AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - TUESDAY, SEPTEMBER 1, 2015
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

ROLL CALL

CALL TO ORDER

ANNOUNCEMENTS
Phones and Pagers
Appeals
Speaker Card
Ten (10) minutes of each side and five (5) minutes for rebuttal
Please exit the building

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE MINUTES OF THE AUGUST 4, 2015 MEETING

POSTPONING OF CASES

PUBLIC HEARING

APPEARERS

ZONING CHANGE REQUEST CASES- APPLICATIONS FOR A PROPOSED CHANGE OF
ZONING DISTRICT OR AMENDMENTS TO THE LAND USE ORDINANCE REQUIRING
REVIEW & RECOMMENDATION OF APPROVAL BY THE ZONING COMMISSION
BEFORE ACTION BY THE PARISH COUNCIL ARE AS FOLLOWS:

1. ZC15-07-053
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: HC-2 (Highway Commercial District)
Acres: 3.08 acres
Petitioner: Council Motion
Owner: Edsel & Anita Jones
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
Council District: 2

POSTPONED FROM 8/4/15 MEETING

2. ZC15-09-066
Existing Zoning: I-1 (Industrial District) & HC-1 (Highway Commercial District)
Proposed Zoning: I-1 (Industrial District), HC-1 (Highway Commercial District) & MHO (Manufactured Housing Overlay)
Acres: 2.7046 acres
Petitioner: Jeffery D. Schoen
Owner: Rotolo Consultants, Inc
Location: Parcel located on the north side of Browns Village Road, west of US Highway 11, S27, T8S, R14E, Ward 9, District 14
Council District: 14

3. ZC15-09-067
Existing Zoning: PBC-1 (Planned Business Center)
Proposed Zoning: HC-3 (Highway Commercial District)
Acres: 3.507 acres
Petitioner: Mark Salvetti
Owner: Maurmont Properties, LLC
Location: Parcel located on the east side of Stirling Blvd., south of I-12, north of Brewster Road, S47, T7S, R11E, Ward 1, District 1
Council District: 1

DRAFT August 24, 2015
4. **ZC15-09-068**  
Existing Zoning: NC-1 (Professional Office District)  
Proposed Zoning: ED-1 (Primary Education District)  
Acres: 21,600 Sq.ft  
Petitioner: Paul D. Rees  
Owner: SHS Foundation & SHS Holding, Inc  
Location: Parcels located on the east side of 8th Street, on the west side of 7th Street and on the north side of Iberville, being lots 11, 12, 13, 14, 7 & 8, Chinchuba Subdivision, S34, T7S, R11E, Ward 4, District 4  
Council District: 4

5. **ZC15-09-069**  
Existing Zoning: I-1 (Industrial District)  
Proposed Zoning: HC-2 (Highway Commercial District)  
Acres: 20,000 Sq.ft  
Petitioner: Merlin E. Herberger, Jr  
Owner: Merlin E. & Sylvia Herberger, Jr  
Location: Parcel located at the southwest corner of LA Highway 59 & Soell Drive, being 70271 LA Highway 59, Abita Springs, S12, T7S, R11E, Ward 3 & 4, District 5  
Council District: 5

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

DRAFT August 24, 2015
AUGUST 4, 2015

MEETING MINUTES
MEETING MINUTES FOR
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - TUESDAY, AUGUST 4, 2015
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

ROLL CALL
Present: Martha Cazaubon, “Pug” Lorren, Wendell Richardson, Todd Richard, Bernie Willie, Dave Mannella, Bill Matthews, Jimmie Davis, Dave Doherty, Kirk Drumm, Ron Randolph
Staff Present: Helen Lambert, Regan Contois, Lauren K. Davis, Terry Hand

CALL TO ORDER

ANNOUNCEMENTS
Phones and Pagers
Appeals
Speaker Card
Ten (10) minutes of each side and five (5) minutes for rebuttal
Please exit the building

INVOCATION
Ron Randolph

PLEDGE OF ALLEGIANCE
Bill Matthews

APPROVAL OF THE MINUTES OF THE JULY 7, 2015 MEETING

A motion was made by Bill Matthews and seconded by Dave Doherty to APPROVE the July 7, 2015 minutes.

