

**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**

**DRAFT**

**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

AGENDA  
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KOOP DRIVE OFF OF HIGHWAY 59  
MANDEVILLE, LOUISIANA

DRAFT

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

**AUGUST 4, 2015**

**MEETING  
MINUTES**

**DRAFT**

**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: 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 Folse, David Remont**

Following the Public Hearing, discussion was held and **Martha Cazaubon** made a motion seconded by **Bill Matthews** to **postpone** this request.

DRAFT

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 POSTPONED FROM 7/7/15 MEETING

**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

**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.

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

**Nay:** None

**Abstain:** None

**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  
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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 Dewberry 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  
Owner: Russell B. Guerin, Lawrence J. McEvoy, Bette Bernard McEvoy, William Edmund Monday, Dorian Farner Monday, Steven Elis Rogers, Phyllis Rogers, Roy Patrick Viola, Jeanene Frost Viola  
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.\***

MEETING MINUTES FOR  
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KOOP DRIVE OFF OF HIGHWAY 59  
MANDEVILLE, LOUISIANA

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

DRAFT

MEETING MINUTES FOR  
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KOOP DRIVE OFF OF HIGHWAY 59  
MANDEVILLE, LOUISIANA

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

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

LAND USE CONSIDERATIONS  
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	A-2 (Suburban District)
South	Residential	A-2 (Suburban District)
East	Residential	A-2 (Suburban District)
West	Residential	A-2 (Suburban District)

**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.:

PETITIONER:

OWNER:

REQUESTED CHANGE:

LOCATION:

SIZE:

