ZONING STAFF REPORT

Date: July 24, 2015

Case No.: ZC15-07-053

Prior Action: Postponed (07/07/15)

Posted: 07/21/15

GENERAL INFORMATION

PETITIONER: Council Motion
OWNER: Edsel & Anita Jones
REQUESTED CHANGE: From A-2 (Suburban District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located at the southeast corner of Wymer Road & Williams Road, west of LA Highway 437 (Lee Road), being 19416 Wymer Road, Covington; S15, T6S, R11E; Ward 3, District 2
SIZE: 3.08 acres

SITE ASSESSMENT

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Land Use</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential</td>
<td>A-2 (Suburban District)</td>
</tr>
<tr>
<td>South</td>
<td>Residential</td>
<td>A-2 (Suburban District)</td>
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<tr>
<td>East</td>
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<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-2 (Highway Commercial District). The site is located at the southeast corner of Wymer Road & Williams Road, west of LA Highway 437 (Lee Road), being 19416 Wymer Road, Covington. 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, with the exception of the abutting Fire Station and the existing office warehouse located on the site.

STAFF RECOMMENDATION:
The staff recommends that the request for a HC-2 (Highway Commercial District) designation be denied.
CASE NO.: ZC15-07-053
PETITIONER: Council Motion
OWNER: Edsel & Anita Jones
REQUESTED CHANGE: From A-2 (Suburban District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located at the southeast corner of Wymer Road & Williams Road, west of LA Highway 437 (Lee Road), being 19416 Wymer Road, Covington; S15, T6S, R11E; Ward 3, District 2
SIZE: 3.08 acres
MAP SHOWING SURVEY FOR WOODROW MORGAN IN SECTION 15 T.G.S.R. ILE GREENSBURG DISTRICT ST. TAMMANY PARISH, LOUISIANA BEING PART OF LOT 4 LEE ROAD HEIGHTS SCALE 1 INCH = 200 FT MAY 6 1965 R.R. Scott, SURVEYOR COWING TOWN LTD.
ZONING STAFF REPORT

Date: July 24, 2015
Case No.: ZC15-07-054
Prior Action: Postponed
Posted: 07/21/15

Meeting Date: August 4, 2015
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER: Council Motion
OWNER: Wesley E. Surgi
REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) & A-3 (Suburban District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located on the north side of US Highway 190, east of Kay Drive; S34, T8S, R13E; Ward 9, District 11
SIZE: 1.97 acres

SITE ASSESSMENT

Type: State
Road Surface: 2 lane asphalt
Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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<tr>
<td>North</td>
<td>Residential</td>
<td>A-3 (Suburban District)</td>
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</tr>
<tr>
<td></td>
<td></td>
<td>&amp; A-3 (Suburban District)</td>
</tr>
</tbody>
</table>

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from NC-4 (Neighborhood Institutional District) & A-3 (Suburban District) to HC-2 (Highway Commercial District). The site is located on the north side of US Highway 190, east of Kay Drive. The 2025 future land use plan calls for the site to be developed with commercial uses. Staff does not see any compelling reason to increase the intensity of the zoning in the area.

Note that the property was zoned C-2 (Highway Commercial District) (ZC99-05-029) before the Comprehensive Rezoning.

STAFF RECOMMENDATION:
The staff recommends that the request for a HC-2 (Highway Commercial District) designation be denied.
CASE NO.: ZC15-07-054
PETITIONER: Council Motion
OWNER: Ernest M. Anthony
REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) & A-3 (Suburban District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located on the north side of US Highway 190, east of Kay Drive; S34, T8S, R13E; Ward 9, District 11
SIZE: 1.97 acres
LEGAL DESCRIPTION:

Lot 9, Pine Grove, according to the plat thereof as recorded in Map File 1891, Clerk of Court, St. Tammany Parish, Louisiana, and a Parcel of land located in Section 34, Township 8 South, Range 13 East, St. Tammany Parish, Louisiana as shown hereon.

CERTIFIED TO:

WESLEY SURGI

LEGEND:

- SET 1/2" IRON ROD
- FENCE
- RECORD SETBACK LINES
- FRONT 50 SIDES 25 STREET

This survey is based upon the description furnished by the client. There may be other restrictions not shown on this plat that may exist in the public records. There are no visible encroachments existing except those shown hereon. If not otherwise noted, elevations refer to NAVD 1988 datum.

