORDINANCE WAS DECLARED ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE _____ DAY OF ___________ 2015; AND BECOMES ORDINANCE COUNCIL SERIES NO. 2015-_______.

__________________________
R. REID FALCONER, AIA., COUNCIL CHAIRMAN

ATTEST:

__________________________
THERESA FORD, COUNCIL CLERK

__________________________
PATRICIA BRISTER, PARISH PRESIDENT

Published introduction: _____________, 2015
Published adoption on: _____________, 2015
Delivered to Parish President: _____________, 2015 @
Returned to Council Clerk: _____________, 2015 @
ZONING STAFF REPORT

Date: February 23, 2015
Case No.: ZC15-03-018
Determination: Approved Amended Postponed Denied
Posted: 02/13/15

Meeting Date: March 3, 2015

GENERAL INFORMATION

PETITIONER: Rose Vaughan
OWNER: Rose Vaughan
REQUESTED CHANGE: From A-2 (Suburban District) to HC-1 (Highway Commercial District)
LOCATION: Parcel located on the south side of LA Highway 22, west of Timberwood Court, east of Indian Trace Blvd, being 1859 LA Highway 22 West, Madisonville; S18, T7S, R10E; Ward 1, District 4
SIZE: 0.35 acres

SITE ASSESSMENT

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Land Use</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential</td>
<td>A-2 (Suburban District)</td>
</tr>
<tr>
<td>South</td>
<td>Residential &amp; Undeveloped</td>
<td>A-2 (Suburban District)</td>
</tr>
<tr>
<td>East</td>
<td>Residential</td>
<td>A-2 (Suburban District)</td>
</tr>
<tr>
<td>West</td>
<td>Residential</td>
<td>A-2 (Suburban District)</td>
</tr>
</tbody>
</table>

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-2 (Suburban District) to HC-1 (Highway Commercial District). The site is located on the south side of LA Highway 22, west of Timberwood Court, east of Indian Trace Blvd, being 1859 LA Highway 22 West, Madisonville. The 2025 future land use plan calls for the area to be developed with residential uses. The site is currently developed with a warehouse and a small office, occupied by an insurance adjuster business. The zoning change is being requested in order to bring the site into compliance with the existing use on the site. Considering that the site is surrounded by undeveloped land and residential uses, staff see no compelling reason to recommend approval.

STAFF RECOMMENDATION:
The staff recommends that the request for a HC-1 (Highway Commercial District) designation be approved.
CASE NO.: ZC15-03-018
PETITIONER: Rose Vaughan
OWNER: Rose Vaughan
REQUESTED CHANGE: From A-2 (Suburban District) to HC-1 (Highway Commercial District)
LOCATION: Parcel located on the south side of LA Highway 22, west of Timberwood Court, east of Indian Trace Blvd, being 1859 LA Highway 22 West, Madisonville; S18, T7S, R10E; Ward 1, District 4
SIZE: 0.35 acres
NOTE: NO SETBACKS OR SERVITUDE ARE SHOWN.

REFERENCE: PLAT OF SURVEY BY THIS FIRM DATED 4-29-83 NO. B5-L16

BOUNDARY SURVEY OF:

0.35 ACRES IN SECTION 1B
TOWNSHIP 7-SOUTH, RANGE 10-EAST,
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED CORRECT TO:

GLORIA KRAFT

KELLY J. MCHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 BALVEZ ST., HANDEVILLE, LA. 628-5611

SCALE: 1" = 40'
DRAWN: 02.01
DRAWN NO. 01-475
ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5322
COUNCIL SPONSOR: MR. GOULD
INTRODUCED BY: MR. GOULD

ORDINANCE COUNCIL SERIES NO: 
PROVIDED BY: COUNCIL ATTORNEY
SECONDED BY: MR. THOMPSON

ON THE 4 DAY OF DECEMBER, 2014

ORDINANCE TO AMEND ST. TAMMANY PARISH UNIFIED DEVELOPMENT CODE BY CREATING SECTION 6.09 ENTERTAINMENT OVERLAY.