ZC15-07-053

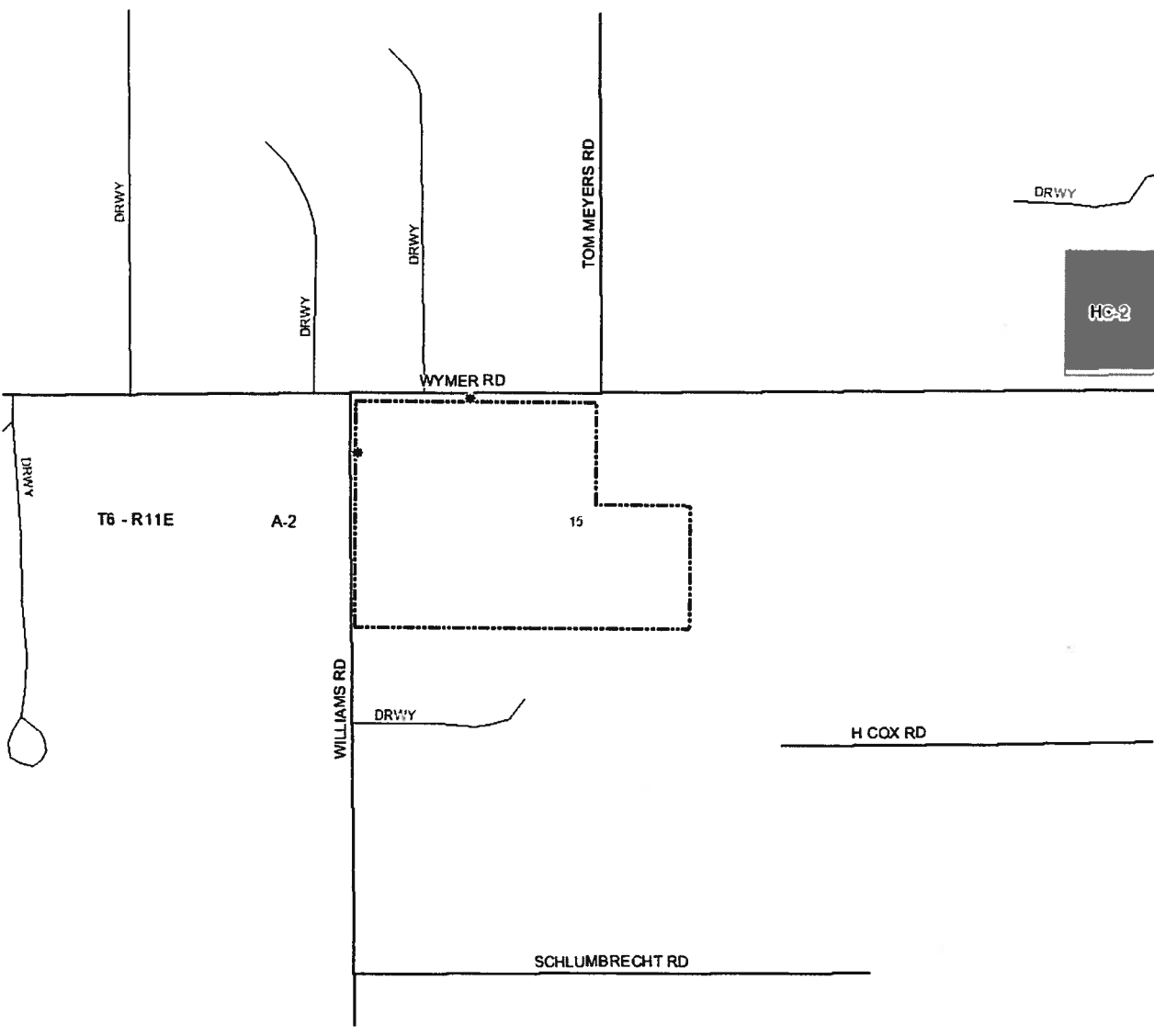
Council Motion

Edsel & Anita Jones

From A-2 (Suburban District) to HC-2 (Highway Commercial District)

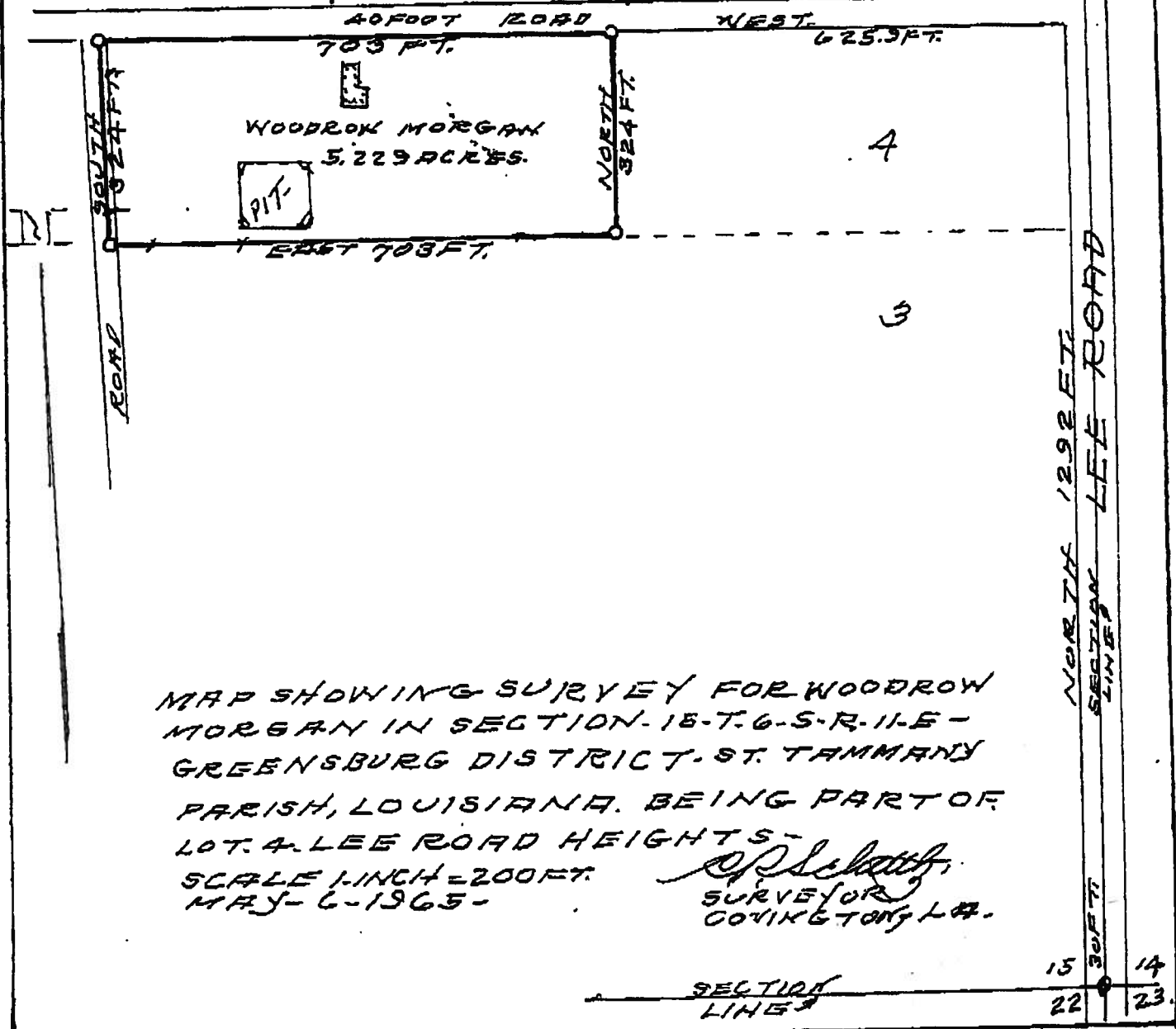
Parcel located at the southeast corner of Wymer Road & Williams Road, west of LA Highway 437 (Lee Road), being 19416 Wymer Road, Covington; S15, T6S, R11E; Ward 3, District 2