I, hereby certify that this plat is based on a physical survey made on the ground and in accordance with the Minimum Standards & Detailed Requirements for ALTA / ABLE Land Title Surveys. I attest to the accuracy of the same survey and the applicable standards of practice with the 487XLI signature must be in indelible ink. The signature for this plat to be certified as follows:

WILSON POPE, PLS
LOUISIANA REGISTERED LAND SURVEYORS
Handscalled Louisiana 70448
TREASURY DRIVE
MIDDEILLS, LOUISIANA 70448
TAR: (504) 666-6681 FAX: (504) 666-6626

GENERAL: 9/98 FIRM NOTE: 2 APR 81
REMARKS: "C" FIRM DATE: 2 APR 81
9-BUILT REVISED: 9/98
ZONING STAFF REPORT

Date: July 24, 2015
Case No.: ZC15-08-061
Determination: Approved
Posted: 07/20/15

GENERAL INFORMATION

PETITIONER: Jeffrey D. Schoen
OWNER: Pine Creek Development LLC
REQUESTED CHANGE: From A-4 (Single Family Residential District) to ED-i (Primary Education District)
LOCATION: Parcel located on the east side of Perilloux Road, north of LA Highway 22; S42, T7S, R1OE; Ward 1, District 4
SIZE: 1.83 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>Residential</td>
<td>A-2 (Suburban District)</td>
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<tr>
<td>South</td>
<td>Undeveloped</td>
<td>HC-1 (Highway Commercial District)</td>
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<tr>
<td>East</td>
<td>School</td>
<td>ED-1 (Primary Education District)</td>
</tr>
<tr>
<td>West</td>
<td>Residential</td>
<td>A-2 (Suburban District)</td>
</tr>
</tbody>
</table>

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

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-4 (Single Family Residential District) to ED-1 (Primary Education District). The site is located on the east side of Perilloux Road, north of LA Highway 22. 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 the site is directly abutting a site developed with an elementary school, zoned ED-1.

STAFF RECOMMENDATION:
The staff recommends that the request for an ED-1 (Primary Education District) designation be approved.
CASE NO.: ZC15-08-061
PETITIONER: Jeffrey D. Schoen
OWNER: Pine Creek Development LLC
REQUESTED CHANGE: From A-4 (Single Family Residential District) to ED-1 (Primary Education District)
LOCATION: Parcel located on the east side of Perilloux Road, north of LA Highway 22; S42, T7S, R10E; Ward 1, District 4
SIZE: 1.83 acres
LOTS 158, 159, 160 AND PORTION OF UNDESIGNATED GROUND BEING APPROXIMATELY 12.3341 ACRES INTO
LOTS 159A, 159B, 159C, 159D AND 159E,
PINE CREEK ESTATES, PHASE 1
WARD 1
A PORTION OF
SECTION 42, TOWNSHIP 7 SOUTH - RANGE 10 EAST
ST. TAMMANY PARISH, LOUISIANA

RESUBDIVISION MAP OF

PINE CREEK ESTATES, PHASE 1
WARD 1
A PORTION OF
SECTION 42, TOWNSHIP 7 SOUTH - RANGE 10 EAST
ST. TAMMANY PARISH, LOUISIANA
ZONING STAFF REPORT

Date: July 24, 2015  Meeting Date: August 4, 2015
Case No.: ZC15-08-062  Determination: Approved Amended Postponed Denied
Posted: 07/21/15

GENERAL INFORMATION

PETITIONER: Fanny G. Pichon
OWNER: Gordon D Pichon Sr. & Fanny G. Pichon
REQUESTED CHANGE: From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located at the end of Sallie Welch Road, east of LA Highway 434; S28, T7S, R13E; Ward 6, District 11
SIZE: 30.03 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>East</td>
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<td>Undeveloped &amp; Residential</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.

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located at the end of Sallie Welch Road, east of LA Highway 434. The 2025 future land use plan calls for the area to be developed with agricultural uses and 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.: ZC15-08-062
PETITIONER: Fanny G. Pichon
OWNER: Gordon D Pichon Sr. & Fanny G. Pichon
REQUESTED CHANGE: From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located at the end of Sallie Welch Road, east of LA Highway 434; S28, T7S, R13E; Ward 6, District 11
SIZE: 30.03 acres
ZONING STAFF REPORT

Date: July 24, 2015  
Meeting Date: August 4, 2015  
Case No.: ZC15-08-063  
Determination: Approved Amended Postponed Denied  
Posted: 07/20/15

GENERAL INFORMATION

PETITIONER: Steven Lee  
OWNER: Ross D. Lee  
REQUESTED CHANGE: From A-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay)  
LOCATION: Parcel located on the south side of Drewberry Road, west of South Fitzmorris Road, being 11 Dewberry Road, Covington; S9, T6S, R11E; Ward 3, District 2  
SIZE: 2.86 acres

SITE ASSESSMENT

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

LAND USE CONSIDERATIONS

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<td>A-1 (Suburban District)</td>
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<tr>
<td>West</td>
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<td>A-1 (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-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located on the south side of Drewberry Road, west of South Fitzmorris Road, being 11 Dewberry 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 objection to the request.