Yea: “Pug” Lorren, Wendell Richardson, Todd Richard, Bernie Willie, Dave Doherty, Jimmie Davis, Dave Mannella, Kirk Drumm, Ron Randolph, Bill Matthews

Nay: None

Abstain: None

POSTPONING OF CASES
Case #6, ZC15-08-064, was withdrawn from the agenda.

PUBLIC HEARING

APPEARERS

ZONING CHANGE REQUEST CASES - APPLICATIONS FOR A PROPOSED CHANGE OF ZONING DISTRICT OR AMENDMENTS TO THE LAND USE ORDINANCE REQUIRING REVIEW & RECOMMENDATION OF APPROVAL BY THE ZONING COMMISSION BEFORE ACTION BY THE PARISH COUNCIL ARE AS FOLLOWS:

1. ZC15-07-053
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: HC-2 (Highway Commercial District)
Acres: 5.229 acres
Petitioner: Council Motion
Owner: Edsel & Anita Jones
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
Council District: 2

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Edsel Jones Jr. Opposition: Gregory Puls, David Remont

Following the Public Hearing, discussion was held and Martha Cazaubon made a motion seconded by Bill Matthews to postpone this request.
2. **ZC15-07-054**  
**Existing Zoning:** NC-4 (Neighborhood Institutional District) & A-3 (Suburban District)  
**Proposed Zoning:** HC-2 (Highway Commercial District)  
**Acres:** 1.97 acres  
**Petitioner:** Council Motion  
**Owner:** Wesley E. Surgi  
**Location:** Parcel located on the north side of US Highway 190, east of Kay Drive, S34, T8S, R13E, Ward 9, District 11  
**Council District:** 11

**POSTPONED FROM 7/7/15 MEETING**

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: **Morris Pike**  
Opposition:

Following the Public Hearing, discussion was held and **Bill Matthews** made a motion seconded by **Dave Doherty** to **deny** this request.

3. **ZC15-08-061**  
**Existing Zoning:** A-4 (Single Family Residential District)  
**Proposed Zoning:** ED-1 (Primary Education District)  
**Acres:** 1.83 acres  
**Petitioner:** Jeffrey D. Schoen  
**Owner:** Pine Creek Development LLC  
**Location:** Parcel located on the east side of Perilloux Road, north of LA Highway 22, S42, T7S, R10E, Ward 1, District 4  
**Council District:** 4

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: **Jeff Schoen**  
Opposition: **Greta Fulton, Rosa Faciane**

Following the Public Hearing, discussion was held and **Jimmie Davis** made a motion seconded by **Bill Matthews** to **approve** this request.

**Yea:** Martha Cazaubon, "Pug" Lorren, Wendell Richardson, Todd Richard, Bernie Willie, Bill Matthews, Jimmie Davis, Kirk Drumm, Dave Doherty, Dave Mannella

**Nay:** None

**Abstain:** Ron Randolph
MEETING MINUTES FOR
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - TUESDAY, AUGUST 4, 2015
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

4. ZC15-08-062
   Existing Zoning: A-3 (Suburban District)
   Proposed Zoning: A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
   Acres: 30.03 acres
   Petitioner: Fanny G. Pichon
   Owner: Gordon D Pichon Sr. & Fanny G. Pichon
   Location: Parcel located at the end of Sallie Welch Road, east of LA Highway 434, S28, T7S, R13E, Ward 6, District 11
   Council District: 11

   A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Gordon Pichon
   Opposition:
   Following the Public Hearing, discussion was held and Dave Doherty made a motion seconded by Bernie Willie to approve this request.

   Yea: Martha Cazaubon, Wendell Richardson, Todd Richard, Bernie Willie, Bill Matthews, Jimmie Davis, Kirk Drumm, Dave Doherty, Ron Randolph, Dave Mannella

   Nay: Pug Lorren
   Abstain: None

5. ZC15-08-063
   Existing Zoning: A-1 (Suburban District)
   Proposed Zoning: A-1 (Suburban District) & MHO (Manufactured Housing Overlay)
   Acres: 2.86 acres
   Petitioner: Steven Lee
   Owner: Ross D. Lee
   Location: Parcel located on the south side of Drewberry Road, west of South Fitzmorris Road, being 11 Drewberry Road, Covington, S9, T6S, R11E, Ward 3, District 2
   Council District: 2

   A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Steven Lee
   Opposition:
   Following the Public Hearing, discussion was held and Martha Cazaubon made a motion seconded by Bernie Willie to approve this request.