WHEREAS, it is necessary to amend the Unified Development Code to create Section 6.09 Entertainment Overlay to promote, protect, and preserve the general welfare, safety, health, peace, and good order of the parish and to regulate certain entertainment venues, including but not limited to those involving the sale of beverages of high alcohol content in accordance with state law and other parish ordinances.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS: that the Unified Development Code be hereby amended by creating Section 6.09 Entertainment Overlay, to provide as follows, to-wit:

UNIFIED DEVELOPMENT CODE VOLUME 1

SECTION 6 OVERLAYS

6.09 Entertainment Overlay

6.0901 Purpose

The Entertainment Overlay is established to accommodate a limited number of entertainment uses including but not limited to facilities required to obtain a permit for the sale of beverages of high alcoholic content in a limited geographic area to maintain a balance of uses that are compatible with the surrounding residential neighborhoods and properties and to protect the character of surrounding residential neighborhoods and properties.

6.0902 Permitted Uses

A. Entertainment Venues;
B. Bars;
C. Restaurants with lounges;
D. Any other facility required to obtain a permit for the sale of beverages of high alcoholic content.

6.0903 Site and Structure Provisions

When property is located in or adjacent to residentially zoned neighborhoods and properties, the Site and Structure Provisions of the underlying zoning district apply.

6.0904 Permit Application

Any request for an Entertainment Overlay shall be processed in accordance with the same permit process as any other permitting process with the exception that the request will be reviewed for compliance with the standards and criteria of this section by the Department of Planning.

6.0904 Establishment of Entertainment District Overlay
An Entertainment Overlay may be established by the Parish Council after review and approval of the area in question in accordance with the procedures established to consider zoning changes as outlined in these regulations.

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.

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

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

MOVED FOR ADOPTION BY:__________________ SECONDED BY:__________________

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

YEAS:________
NAYS:________
ABSTAIN:________
ABSENT:________

THIS ORDINANCE WAS DECLARED Duly ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 8 DAY OF JANUARY, 2015; AND BECOMES ORDINANCE COUNCIL SERIES NO ________.

, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: NOVEMBER 27, 2014
Published Adoption: __________, 2014
Delivered to Parish President: __________, 2014 at __________
Returned to Council Clerk: __________, 2014 at __________
ZONING STAFF REPORT

Date: February 23, 2015  
Meeting Date: March 3, 2015

Case No.: ZC15-03-020  
Determination: Approved Amended Postponed Denied

Posted: 2/13/2014

GENERAL INFORMATION

PETITIONER: Jack J. Mendheim
OWNER: Elegante Home Builders, Inc.
REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) to A-5 (Two Family Residential District)
LOCATION: Parcel located on the north side of LA Highway 36, west of St. Landry Street, being lot 6, Block 9, Garland’s Covington & Claiborne Addition; S42, T6S, R11E; Ward 3, District 2
SIZE: 35,800 Sq ft

ACCESS ROAD INFORMATION

Road Surface: 2 Lane, Asphalt  
Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Land Use</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential</td>
<td>A-2 Suburban District</td>
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<tr>
<td>South</td>
<td>Commercial</td>
<td>IIC-2 Highway Commercial District</td>
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<tr>
<td>East</td>
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<td>West</td>
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<td>NC-4 Neighborhood Institutional District</td>
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</table>

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from NC-4 (Neighborhood Institutional District) to A-5 (Two Family Residential District). The site is located on the north side of LA Highway 36, west of St. Landry Street, being lot 6, Block 9, Garland’s Covington & Claiborne Addition. The 2025 Future Land Use Plan calls for the area to be developed with commercial uses. Staff does not object to the requested zoning change, as there are residences to the east and west of the property and multi family residential nearby.