STAFF RECOMMENDATION:

The staff recommends that the request for a MHO (Manufactured Housing Overlay) designation be approved.
CASE NO.: ZC15-08-063
PETITIONER: Steven Lee
OWNER: Ross D. Lee
REQUESTED CHANGE: From A-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the south side of Drewberry Road, west of South Fitzmorris Road, being 11 Dewberry Road, Covington; S9, T6S, R11E; Ward 3, District 2
SIZE: 2.86 acres
ZONING STAFF REPORT

Date: July 24, 2015  Meeting Date: August 4, 2015
Case No.: ZC15-08-064  Determination: Approved Amended Postponed Denied
Posted: 07/21/15

GENERAL INFORMATION

PETITIONER: Jeffrey D. Schoen
REQUESTED CHANGE: From HC-2 (Highway Commercial District) & A-4 (Single Family Residential District) to HC-3 (Highway Commercial District)
LOCATION: Parcel located on the north side of US Highway 190 East, east of I-10 Service Road, west of Walnut Street; S13, T9S, R14E; Ward 8, District 13
SIZE: 1.7 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION
Type: Federal  Road Surface: 4 lane asphalt  Condition: Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

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<td>North</td>
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<td>A-4 (Single Family Residential District)</td>
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<tr>
<td>East</td>
<td>Residential</td>
<td>A-4 (Single Family Residential District)</td>
</tr>
<tr>
<td>West</td>
<td>Residential</td>
<td>HC-2 (Highway Commercial 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 HC-2 (Highway Commercial District) & A-4 (Single Family Residential District) to HC-3 (Highway Commercial District). The site is located on the north side of US Highway 190 East, east of I-10 Service Road, west of Walnut Street. The 2025 future land use plan calls for the site to be developed with residential uses. The site is currently zoned HC-2 and mostly surrounded by residential zoning except on the west side where it is zoned HC-2. Staff does not see any compelling reason to increase the intensity of the zoning in the area.

STAFF RECOMMENDATION:
The staff recommends that the request for a HC-3 (Highway Commercial District) designation be denied.
CASE NO.: ZC15-08-064
PETITIONER: Jeffrey D. Schoen
REQUESTED CHANGE: From HC-2 (Highway Commercial District) & A-4 (Single Family Residential District) to HC-3 (Highway Commercial District)
LOCATION: Parcel located on the north side of US Highway 190 East, east of I-10 Service Road, west of Walnut Street; S13, T9S, R14E; Ward 8, District 13
SIZE: 1.7 acres
ZONING STAFF REPORT

Date: July 24, 2015  Meeting Date: August 4, 2015
Case No.: ZC15-08-065  Determination: Approved Amended Postponed Denied
Posted: 07/21/15

GENERAL INFORMATION
PETITIONER: Danny M. Martin
OWNER: Robert Charbonnet, Peter Charbonnet, Barbara Brewer Charbonnet, Jack Charbonnet, Linda Schreiner Charbonnet, Kenny Charbonnet, Jane Stuckey Charbonnet
REQUESTED CHANGE: From HC-1 (Highway Commercial District) & NC-4 (Neighborhood Institutional District) to A-4A (Single Family Residential District)
LOCATION: Parcel located on the south side of 9th Avenue, east of US Highway 190, west of Falconer Drive, being Square 96, Alexiusville ; S10, T7S, R11E; Ward 3, District 2
SIZE: 1.32 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-4A (Single Family Residential District)</td>
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<td>South</td>
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<td>HC-1 (Highway Commercial District) &amp; NC-4 (Neighborhood Institutional District)</td>
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<tr>
<td>East</td>
<td>Undeveloped</td>
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</tr>
<tr>
<td>West</td>
<td>Undeveloped</td>
<td>HC-1 (Highway Commercial District)</td>
</tr>
</tbody>
</table>

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

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

Mixed Use – Commercial – Conservation - These planned districts would include mixed uses, except for residential uses, – at varying densities - and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

STAFF COMMENTS:
The petitioner is requesting to change the zoning from HC-1 (Highway Commercial District) & NC-4 (Neighborhood Institutional District) to A-4A (Single Family Residential District). The site is located on the south side of 9th Avenue, east of US Highway 190, west of Falconer Drive. The 2025 future land use plan calls for the area to be developed as a planned district with a mix of commercial uses. The zoning change is being requested in order to develop the 1.32 acre square with single family residences on lot of a minimum of 60' in width, as required under the A-4A single family residential district. Staff does not have any objections to the request, considering that there are some single family residences across from the subject site and it would provide additional residential units in proximity to existing and future commercial uses.

STAFF RECOMMENDATION:
The staff recommends that the request for an A-4A (Single Family Residential District) designation be approved.
CASE NO.: ZC15-08-065
PETITIONER: Danny M. Martin
OWNER: Robert Charbonnet, Peter Charbonnet, Barbara Brewer Charbonnet, Jack Charbonnet, Linda Schreiner Charbonnet, Kenny Charbonnet, Jane Stuckey Charbonnet
REQUESTED CHANGE: From HC-1 (Highway Commercial District) & NC-4 (NEighborhood Institutional District) to A-4A (Single Family Residential District)
LOCATION: Parcel located on the south side of 9th Avenue, east of US Highway 190, west of Falconer Drive, being Square 96, Alexiusville; S10, T7S, R11E; Ward 3, District 2
SIZE: 1.32 acres
The following streets are not constructed:
"G" street, "H" street, "I" street, "J" street, 5th Avenue and 10th Avenue.