   Yea:"Pug" Lorren, Todd Richard, Jimmie Davis, Kirk Drumm, Bernie Willie, Dave Doherty, Bill Matthews, Ron Randolph, Martha Cazaubon, Wendell Richardson, Dave Mannella

   Nay: None
   Abstain: None

6. ZC15-08-064
   Existing Zoning: HC-2 (Highway Commercial District) & A-4 (Single Family Residential District)
   Proposed Zoning: HC-3 (Highway Commercial District)
   Acres: 1.7 acres
   Petitioner: Jeffrey D. Schoen
   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
   Council District: 13

   *This case was withdrawn by the developer, therefore no motion was needed.*
7. **ZC15-08-065**

   **Existing Zoning:** HC-1 (Highway Commercial District) & NC-4 (Neighborhood Institutional District)
   **Proposed Zoning:** A-4A (Single Family Residential District)
   **Acres:** 1.32 acres
   **Petitioner:** Danny M. Martin
   **Owner:** Robert Charbonnet, Peter Charbonnet, Barbara Brewer Charbonnet, Jack Charbonnet, Linda Schreiner Charbonnet, Kenny Charbonnet, Jane Stuckey Charbonnet
   **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
   **Council District:** 2

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: **Danny M. Martin**  

   **Opposition:** Following the Public Hearing, discussion was held and **Bernie Willie** made a motion seconded by **Martha Cazaubon** to approve this request.

   **Yea:** "Pug" Lorren, Todd Richard, Jimmie Davis, Kirk Drumm, Bernie Willie, Dave Doherty, Bill Matthews, Ron Randolph, Martha Cazaubon, Wendell Richardson, Dave Mannella

   **Nay:** None

   **Abstain:** None

8. **ZC83-07-076**

   **Major Amendment to the PUD (Planned Unit Development Overlay)**
   **Size:** 188.54 Acres
   **Petitioner:** Fred Sigur
   **Owner:** Estate of Mr. Frederick J. Sigur
   **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
   **Council District:** 13

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: **Paul Mayronne**  

   **Opposition:** Following the Public Hearing, discussion was held and **Dave Doherty** made a motion seconded by **Jimmie Davis** to approve this request.

   **Yea:** "Pug" Lorren, Todd Richard, Jimmie Davis, Kirk Drumm, Bernie Willie, Dave Doherty, Ron Randolph, Martha Cazaubon, Wendell Richardson, Dave Mannella

   **Nay:** Bill Matthews

   **Abstain:** None
9. **ZC13-04-022**  
Major Amendment to the PUD (Planned Unit Development) District  
Size: 16.811 acres  
Petitioner: Mark Malkemus  
Owner: Step Three Investments, LLC  
Location: Parcel located at the end of Andrew Drive, east of Hollycrest Lane  
S15, T7S, R11E, Ward 3, District 5  
Council District: 5

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: **Paul Mayronne**  
Opposition: **Rene Waguespack, Ivette Waguespack, Tina Hamilton, Stella Mishad**

Following the Public Hearing, discussion was held and **Todd Richard** made a motion seconded by **Pug Lorren** to approve this request.

Yea: "Pug" Lorren, Todd Richard, Jimmie Davis, Kirk Drumm, Bernie Willie, Dave Doherty, Bill Matthews, Ron Randolph, Martha Cazaubon, Wendell Richardson, Dave Mannella

Nay: None

Abstain: None

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**
ZONING STAFF REPORT

Date: August 24, 2015  
Meeting Date: September 1, 2015
Case No.: ZC15-07-053  
Determination: Approved Amended Postponed Denied
Prior Action: Postponed (08/04/15)
Posted: 08/20/15

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

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>
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<td>South</td>
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<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: 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.6 S R. L1 E
GREENSBURG DISTRICT ST. TAMMANY
PARISH, LOUISIANA, BEING PART OF
LOT 4 LEE ROAD HEIGHTS
SCALE 1 INCH = 200 FT
MAY 6, 1963