STAFF RECOMMENDATION:
The staff recommends that the request for an A-5 (Two Family Residential District) designation be approved.
CASE NO.: ZC15-03-020
PETITIONER: Jack J. Mendheim
OWNER: Elegant Home Builders, Inc
REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) to A-5 (Two Family Residential District)
LOCATION: Parcel located on the north side of LA Highway 36, west of St. Landry Street, being lot 6, Block 9, Garland's Covington & Claiborne Addition; S42, T6S, R11E; Ward 3, District 2
SIZE: 35,800 Sq ft
ZONING STAFF REPORT

Date: February 23, 2015
Case No.: ZC15-03-021
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER: JMB Development, LLC
OWNER: FMG/LTL, LLC
REQUESTED CHANGE: From A-3 (Suburban District) to A-4A (Single Family Residential District)
LOCATION: Parcel located on the north and south sides of Dean Road, east of Robert Road; S25, T8S, R14E; Ward 8, District 8 & 9
SIZE: 34.07 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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<thead>
<tr>
<th>Direction</th>
<th>Land Use</th>
<th>Zoning</th>
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<td>North</td>
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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 to change the zoning from A-3 (Suburban District) to A-4A (Single Family Residential District). The site is located on the north and south sides of Dean Road, east of Robert Road. The 2025 future land use plan calls for the area to be developed as Residential Infill, which consists of new residential uses compatible with the existing surrounding. Considering that the site is abutting A-3 on the north and west sides and A-2 to the south, staff feels that there is no compelling reason to recommend approval to the requested zoning change to A-4A. Note that the requested zoning changed could potentially create an increase in density from 2 units per acre to 6 units per acre.

STAFF RECOMMENDATION:
The staff recommends that the request for an A-4A (Single Family Residential District) designation be denied.
CASE NO.: ZC15-03-021
PETITIONER: JMB Development, LLC
OWNER: FMG / LTL, LLC
REQUESTED CHANGE: From A-3 (Suburban District) to A-4A (Single Family Residential District)
LOCATION: Parcel located on the north and south sides of Dean Road, east of Robert Road; S25, T8S, R14E; Ward 8, District 8 & 9
SIZE: 34.07 acres
GENERAL INFORMATION

PETITIONER: Joseph Impastato
OWNER: Salvatore Impastato
REQUESTED CHANGE: From NC-1 (Professional Office District) to HC-1 (Highway Commercial District)
LOCATION: Parcel located at the southwest corner of US Highway 190 & South Oaklawn Drive; S39, T8S, R13E; Ward 7, District 7
SIZE: 1 acre

SITE ASSESSMENT

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

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<td>A-2 Suburban District</td>
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EXISTING LAND USE:
Existing development? No

Multi occupancy development? No

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from NC-1 (Professional Office District) to HC-1 (Highway Commercial District). The site is located at the southwest corner of US Highway 190 & South Oaklawn Drive. The 2025 Future Land Use Plan calls for the area to be developed with commercial uses. Staff does not see any compelling reason to increase the intensity of the current commercial zoning, considering that the site is surrounded by residential uses.

STAFF RECOMMENDATION:
The staff recommends that the request for a HC-1 (Highway Commercial District) designation be denied.
CASE NO.: ZC15-03-022
PETITIONER: Joseph Impastato
OWNER: Salvatore Impastato
REQUESTED CHANGE: From NC-1 (Professional Office District) to HC-1 (Highway Commercial District)
LOCATION: Parcel located at the southwest corner of US Highway 190 & South Oaklawn Drive; S39, T8S, R13E; Ward 7, District 7
SIZE: 1 acre
MAP SHOWING PROPERTY OF
JOSEPH VILLARS
BEING A SUBDIVISION OF LOTS 341-342 & 343
OF NORTH OAKLAWN, IN SECTION 39 TOWNSHIP 8 SOUTH RANGE 13 EAST, GREENSBURG
DISTRICT, LOUISIANA.
SCALE 1 INCH = 200 FEET