Resubdivision survey of lots 1, 2, 3 & 4, section 0, into lots 1a & 2a section c.
Resubdivision of lots 1, 2, 3 & 4 section e into lots 1a & 2a section b.
Alexisville subdivision.

John G. Cummins; Dated: July 1, 2005; Job No.: 00040A.

Alexisville subdivision map
By: J.M. Yates; Dated: March 3, 1903; Revised: June 4, 1916.

U.S. 33; AlouDVille Subdivision
By: S.K. Landfill; Dated: December 19, 1932

This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0220 C; Revised: October 17, 1959.

Survey map of
Squares 92, 96 & 97, Alexisville Subdivision,
Situatéd in Section 10, T7S—R11E

in
St. Tammany Parish, Louisiana

for
ROBERT P. CHARBONNET

Survey No.: 2008111

Drawn by: L.F.R.

Scale: 1" = 20'

John E. Bonneau & Associates, Inc.
Professional Land Surveyors
Planners and Consultants
420 Hwy. 1055, Exit 597 • Madisonville, LA. 70447
(985)845-1012 • (985)845-1013 • (985)843-1351 • Fax No. (985)845-1778
www.JBCOLandSurveying.com • e-mail: jebco@bellsouth.net

This Survey is Certified True and Correct

John E. Bonneau
Reg. No. 2228
Registration No. 3003

REVISED: OCTOBER 17, 1959

NOTE: Survey maps shall be certified by owner or contractor prior to any construction, as an obstacle has not been performed by the undersigned.

NOTE: Servitudes shown herein are not necessarily exclusive. Servitudes of record as shown on title opinion or other policy shall be noted herein upon request, as the surveyor has not performed any title search or abstract.

This is to certify that I have done an initial ground survey and found that no encroachments exist, except as shown.

Survey Map of
Squares 92, 96 & 97, Alexisville Subdivision,
Situatéd in Section 10, T7S—R11E

in
St. Tammany Parish, Louisiana

for
ROBERT P. CHARBONNET

Survey No.: 2008111

Drawn by: L.F.R.

Scale: 1" = 20'

John E. Bonneau & Associates, Inc.
Professional Land Surveyors
Planners and Consultants
420 Hwy. 1055, Exit 597 • Madisonville, LA. 70447
(985)845-1012 • (985)845-1013 • (985)843-1351 • Fax No. (985)845-1778
www.JBCOLandSurveying.com • e-mail: jebco@bellsouth.net

This Survey is Certified True and Correct

John E. Bonneau
Reg. No. 2228
Registration No. 3003

REVISED: OCTOBER 17, 1959

NOTE: Survey maps shall be certified by owner or contractor prior to any construction, as an obstacle has not been performed by the undersigned.

NOTE: Servitudes shown herein are not necessarily exclusive. Servitudes of record as shown on title opinion or other policy shall be noted herein upon request, as the surveyor has not performed any title search or abstract.

This is to certify that I have done an initial ground survey and found that no encroachments exist, except as shown.

Survey Map of
Squares 92, 96 & 97, Alexisville Subdivision,
Situatéd in Section 10, T7S—R11E

in
St. Tammany Parish, Louisiana

for
ROBERT P. CHARBONNET

Survey No.: 2008111

Drawn by: L.F.R.

Scale: 1" = 20'

John E. Bonneau & Associates, Inc.
Professional Land Surveyors
Planners and Consultants
420 Hwy. 1055, Exit 597 • Madisonville, LA. 70447
(985)845-1012 • (985)845-1013 • (985)843-1351 • Fax No. (985)845-1778
www.JBCOLandSurveying.com • e-mail: jebco@bellsouth.net

This Survey is Certified True and Correct

John E. Bonneau
Reg. No. 2228
Registration No. 3003

REVISED: OCTOBER 17, 1959

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ZONING STAFF REPORT

Date: July 24, 2015  Meeting Date: August 4, 2015
Case No.: ZC83-07-076  Determination: Approved Amended Postponed Denied
Posted: 07/21/15

GENERAL INFORMATION

PETITIONER: Fred Sigur
OWNER: Estate of Mr. Frederick J. Sigur
REQUESTED CHANGE: Major Amendment to the PUD (Planned Unit Development) District
LOCATION: Parcel located on the south side of LA Highway 433, west of US Highway 90, north of Lake Pontchartrain; S37, T6S, R14E; Ward 8, District 13
SIZE: 188.54 acres