SURVEYOR
CANTON, LA.
ZONING STAFF REPORT

Date: August 24, 2015
Case No.: ZC15-09-066
Posted: 08/20/15

Meeting Date: September 1, 2015
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER: Jeffery D. Schoen
OWNER: Rotolo Consultants, Inc
REQUESTED CHANGE: From I-1 (Industrial District) & HC-1 (Highway Commercial District) to I-1 (Industrial District), HC-1 (Highway Commercial District) & MHO ( Manufactured Housing Overlay)
LOCATION: Parcel located on the north side of Browns Village Road, west of US Highway 11; S27, T88, R14E; Ward 9, District 14
SIZE: 2.7046 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>Industrial</td>
<td>I-1 (Industrial District)</td>
</tr>
<tr>
<td>South</td>
<td>Vacant &amp; Residential</td>
<td>HC-1 (Highway Commercial District) &amp; A-4A (Single Family Residential District)</td>
</tr>
<tr>
<td>East</td>
<td>Commercial &amp; Industrial</td>
<td>I-1 (Industrial District) &amp; HC-3 (Highway Commercial District)</td>
</tr>
<tr>
<td>West</td>
<td>Industrial</td>
<td>I-1 (Industrial District)</td>
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EXISTING LAND USE:
Existing development? No
Multi occupancy development? Yes

COMPREHENSIVE PLAN:
Commercial Infill – New commercial uses developed on undeveloped tracts within existing commercial 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 I-1 (Industrial District) & HC-1 (Highway Commercial District) to I-1 (Industrial District), HC-1 (Highway Commercial District) & MHO (Manufactured Housing Overlay). The site is located on the north side of Browns Village Road, west of US Highway 11. The 2025 future land use plan calls for the area to be developed with commercial uses. Despite the fact that the north side of Browns Village Road is developed with commercial and industrial uses, staff does not object to the request considering that the south side of Browns Village Road is almost exclusively developed with residential uses, including manufactured homes.

Note: While it might appear that the requested zoning change to MHO could be considered as the creation of a mobile home park, the attached approved minor subdivision plan shows that it does not meet the definition of a mobile home park, considering that the parcels requested to be rezoned to MHO are not contiguous.

STAFF RECOMMENDATION:
The staff recommends that the request for a MHO (Manufactured Housing Overlay) designation be approved.
CASE NO.: ZC15-09-066
PETITIONER: Jeffery D. Schoen
OWNER: Rotolo Consultants, Inc
REQUESTED CHANGE: From I-1 (Industrial District) & HC-1 (Highway Commercial District) to I-1 (Industrial District), HC-1 (Highway Commercial District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the north side of Browns Village Road, west of US Highway 11; S27, T8S, R14E; Ward 9, District 14
SIZE: 2.7046 acres
# ZONING STAFF REPORT

**Date:** August 24, 2015  
**Meeting Date:** 09/01/2015  
**Case No.:** ZC15-09-067  
**Determination:** Approved Amended Postponed Denied  
**Posted:** 08/20/15

## GENERAL INFORMATION

- **PETITIONER:** Mark Salvetti  
- **OWNER:** Maurmont Properties, LLC  
- **REQUESTED CHANGE:** From PBC-1 (Planned Business Center) to HC-3 (Highway Commercial District)  
- **LOCATION:** Parcel located on the east side of Stirling Blvd., south of I-12, north of Brewster Road; S47, T7S, R11E; Ward 1, District 1  
- **SIZE:** 3.507 acres

## SITE ASSESSMENT

**ACCESS ROAD INFORMATION**  
- **Type:** Parish  
- **Road Surface:** 4 lane asphalt  
- **Condition:** Good

## LAND USE CONSIDERATIONS

**SURROUNDING LAND USE AND ZONING:**

<table>
<thead>
<tr>
<th>Direction</th>
<th>Land Use</th>
<th>Zoning</th>
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</thead>
<tbody>
<tr>
<td>North</td>
<td>Interstate 12</td>
<td>PBC-1 (Planned Business Center)</td>
</tr>
<tr>
<td>South</td>
<td>Undeveloped</td>
<td>PBC-1 (Planned Business Center)</td>
</tr>
<tr>
<td>East</td>
<td>Undeveloped</td>
<td>PBC-1 (Planned Business Center)</td>
</tr>
<tr>
<td>West</td>
<td>Commercial</td>
<td>PBC-1 (Planned Business Center) &amp; HC-3 (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.