JULY 4, 1941
Parish Surveyor
GENERAL INFORMATION

PETITIONER: Joseph Impastato
OWNER: Salvalore Impaslalo
REQUESTED CHANGE: From A-2 (Suburban District) to HC-I (Highway Commercial District)
LOCATION: Parcel located on the south side of US Highway 190, west of South Oaklawn Drive; S39, T8S, R13E; Ward 7, District 7
SIZE: 1.2 acres

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Direction</th>
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<th>Zoning</th>
</tr>
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<tbody>
<tr>
<td>North</td>
<td>Undeveloped</td>
<td>A-2 Suburban District</td>
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<td>South</td>
<td>Undeveloped</td>
<td>A-2 Suburban District</td>
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<td>West</td>
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<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 HC-I (Highway Commercial District). The site is located on the south side of US Highway 190, west of South Oaklawn Drive. The 2025 Future Land Use Plan calls for the area to be developed with residential uses. Staff sees no compelling reason to recommend approval of the requested zoning to HC-I, considering that the site is surrounded by residential zoning.

STAFF RECOMMENDATION:
The staff recommends that the request for a HC-I (Highway Commercial District) designation be denied.
CASE NO.: ZC15-03-023
PETITIONER: Joseph Impastato
OWNER: Salvatore Impastato
REQUESTED CHANGE: From A-2 (Suburban District) to HC-1 (Highway Commercial District)
LOCATION: Parcel located on the south side of US Highway 190, west of South Oaklawn Drive; S39, T8S, R13E; Ward 7, District 7
SIZE: 1.2 acres
MAP SHOWING PROPERTY OF
JOSEPH VILLARS
BEING A SUBDIVISION OF LOTS 341, 342, & 343
OF NORTH OAKLAWN, IN SECTION 36 TOWN-
SHIP 8 SOUTH RANGE 13 EAST GREENSBURG
DISTRICT, LOUISIANA.
SCALE 1 INCH = 200 FEET

UNABLE TO PROVIDE CLEAR IMAGE DUE TO CONDITION OF DOCUMENT ON FILE.

JULY 3, 1841

PARISH SURVEYOR.
ZONING STAFF REPORT

Date: December 29, 2014
Case No.: ZC14-10-093
Prior Action: postponed (12/02/14)
Posted: 02/09/15

Meeting Date: March 3, 2015
Determination: Approved
Amended Postponed Denied

GENERAL INFORMATION

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

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

SIZE:
11 acres

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

SITE ASSESSMENT

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:
Direction Land Use

<table>
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<th>Residential, Commercial &amp; Undeveloped</th>
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<th>Zoning</th>
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<td>A-4 (Single Family Residential District)</td>
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</tr>
<tr>
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<td>Undeveloped</td>
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</tr>
<tr>
<td>West</td>
<td>Undeveloped</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.

STAFF COMMENTS:
The petitioner is requesting to change the zoning from HC-3 (Highway Commercial District) to A-8 (Multiple Family Residential District). The site is located on the west side of US Highway 11, north of Pine Place, south of Hunter Street. The 2025 future land use plan calls for the site to be developed with residential uses. The site is currently developed with multiple family dwellings and undeveloped land. The requested zoning change to A-8 would allow for future multi-family development at a maximum density of 1 unit per 1500 square feet of property.