SITE ASSESSMENT

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Land Use</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Undeveloped</td>
<td>SA (Suburban Agricultural) District</td>
</tr>
<tr>
<td>South</td>
<td>Lake Pontchartrain</td>
<td>C-2 (Highway Commercial) District</td>
</tr>
<tr>
<td>East</td>
<td>Commercial</td>
<td>PUD (Planned Unit Development) District</td>
</tr>
<tr>
<td>West</td>
<td>Single Family Residential</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 site is located on the south side of LA Highway 433, west of US Highway 90, north of Lake Pontchartrain and was originally rezoned to PUD in 1983. A major amendment to the PUD plan was approved by the Council in April 2007, to have the site developed as a commercial and residential subdivision (see attached plan). The proposed 3 accesses to the site, from LA Highway 433, will remain the same as previously approved. Considering that the proposed development is directly abutting Lake Pontchartrain, the site will also remain accessible through navigable waterways, as shown on the plan. In fact, the creation of navigable canals through the development and the connection of the canals to Lake Pontchartrain, considerably promote the features of the site.

A major amendment to the PUD is being requested to developed a 21.09 acre section of the PUD with 130 single family resort homes in place of the previously approved 29 single family home sites (see below, chart). A plan of the 21.09 acre site is provided showing the proposed configuration of the lots (see attached plan).
### Summary of Proposed Residential & Commercial Uses

<table>
<thead>
<tr>
<th>Residential &amp; Commercial Uses</th>
<th>Lot Size, Density &amp; Number of Lots</th>
<th>Permitted Uses</th>
</tr>
</thead>
</table>
| Single Family Homes           | 16,182 square feet/ 2 units per acre  
(total of 129 lots)          | single family houses             |
| Waterfront Villa Homes        | 3000 square feet  
(total of 100 lots  
7 units per acre) | townhomes, condominiums & multi Family (common wall units) |
| Single Family Resort Home Community | 3500 square feet  
(total of 130 lots  
6 units per acre) | single family resort homes |
| Marina Commercial             | 20,000 square feet/ acre on  
28.20 acres  
656 units per acre | Marina, boat service, retail & service, office restaurant, lounge, health club, yacht club, multi family, hotel, motel, boarding & lodging |

### GENERAL PUD CRITERIA

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<tr>
<td>Existing Land Use within 500' of all boundaries on the plan</td>
<td>Provided as Required</td>
</tr>
<tr>
<td>Minimum front, side, &amp; rear setbacks &amp; maximum height for Residential</td>
<td>Provided as Required for Residential</td>
</tr>
<tr>
<td>Minimum front, side, &amp; rear setbacks &amp; maximum height for commercial &amp; multi Family development</td>
<td>Commercial Development will meet all Parish Parking, setbacks and landscaping requirements, or as indicated on plan</td>
</tr>
<tr>
<td>Restrictive Covenants</td>
<td>Provided as Required</td>
</tr>
<tr>
<td>Water &amp; Sewer facilities</td>
<td>Provided as Required (to be located off site, as identified on plan)</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>
<tr>
<td>Phasing</td>
<td>Provided as Required</td>
</tr>
</tbody>
</table>
GREENSPACE
A total of 172.99 acres (45.8%) of greenspace/waterway is proposed to be provided on the site. As stated under the PUD ordinance, no more than 50% of the required greenspace shall be satisfied using limited use land. Limited Use Land shall mean land which is inundated by water for a period of greater than four (4) months within each calendar year. Two (2) acres of Limited Use Land are required to satisfy one (1) acre of required open space. The proposed canals are considered as active amenities, as it will be used for navigation & other nautical activities.

As shown on the attached plan of the single family resort homes development, walking paths, pocket parks and a recreation area are proposed to be provided. Note that additional information, as to the type of amenities to be provided within the pocket parks and the recreation area shall be provided.

COMPREHENSIVE PLAN ANALYSIS
The 2025 land use plan designates the area as Residential Infill. The proposed development meets the future land use plan by providing some new residential uses, compatible with the surrounding. The density of the proposal is greater than the surrounding developments; however, it will provide a diversity of commercial & residential uses in the area.

STAFF RECOMMENDATION
The staff recommends that the major amendment to the PUD (Planned Unit Development Overlay) be approved.
CASE NO.: ZC83-07-076
PETITIONER: Fred Sigur
OWNER: Estate of Mr. Frederick J. Sigur
REQUESTED CHANGE: Major amendment to the PUD (Planned Unit Development) District
LOCATION: Parcel located on the south side of LA Highway 433, west of US Highway 90, north of Lake Pontchartrain; S37, T6S, R14E; Ward 8, District 13
SIZE: 188.54 acres
2015 LAND USE PLAN

- Single-Family Home Sites
- 130 Parcels
- Direct Access to Louisiana
- Wildlife/Sporting
- Community Recreation Area
- Pocket Parks & Picnic Areas
- Walking Trails
- Amenity Sites

APRIL 2015
RIGOLETS ESTATES PHASE 3 PUD

IN SECTIONS 37, T32S-R14E
DISTRICT 15 RAND 8
ST. TAMMANY PARISH, LA.