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

## STAFF COMMENTS:

The petitioner is requesting to change the zoning from PBC-1 (Planned Business Center) to HC-3 (Highway Commercial District). The site is located on the east side of Stirling Blvd., south of I-12, north of Brewster Road. The 2025 future land use plan calls for the area to be developed as a Planned District with residential uses and conservation areas. The site is currently zoned to be developed with office spaces in campus type setting. Considering the proximity of other commercial uses, staff does not have any objections to the request.

Note that the RBCO (Regional Business Center Overlay) will remain in effect as it was previously approved under ZC13-08-063.

## STAFF RECOMMENDATION:

The staff recommends that the request for a HC-3 (Highway Commercial District) designation be approved.
CASE NO.: ZC15-09-067
PETITIONER: Mark Salvetti
OWNER: Maurmont Properties, LLC
REQUESTED CHANGE: From PBC-1 (Planned Business Center) to HC-3 (Highway Commercial District)
LOCATION: Parcel located on the east side of Stirling Blvd., south of I-12, north of Brewster Road; S47, T7S, R11E, Ward 1, District 1
SIZE: 3.507 acres
LEGAL DESCRIPTION:

A certain portion of ground or tract of land containing 3,397 acres or 153,775 square feet, hereby described to be Improvements, etc., lying in Township 7 South, Range 11 East, St. Tammany Parish, Louisiana and being more fully described as follows:

Commencing at a point being the intersection of the northwesterly right of way line of East Bremer Road and the easterly right of way line of Stirling Boulevard, said point being the "POINT OF COMMENCEMENT";

Then, continuing along the easterly right of way line of Stirling Boulevard, north 44 degrees 58 minutes 10 seconds west a distance of 72.62 feet to a point;

Then, north 00 degree 38 minutes 37 seconds west a distance of 417.70 feet to a point, said point being the "POINT OF BEGINNING";

Then, north 00 degree 58 minutes 37 seconds west a distance of 187.24 feet to a point;

Then, departing the easterly right of way line of Stirling Boulevard, north 00 degree 00 minutes 00 seconds east a distance of 187.24 feet to a point;

Then, north 00 degree 58 minutes 51 seconds west a distance of 273.31 feet to a point;

Then, south 00 degree 00 minutes 53 seconds east a distance of 298.10 feet to a point;

Then, south 00 degree 00 minutes 54 seconds west a distance of 298.10 feet to a point;

Then, south 00 degree 00 minutes 55 seconds west a distance of 298.10 feet to a point;

Then, north 00 degree 58 minutes 54 seconds west a distance of 108.58 feet to the "POINT OF BEGINNING."
ZONING STAFF REPORT

Date: August 24, 2015
Case No.: ZC15-09-068
Determination: Approved
Measuring Date: September 1, 2015
Posted: 08/20/15

GENERAL INFORMATION

PETITIONER: Paul D. Rees
OWNER: SHS Foundation & SHS Holding, Inc
REQUESTED CHANGE: From NC-1 (Professional Office District) to ED-1 (Primary Education District)
LOCATION: Parcels located on the east side of 8th Street, on the west side of 7th Street and on the north side of Iberville, being lots 11, 12, 13, 14, 7 & 8, Chinchuba Subdivision; S34, T7S, R11E; Ward 4, District 4
SIZE: 21,600 Sq.ft

SITE ASSESSMENT

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

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</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Multi Family</td>
<td>NC-1 (Professional Office District)</td>
</tr>
<tr>
<td>South</td>
<td>Commercial</td>
<td>NC-1 (Professional Office District)</td>
</tr>
<tr>
<td>East</td>
<td>Commercial</td>
<td>HC-2 (Highway Commercial District)</td>
</tr>
<tr>
<td>West</td>
<td>Undeveloped</td>
<td>A-5 (Two Family Residential District)</td>
</tr>
</tbody>
</table>

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

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

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from NC-1 (Professional Office District) to ED-1 (Primary Education District). The parcels are located on the east side of 8th Street, on the west side of 7th Street and on the north side of Iberville, being lots 11, 12, 13, 14, 7 & 8, Chinchuba Subdivision. The 2025 future land use plan calls for the area to be developed with commercial & residential uses. Staff does not have any objection to the request considering that the site is surrounded on the south and east sides by commercial uses and that ED-1 zoning district allows for school facilities, which would be a compatible use with the surrounding area.