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

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

Date: February 23, 2015
Case No.: ZC12-09-093
Determination: Approved Amended Postponed Denied
Posted: 02/13/15

Meeting Date: March 3, 2015

GENERAL INFORMATION

PETITIONER: Covington Place Cottages LLC
OWNER: Lee Laporte Jr.
REQUESTED CHANGE: Major Amendment to a PUD (Planned Unit Development Overlay)
LOCATION: Parcel located on the north side of 10th Street, east of Ruby Street; S42°17.837’ E4°11.817’; Ward 3, District 2
SIZE: 15.87 acres

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction | Land Use   | Zoning
-----------|------------|-----------------------------------------------
North      | Residential | NC-4 (Neighborhood Institutional District) & A-2 (Suburban District)
South      | Undeveloped & Office | NC-6 (Public, Cultural and Recreational District)
East       | Church      | CB-1 (Community Base Facilities District)
West       | Commercial  | HC-2 (Highway Commercial District)

EXISTING LAND USE:
Existing development? Yes
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 consists of a conversion of a 2.51 acre site (see attached plan), approved for commercial uses, to be developed with 57 multi family residential units (1, 2 & 3 bedrooms). The height of the buildings will not exceed 30’, which is compatible with the abutting single family residences. Landscape buffers of a minimum of 15’ will be provided along the front, sides & rear of the proposed multi family residences.

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>Restrictive Covenants</td>
<td>Provided as Required</td>
</tr>
<tr>
<td>Minimum front, sides &amp; rear yard setbacks &amp; maximum height</td>
<td>Provided as Required</td>
</tr>
<tr>
<td>Water &amp; Sewer facilities</td>
<td>Provided as Required (to be located on site)</td>
</tr>
<tr>
<td>Wetland Delineations</td>
<td>Provided as Required</td>
</tr>
<tr>
<td>Flood Zone Demarcation Lines</td>
<td>Provided as Required</td>
</tr>
<tr>
<td>Ultimate Disposal of Surface Drainage</td>
<td>Provided as Required</td>
</tr>
<tr>
<td>Environmental Assessment Data Form</td>
<td>Provided as Required</td>
</tr>
</tbody>
</table>
GREENSPACE
As originally approved, a total of 2.92 acres of greenspace is proposed to be provided, including a detention pond and playground area. Additional passive and active amenities are proposed to be provided, as lot 7 is now proposed to be developed with a gazebo and a pool (see attached plan).

COMPREHENSIVE PLAN ANALYSIS
The 2025 future land use plan calls for the site to be developed as residential infill, which includes new residential uses compatible with its surrounding. The exiting portion of the residential development meets the objectives of the future land use plan. The requested major amendment also meets the objectives of the 2025 future land use plan, considering that it will provide residential uses at a higher density, which would be compatible with the surrounding area.

STAFF RECOMMENDATION:
The staff recommends that the requested major amendment to the PUD be approved, as it will provide a greater variety of housing and additional recreational amenities.
CASE NO.: ZC12-09-093
PETITIONER: Covington Place Cottages LLC
OWNER: Lee Laporte Jr.
REQUESTED CHANGE: From Major Amendment to a PUD to
LOCATION: Parcel located on the north side of 10th Street, east of Ruby Street; S42,T7S,R11E; Ward 3, District 2
SIZE: 15.87 acres
<table>
<thead>
<tr>
<th>ENVIRONMENTAL ASSESSMENT DATA FORM</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Applicant's Name:</strong></td>
</tr>
<tr>
<td><strong>Developer's Address:</strong></td>
</tr>
<tr>
<td><strong>Developer's Phone No.:</strong></td>
</tr>
<tr>
<td><strong>Subdivision Name:</strong></td>
</tr>
<tr>
<td><strong>Number of Acres in Development:</strong></td>
</tr>
<tr>
<td><strong>Number of Lots/Parcels in Development:</strong></td>
</tr>
<tr>
<td><strong>Ultimate Disposal of Surface Drainage:</strong></td>
</tr>
<tr>
<td><strong>Water Surface Runoff Mitigation Proposed:</strong></td>
</tr>
</tbody>
</table>

*(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?
- Does the subdivision front on any major arterial streets? □ Yes □ No

If yes, which major arterial streets?

- Will any smoke, dust or fumes be emitted as a result of operational construction? □ Yes □ No

If yes, please explain?