DATE: NOVEMBER 17, 2000

SITE

= DRAINAGE OUTFALL

ZC83-07-076
ENVIRONMENTAL ASSESSMENT DATA FORM

Description of Project

Applicant's Name: The Estate of Fredrick J. Siur

Address: P.O. Box 27, Arabi, LA 70032-0027

Attach area location Map showing the proposed development

Name of Development: Rigolets Estates

Section: 37 Township: 10 South Range: 14 East

Number of acres in development: 188.5471

Type of streets: Concrete Pavement

Type of water systems: Central

Type of sewerage system: Central

Ultimate disposal of wastes: Private Contract

Ultimate disposal of surface drainage: Lake Pontchartrain

Land form: Flat X Rolling Inundated Swamp

Existing land use: Rural Residential X Commercial Industrial

Proposed land use: Rural Residential X Commercial Industrial

Conform to Major Road Plan: Yes X No

Water frontage: Yes X No

Name of Stream: Lake Pontchartrain

Major highway frontage: Yes X No

Name of Highway: Highway 433

is development subject to flooding in normal high rainfall and/or tide?

Yes ________ No ________

Will canals be constructed into rivers or lakes?

Yes X No

ANSWER ALL QUESTIONS BY A CIRCLE AROUND YES OR NO

1. Does the proposed development
   a. Disrupt, alter or destroy an historic or archeological site or district. YES NO
   b. Have a substantial impact on natural, ecological recreation, or scenic Resources YES NO
   c. Displace a substantial number of people
   d. Conform with the environmental plans and goals that have been adopted by the parish YES NO
cont'd

ANSWER ALL QUESTIONS BY A CIRCLE AROUND YES OR NO

e. Cause increased traffic, or other congestion YES NO
f. Have substantial esthetics or visual effect on the area YES NO
g. Breach national, state or local standards relating to
   (1) Noise YES NO
   (2) Air Quality YES NO
   (3) Water Quality YES NO
   (4) Contamination or public water supply YES NO
   (5) Ground water levels YES NO
   (6) Flooding YES NO
   (7) Erosion YES NO
   (8) Sedimentation YES NO

h. Affect rare or endangered species of animal or plant
   habitat or such a species YES NO
i. Cause substantial interference with the movement
   of any resident or migratory fish or wildlife species YES NO
j. Induce substantial concentration of population YES NO
k. Will dredging be required YES NO

If yes, denote the area proposed for spoil placement
and the anticipated volume in cubic yards.

2. Attach specifications on the following, if applicable

a. What types of materials will be disposed of as a result of the production of
   manufacturing process. If applicable explain where and in what manner
   disposal will occur.

   N/A

b. What will be the average noise level of the development during working
   hours.

c. Will any smoke, dust or fumes be emitted as a result of the operational
   process.

   If so, explain fully.

   Explain in detail the items marked YES above indicating how you propose to reduce or
   eliminate the environmental problems caused by your development and explain how you
   will ultimately dispose of the surface water generated by your development including the
   route of the surface water into a major stream and if you propose a center sewerage
   system the ultimate disposal of the effluent produced.
Gentlemen:

I have completed the attached Environmental Impact Assessment Data Form and hereby certify that the information shown thereon is accurate and is based on a thorough study of the environmental impact by this development named: RICOLETS ESTATES

DATE: NON.-15-2006

I have reviewed the data submitted and concur with the information with the following exceptions:

I recommend the following:

DATE: PARISH ENGINEER:

I have reviewed the data submitted and concur with the information with the following exceptions:

I recommend the following:

DATE: PARISH PLANNER:

I have reviewed the data submitted and concur with the information with the following exceptions:

I recommend the following:

DATE: POLICE JUROR:

WARD:
ZONING STAFF REPORT

Date: July 24, 2015
Meeting Date: August 4, 2015
Case No.: ZC13-04-022
Determination: Approved Amended Postponed Denied
Prior Action: Approved (04/02/15)
Posted: 07/21/15

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

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>
<th>Direction</th>
<th>Land Use</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential</td>
<td>PUD (Planned Unit Development Overlay &amp; A-6 Multiple 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 (Professional 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 (Planned Unit Development Overlay). The request consists of an amendment of the previously approved setbacks for the neighborhood, courtyard and cottage lots (see below chart depicting currently approved number of lots, lot size & setbacks).

<table>
<thead>
<tr>
<th>Lot Type</th>
<th>Number of lots</th>
<th>Lot size</th>
<th>Setbacks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhood</td>
<td>1 to 49</td>
<td>60' X 95'</td>
<td>Front</td>
</tr>
<tr>
<td>Lots</td>
<td></td>
<td></td>
<td>20'</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Rear</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>15'</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Side</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>5'</td>
</tr>
<tr>
<td>Courtyard Lots</td>
<td>50 to 55 &amp; 69 to 75</td>
<td>50' X 85'</td>
<td>Front</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>10'</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Rear</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>10'</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Side</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>5'</td>
</tr>
<tr>
<td>Cottage Lots</td>
<td>56 to 68</td>
<td>40' X80'</td>
<td>Front</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>10'</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Rear</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>10'</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Side</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>5'</td>
</tr>
</tbody>
</table>