Note that the zoning change is being requested in order to make the existing Montessori school conform with the appropriate zoning and to allow for expansion of the use within an existing adjacent building.

STAFF RECOMMENDATION:
The staff recommends that the request for an ED-1 (Primary Education District) designation be approved.
CASE NO.: ZC15-09-068
PETITIONER: Paul D. Rees
OWNER: SHS Foundation & SHS Holding, Inc
REQUESTED CHANGE: From NC-1 (Professional Office District) to ED-1 (Primary Education District)
LOCATION: Parcels located on the east side of 8th Street, on the west side of 7th Street and on the side north of Iberville, being lots 11, 12, 13, 14, 7 & 8, Chinchuba Subdivision; S34, T7S, R11E; Ward 4, District 4
SIZE: 21,600 Sq.ft
ZONING STAFF REPORT

Date: August 24, 2015
Case No.: ZC15-09-069
Posted: 08/20/15

Meeting Date: September 1, 2015
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER: Merlin E. Herberger, Jr
OWNER: Merlin E. & Sylvia Herberger, Jr
REQUESTED CHANGE: From I-1 (Industrial District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located at the southwest corner of LA Highway 59 & Soell Drive, being 70271 LA Highway 59, Abita Springs; S12, T7S, R11E; Ward 3 & 4, District 5
SIZE: 20,000 Sq.ft

SITE ASSESSMENT

ACCESS ROAD INFORMATION
Type: State
Road Surface: 3 lane asphalt
Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Land Use</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Commercial</td>
<td>HC-3 (Highway Commercial District)</td>
</tr>
<tr>
<td>South</td>
<td>Industrial</td>
<td>I-1 (Industrial District)</td>
</tr>
<tr>
<td>East</td>
<td>Undeveloped</td>
<td>HC-2 (Highway Commercial District)</td>
</tr>
<tr>
<td>West</td>
<td>Residential</td>
<td>I-1 (Industrial District)</td>
</tr>
</tbody>
</table>

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

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 I-1 (Industrial District) to HC-2 (Highway Commercial District). The site is located at the southwest corner of LA Highway 59 & Soell Drive, being 70271 LA Highway 59, Abita Springs. The 2025 future land use plan calls for the site to be developed with commercial uses. Staff does not have any objection to the request as there are some existing commercial uses in the area.

Note that the zoning change is being requested to allow commercial uses within the existing multi occupancy building.

STAFF RECOMMENDATION:
The staff recommends that the request for a HC-2 (Highway Commercial District) designation be approved.
CASE NO.: ZC15-09-069
PETITIONER: Merlin E. Herberger, Jr
OWNER: Merlin E. & Sylvia Herberger, Jr
REQUESTED CHANGE: From I-1 (Industrial District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located at the southwest corner of LA Highway 59 & Soell Drive, being 70271 LA Highway 59, Abita Springs; S12, T7S, R11E; Ward 3 & 4, District 5
SIZE: 20,000 Sq.ft
LEGAL DESCRIPTION:
A Parcel of Land located in Section 12, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, as shown hereon.

P.O.B.
This point is located at the intersection of the west line of the Abita Mandeville Highway (La. Hwy 59) and the half section line of Section 12, which point is also the centerline of Scoll Drive.

CERTIFIED TO:
HEARTWOOD PROPERTIES, LLC.

SETBACK LINES ARE IN ACCORDANCE WITH APPROPRIATE ZONING

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 NGVD 1929 datum.

CLASS/TYPE: "C"  CPN: 225208 0235 C
BOUNDARY: 04 MAR 04 FIRM DATE: 17 OCT 89
FORMBOARDS: FIRM ZONE: "C"
SLAB TIE: BASE FLOOD:
AB-BUILT: REVISED:
JOB NO. 7512 SCALE: 1 inch = 40 ft

I hereby certify that this plat is based on a physical survey made on the ground and in accordance with the Minimum Standards for Detail Requirements for ALTA / ACES Land Title Surveys, published by the American Land Title Association and the applicable standards of the State of Louisiana. Signature must be in RED and signed in the space provided for this plat to be certified correct.

BRUCE W. POPE
REG. No. 4472

WILSON POPE PLS
LOUISIANA REGISTERED LAND SURVEYORS
1900 BURBANK DRIVE
MADISONVILLE, LOUISIANA 70448
TEL: (504) 628-5681 FAX: (504) 628-6626