- Is the subdivision subject to inundation? □ Frequently □ Infrequently □ None at all

- Will canals or waterways be constructed in conjunction with this subdivision? □ Yes □ No

(Does the proposed subdivision development...)

a.) have or had any landfill(s) located on the property?
□ Yes □ No

b.) disrupt, alter or destroy any historical or 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 aesthetic or adverse visual impact within or near the subdivision?
□ Yes □ No

h.) breach any Federal, State or Local standards relative to:

- air Quality □ Yes □ No
- noise □ Yes □ No
- water Quality □ Yes □ No
- contamination of any public or private water supply □ Yes □ No
- ground water levels □ Yes □ No
- flooding/inundation □ Yes □ No
- erosion □ Yes □ No
- sedimentation □ Yes □ No
- rare and/or endangered species of animal or plant habitat □ Yes □ No
- interfering with any movement of resident or migratory fish or wildlife species □ Yes □ No
- inducing substantial concentration of population □ Yes □ No
- dredging and spoil placement □ Yes □ No

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

ENGINEER/SURVEYOR/OR DEVELOPER

(SIGNATURE)

DATE 2-2-15
PLAN REVIEW STAFF REPORT

Date: February 23, 2015
CASE NO.: PR15-03-002
Posted: 02/13/15

PETITIONER: Michael P. Pou
OWNER: Iberia Bank
PROPOSED USE: Tire Store
PREVIOUS/CURRENT USE: Vacant
SO. FT. OF USE: 6,613 sq.ft.
GROSS AREA LOT SIZE: 1.65 acres
ZONING CLASSIFICATION: HC-2 (Highway Commercial District)
CORRIDOR: Highway 21 Planned Corridor
LOCATION: Parcel located on the west side of LA Highway 21, south of Greenbriar Blvd; S47, T7S, R11E; Ward 1, District 1

SITE ASSESSMENT

LAND USE CONSIDERATIONS
Surrounding Land Use and Zoning:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Land Use</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Car wash</td>
<td>HC-2 (Highway Commercial District)</td>
</tr>
<tr>
<td>South</td>
<td>Strip Shopping Center</td>
<td>HC-2 (Highway Commercial District)</td>
</tr>
<tr>
<td>East</td>
<td>Hwy 21</td>
<td>HC-2 (Highway Commercial District)</td>
</tr>
<tr>
<td>West</td>
<td>Offices</td>
<td>HC-2 (Highway Commercial District)</td>
</tr>
</tbody>
</table>

Existing development? No
Multi occupancy development? No

STAFF COMMENTS:
Petitioner is proposing a Tire Store on a parcel located on the west side of LA Highway 21, south of Greenbriar Blvd. A site and landscape plan has been submitted as required. As stated below, some landscape variances are being requested. Staff does not have any objections to requested variance. However, approval should be subject to the conditions listed below.