The requested setback changes are as follow (see below chart depicting currently approved number of lots, lot size & proposed setbacks):

- side yard setbacks for all lots would not be less than 0' to 5'.
- front yard setback would not be less than 15' for all lots.
- rear yard setback would not be less than 15' for lots 26-40 and 55-67.
- rear yard setback would not be less than 10' for lots 1-25, 41-54, 68-76.
<table>
<thead>
<tr>
<th>Lot Type</th>
<th>Number of lots</th>
<th>Lot size</th>
<th>Setbacks</th>
<th>Front</th>
<th>Rear</th>
<th>Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhood Lots</td>
<td>1 to 25 &amp; 41 to 49</td>
<td>60' X 95'</td>
<td></td>
<td>15'</td>
<td>10'</td>
<td>0' to 5'</td>
</tr>
<tr>
<td>Neighborhood Lots</td>
<td>26 to 40</td>
<td></td>
<td></td>
<td>15'</td>
<td>15'</td>
<td>0' to 5'</td>
</tr>
<tr>
<td>Courtyard Lots</td>
<td>50 to 54 &amp; 69 to 75</td>
<td>50' X 85'</td>
<td></td>
<td>15'</td>
<td>10'</td>
<td>0' to 5'</td>
</tr>
<tr>
<td>Courtyard Lots</td>
<td>55</td>
<td></td>
<td></td>
<td>15'</td>
<td>15'</td>
<td>0' to 5'</td>
</tr>
<tr>
<td>Cottage Lots</td>
<td>56 to 67</td>
<td>40' X 80'</td>
<td></td>
<td>15'</td>
<td>15'</td>
<td>0' to 5'</td>
</tr>
<tr>
<td>Cottage Lots</td>
<td>68</td>
<td></td>
<td></td>
<td>15'</td>
<td>10'</td>
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**GENERAL PUD CRITERIA**

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<tr>
<td>Existing Land Use within 500' of all boundaries on the plan</td>
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<td>Minimum front, side, &amp; rear setbacks &amp; maximum height for Residential</td>
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</table>

**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 \( \text{Total Area} \times 0.75 = \text{maximum net density} \times \text{lots (units)} \), or the number of lots/units may be established by a yield plan.

The gross density of this property, based on the underlying zoning of A-4A, is at 6 units per acre, which would allow for a total of 100 units. Based on the A-4A Zoning Districts, the net density would allow for 76 lots. The proposal is for 76 units with a net density of 6 lots/units per acre.

**GREENSPACE**

A total of 4.57 acres (27%) of greenspace is proposed to be provided on the site, including 0.49 acre (3%) dedicated to active recreation and 1.77 acres (11%) dedicated to passive recreation. The proposed passive and active amenities will consist of a walking trail and a half basketball court. Staff feels that additional playground equipment, benches and gazebos should be provided within the proposed greenspace area.
COMPREHENSIVE PLAN ANALYSIS
The 2025 future land use plan, designated the site as “Residential Infill”. The proposed PUD meets the objectives of the designation, considering that the site is proposed to be developed with new residential uses, on an undeveloped tract of land, that is compatible with the surrounding existing uses.

STAFF RECOMMENDATION:
The staff recommends that the request for a major amendment to the PUD (Planned Unit Development Overlay) be approved. Note that if the request is approved, a revised subdivision plan shall be provided, showing the amended setbacks.
CASE NO.: ZC13-04-022
PETITIONER: Mark Malkemus
OWNER: Step Three Investments, LLC
REQUESTED CHANGE: Major Amendment to the 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
STEP THREE INVESTMENTS, L.L.C.
712 Cottage Lane
Covington, Louisiana 70433

July 2, 2015

Via Hand Delivery

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

Re: Major Amendment to Planned Unit Development—Audubon Oaks

Dear Ms. Lambert:

As a duly authorized member of Step Three Investments, L.L.C. ("Step Three"), which is the owner of Audubon Oaks Subdivision, please allow this letter to serve as our official request for a major amendment to our Planned Unit Development. In particular, we would like to amend our PUD plan to establish new setbacks in order to accommodate a zero lot line concept. Accordingly, Step Three would propose that the setbacks for the lots within Audubon Oaks would be as follows:

1. For all lots the side/interior setback would not less than zero (0') feet and five (5') feet.
2. For all lots the front setback would be not less than fifteen (15') feet.
3. For lots 26-40 and 55-67 the rear setback would be not less than fifteen (15') feet.
4. For lots 1-25, 41, 42-54, 68-76 the rear setback would be not less than ten (10') feet.

I would ask that this matter be placed on the St. Tammany Parish Zoning Commission's next available agenda for consideration. Thank you for your processing of our request, and should you have any questions regarding the foregoing, please do not hesitate to contact me.

Sincerely,

STEP THREE INVESTMENTS, L.L.C.