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

1. Variance requested, within the front planting area, to provide additional Class A trees to meet a portion of the required number of Class B trees.
2. Variance to provide the required number of trees within the 100' front planting area instead of the required minimum 50 planting areas.
3. Requesting reduction of the required number of Class A & Class B trees to consider location of utility driveway crossing the planting buffer, which cannot be used as planting area.
4. Variance requested to place sidewalk within the 10' northern planting buffer.
5. Variance requested to provide 27 additional Class B trees within the souther buffer, to meet the minimum required number of Class B trees within the street planting buffer.
6. Requesting reduction of required number of Class A & Class B trees within the rear planting buffer, considering location of utility driveway crossing the planting buffer, which cannot be used as planting area.
7. Provide 1 additional 6' wide island within the parking row located along the south side of the property. Note that parking islands are required when exceeding 3 of 9 spaces in a row.
8. Provide a final landscape plan signed by landscape architect or landscape contractor, before final inspection, showing the size and location of all existing trees to be preserved and any new plant materials to meet the applicable landscaping requirements. Provide the size, caliber and species of the proposed trees on the revised landscape plan. Note that the size of the Class A & Class B trees has to be a minimum of 10' to 12' high. The caliper of Class A trees has to be a minimum of 2½" and the caliper of Class B trees has to be a minimum of 1½" measured at 1½ feet above the ground.
9. Access ways through the perimeter of an off street parking or other vehicular use area shall be a minimum of 24' to a maximum of 35' wide for 2 way traffic and a minimum of 12' to 15' wide for one way traffic.
10. If a dumpster is required, provide the location and the required 7' opaque screening.
11. The property owner shall be responsible for the maintenance and the replacement of the required plant materials.
12. During construction, planting or open ground areas surrounding preserved trees shall be wired off with a properly flagged, reinforced & rolled wire mesh.
13. Slight triangle shall have 25 feet at the intersection of a public street and 15 feet along a private access way. No parking, wall, fence, sign, structure or plant material shall be placed within the sight distance area so as not to interfere vision between a height of 2½ feet and 10 feet above the center line grades of the intersecting streets and/or drives.
14. No plant material except grass or ground cover shall be located closer than 3 feet from the edge of any access way pavement.
15. Provide an exterior lighting plan so exterior lighting shall be shaded or inwardly directed in such a manner so that no direct lighting or glare is cast beyond the property line. The intensity of such lighting shall not exceed one foot candle as measured at the abutting property line. Outdoor lighting illumination shall follow the recommended guidelines for the luminescence as established in the IESNA Lighting Handbook.

NOTE TO PETITIONER
There is a 10 day appeals period following the Zoning Commission decision. If the request is approved, permits will not be issued until this 10 day period has elapsed. The petitioner shall have one year to obtain the appropriate building permits or occupy the site from the date of approval of the St. Tammany Parish Zoning Commission, unless otherwise stipulated by the St. Tammany Parish Zoning Commission.
<table>
<thead>
<tr>
<th>CASE NO.:</th>
<th>15-03-002</th>
</tr>
</thead>
<tbody>
<tr>
<td>APPLICANT:</td>
<td>Michael P. Pou</td>
</tr>
<tr>
<td>PROPOSED USE:</td>
<td>Tire Store</td>
</tr>
<tr>
<td>PREVIOUS/CURRENT USE:</td>
<td>Vacant</td>
</tr>
<tr>
<td>SQ. FT. OF USE:</td>
<td>6,614 sq.ft.</td>
</tr>
<tr>
<td>GROSS AREA LOT SIZE:</td>
<td>1.65 acres</td>
</tr>
<tr>
<td>ZONING CLASSIFICATION:</td>
<td>HC-2 (Highway Commercial District)</td>
</tr>
<tr>
<td>CORRIDOR:</td>
<td>Highway 21 Planned Corridor</td>
</tr>
<tr>
<td>LOCATION:</td>
<td>Parcel located on the west side of LA Highway 21, south of Greenbriar Blvd; S47, T7S, R11E; Ward 1, District 1</td>
</tr>
</tbody>
</table>
# APPENDIX A