By: [Signature]
MARK MALKEMUS, Member
RESTRICTIVE COVENANTS

1. Each numbered lot will not have more than one (1) single-family dwelling.

2. No certificate of occupancy shall be issued before the Sewerage and Water Service and all costs are reimbursable by the homeowners in accordance with the community rules.

3. No certificate of occupancy shall be issued before the Sewerage and Water Service are installed and operable or otherwise connected to a community (central) sewerage or water system(s) as approved by the Department of Environmental Quality or other appropriate authorities.

4. No private water supply may be installed or otherwise constructed on any lot for the purpose of supplying water to any building or structure except for the purpose of irrigation.

5. All subdivision roadways are to meet on elevations to front, side, and rear.

6. No fences, driveways, or similar structures are to be built on any lot or any part thereof.

7. No lot will be further subdivided without the prior approval of the Planning Commission of St. Tammany Parish.

8. The homeowners association will be responsible for maintaining the common space areas and detention ponds within this development.

9. The front of each lot shall be subject to a 10' utility easement along all streets.

10. A deed of the foresaid various restrictive covenants shall be delivered by separate instrument of original intent.

NOTE: The lot and block numbers are subject to change and are not to be used as a guide to the boundaries of any lot. The lot and block numbers are subject to change and are not to be used as a guide to the boundaries of any lot.

NOTE: The Covenants, Conditions, and Restrictions shall be deemed to be a part of the Agreement of Sale and Purchaser's Note and shall be binding upon the Purchaser's successors and assigns.

NOTE: The boundaries of the property are shown on the accompanying plat and are subject to change and are not to be used as a guide to the boundaries of any lot.

DATE: February 11, 2018

CONCEPTUAL LAYOUT

HOLLYCREST RESIDENTIAL PUD
(A RESIDENTIAL DEVELOPMENT)

LOCATED IN SECTION 15, T18N R6E22S1, ST. TAMMANY PARISH

STEP THREE INVESTMENTS
140 FERNHILL BLDG.
CONROE, TX 77301
(936) 539-1144

9x12

0 100 200 300 400 500

0 100 200 300 400 500

EXITING ENS PARK DESIGNATION

EXISTING SENG PARK DESIGNATION

270°

215°

30°

EXITING SENG PARK DESIGNATION

EXISTING SENG PARK DESIGNATION

EXITING SENG PARK DESIGNATION
<table>
<thead>
<tr>
<th><strong>Environmental Assessment Data Form</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Applicant's Name:</strong> Step Three Investments</td>
</tr>
<tr>
<td><strong>Developer's Address:</strong> 195 Terra Bella Blvd, Covington, LA 70433</td>
</tr>
<tr>
<td><strong>Developer's Phone No:</strong> 985-635-4491 (Home), 985-778-1960 (Cell)</td>
</tr>
<tr>
<td><strong>Subdivision Name:</strong> Hollycreek Residential PUD</td>
</tr>
<tr>
<td><strong>Number of Acres in Development:</strong> 16.21</td>
</tr>
<tr>
<td><strong>Ultimate Disposal of Surface Drainage:</strong> Lake Pontchartrain</td>
</tr>
<tr>
<td><strong>Water Surface Runoff Mitigation Proposed:</strong> Detention Pond</td>
</tr>
</tbody>
</table>

(Items marked with an X indicate the selected option.)

- **Type of Sewerage System Proposed:** Community or Individual
- **Type of Water System Proposed:** Community or Individual
- **Type of Streets and/or Roads Proposed:** Concrete, Asphalt, Aggregate, Other
- **Land Formation:** Flat, Rolling Hills, Marsh, Swamp, Inundated, Tidal 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 or No
- **What will be 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 or No
- **If yes, what are the hazardous materials?**
- **Does the subdivision front on any waterways?** Yes or No
- **If yes, what major streams or waterways?**
- Does the subdivision front on any major arterial streets? [ ] Yes [ ] No

If yes, which major arterial street?

- 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 prehistoric or archaeological site or district? [ ] Yes [ ] No
c.) have a substantial impact on natural, ecological succession, or marine 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 uncorrected 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 relating to:

- air Quality
- noise
- water Quality
- contamination of any public or private water supply
- ground water levels
- flooding/erosion
- erosion
- soil saturation
- rare and/or endangered species of animal or plant habitat
- introduction of non-native species
- disturbing existing vegetation
- disturbing nesting or rearing areas
- disturbing burrows
- disturbing thermal hot spots
- disturbing诋 glowing fish or wildlife species
- disturbing nest or settlement areas
- inducing substantial concentration of population
- disturbing nesting or rearing areas
- disturbing thermal hot spots
- disturbing诋 glowing fish or wildlife species
- disturbing nest or settlement areas
- inducing substantial concentration of population
- disturbing nesting or rearing areas
- disturbing thermal hot spots
- disturbingflaming fish or wildlife species
- disturbing nest or settlement areas

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] 2/1/13

Date

[Developer's Name]