## CASE NO.: PR 15-03-001

### LANDSCAPE CHART

**FOR COMMERCIAL/INDUSTRIAL/INSTITUTIONAL/MULTI-FAMILY USES ONLY**

<table>
<thead>
<tr>
<th>Affected Area</th>
<th>Planned Corridor</th>
<th>Minimum Requirements</th>
<th>Petitioner Provided</th>
<th>Staff Recommends</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Street</strong></td>
<td>10' planting area</td>
<td>100' building setback</td>
<td>100' building setback</td>
<td>Variance requested to provide additional Class A tree to meet the required number of Class B trees</td>
</tr>
<tr>
<td>Planting</td>
<td>50' planting area</td>
<td>50' planting area</td>
<td>50' planting area</td>
<td></td>
</tr>
<tr>
<td>Hwy 21</td>
<td>100' building setback</td>
<td>8 Class A</td>
<td>8 Class A</td>
<td>Requesting reduction of required number of Class A &amp; Class B trees considering the street planting buffer</td>
</tr>
<tr>
<td>246.46 ft.</td>
<td>8 Class B</td>
<td>8 Class B</td>
<td>8 existing Class A trees = 24 credits</td>
<td></td>
</tr>
<tr>
<td></td>
<td>25 Shrubs to create vehicular screen</td>
<td>25 Shrubs</td>
<td>26 Class A trees</td>
<td></td>
</tr>
<tr>
<td></td>
<td>35' planting area</td>
<td>32 Shrubs</td>
<td>32 Shrubs to create vehicular screen</td>
<td></td>
</tr>
<tr>
<td></td>
<td>8 Class A</td>
<td>246.46 ft.</td>
<td>246.46 ft.</td>
<td>Provide 1 additional 6' wide island within the parking row located along the south side of the property</td>
</tr>
<tr>
<td></td>
<td>8 Class B</td>
<td>62 Class B</td>
<td>62 Class B</td>
<td></td>
</tr>
<tr>
<td></td>
<td>25 Shrubs</td>
<td>25 Shrubs</td>
<td>25 Shrubs</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>North Perimeter Planting</th>
<th>10' planting area</th>
<th>25' planting area</th>
<th>Variance requested to place sidewalk within the 10' planting buffer.</th>
</tr>
</thead>
<tbody>
<tr>
<td>404.24 ft.</td>
<td>13 Class A</td>
<td>Encumbered by Overhead Utility</td>
<td></td>
</tr>
<tr>
<td></td>
<td>13 Class B</td>
<td>30 Class B trees, 27 additional Class B trees to meet the minimum required number of Class B trees within the street planting buffer</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>South Perimeter Planting</th>
<th>10' planting area</th>
<th>25' planting area</th>
<th>Variance requested to provide 27 additional Class B trees to meet the minimum required number of Class B trees within the street planting buffer</th>
</tr>
</thead>
<tbody>
<tr>
<td>425.27 ft.</td>
<td>14 Class A</td>
<td>Encumbered by Overhead Utility</td>
<td></td>
</tr>
<tr>
<td></td>
<td>14 Class B</td>
<td>30 Class B trees, 27 additional Class B trees to meet the minimum required number of Class B trees within the street planting buffer</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>West Perimeter Planting</th>
<th>10' planting area</th>
<th>10' planting area</th>
<th>Requesting reduction of required number of Class A &amp; Class B trees considering the street planting buffer</th>
</tr>
</thead>
<tbody>
<tr>
<td>138.38 ft.</td>
<td>5 Class A</td>
<td>4 Class A</td>
<td></td>
</tr>
<tr>
<td></td>
<td>5 Class B</td>
<td>4 Class B</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parking Planting</th>
<th>1 Class A in Island / 12 spaces &amp; in island at ends of row</th>
<th>1 Class A in Island / 12 spaces &amp; in Island at ends of row</th>
<th>Provide 1 additional 6' wide island within the parking row located along the south side of the property</th>
</tr>
</thead>
<tbody>
<tr>
<td>23 Spaces Required</td>
<td>1 Class A in Island / 12 spaces &amp; in island at ends of row</td>
<td>1 Class A in Island / 12 spaces &amp; in Island at ends of row</td>
<td>Provide 1 additional 6' wide island within the parking row located along the south side of the property</td>
</tr>
<tr>
<td>30 Spaces Provided</td>
<td>1 Class A in Island / 12 spaces &amp; in Island at ends of row</td>
<td>1 Class A in Island / 12 spaces &amp; in Island at ends of row</td>
<td>Provide 1 additional 6' wide island within the parking row located along the south side of the property</td>
</tr>
</tbody>
</table>

**Other Considerations:**

- **Hours of Operation:** 8:30AM to 7PM
- **Number of Employees:** 10
- **Noise Expected:** Moderate