3.08 acres





LC15-0T-055



ZONING STAFF REPORT

Date: August 24, 2015 Meeting Date: September 1, 2015  
Case No.: ZC15-09-066 Determination: Approved Amended Postponed Denied  
Posted: 08/20/15

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, T8S, 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:

Direction	Land Use	Zoning
North	Industrial	I-1 (Industrial District)
South	Vacant & Residential	HC-1 (Highway Commercial District) & A-4A (Single Family Residential District)
East	Commercial & Industrial	I-1 (Industrial District) & HC-3 (Highway Commercial District)
West	Industrial	I-1 (Industrial District)

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.:

PETITIONER:

OWNER:

REQUESTED CHANGE:

LOCATION:

SIZE:

ZC15-09-066

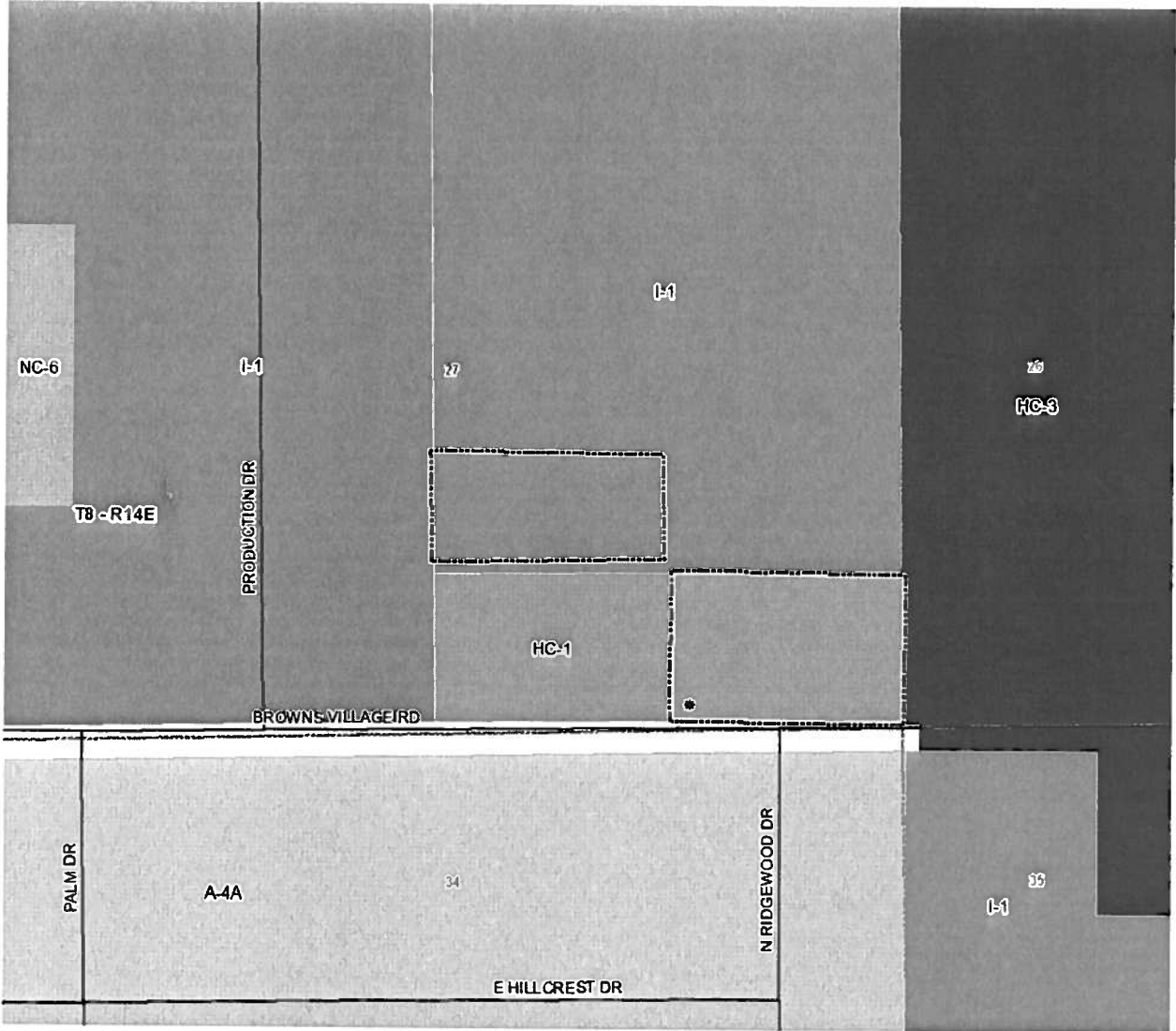
Jeffery D. Schoen

Rotolo Consultants, Inc

From I-1 (Industrial District) & HC-1 (Highway Commercial District) to I-1 (Industrial District), HC-1 (Highway Commercial District) & MHO (Manufactured Housing Overlay)

Parcel located on the north side of Browns Village Road, west of US Highway 11; S27, T8S, R14E; Ward 9, District 14

2.7046 acres







PRODUCTION

I-1

27

26

HC-3

T8 R14E

37505

HC-1

BROWNS VILLAGE

37528

37540

37552

60529

3752

3752

3752

37471

37461

37467

37483

A-4A  
HILLCREST

RIDGEWOOD

60512

60500

35

37458

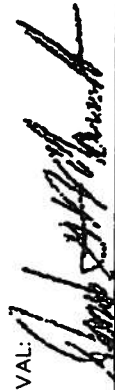
37466

A-8

0 400 Feet



ZC15-09-066

APPROVAL:   
CHAIRMAN PARISH PLANNING COMMISSION

\_\_\_\_\_  
SECRETARY PARISH PLANNING COMMISSION

\_\_\_\_\_  
DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED \_\_\_\_\_ FILE NO. \_\_\_\_\_

CLERK OF COURT \_\_\_\_\_

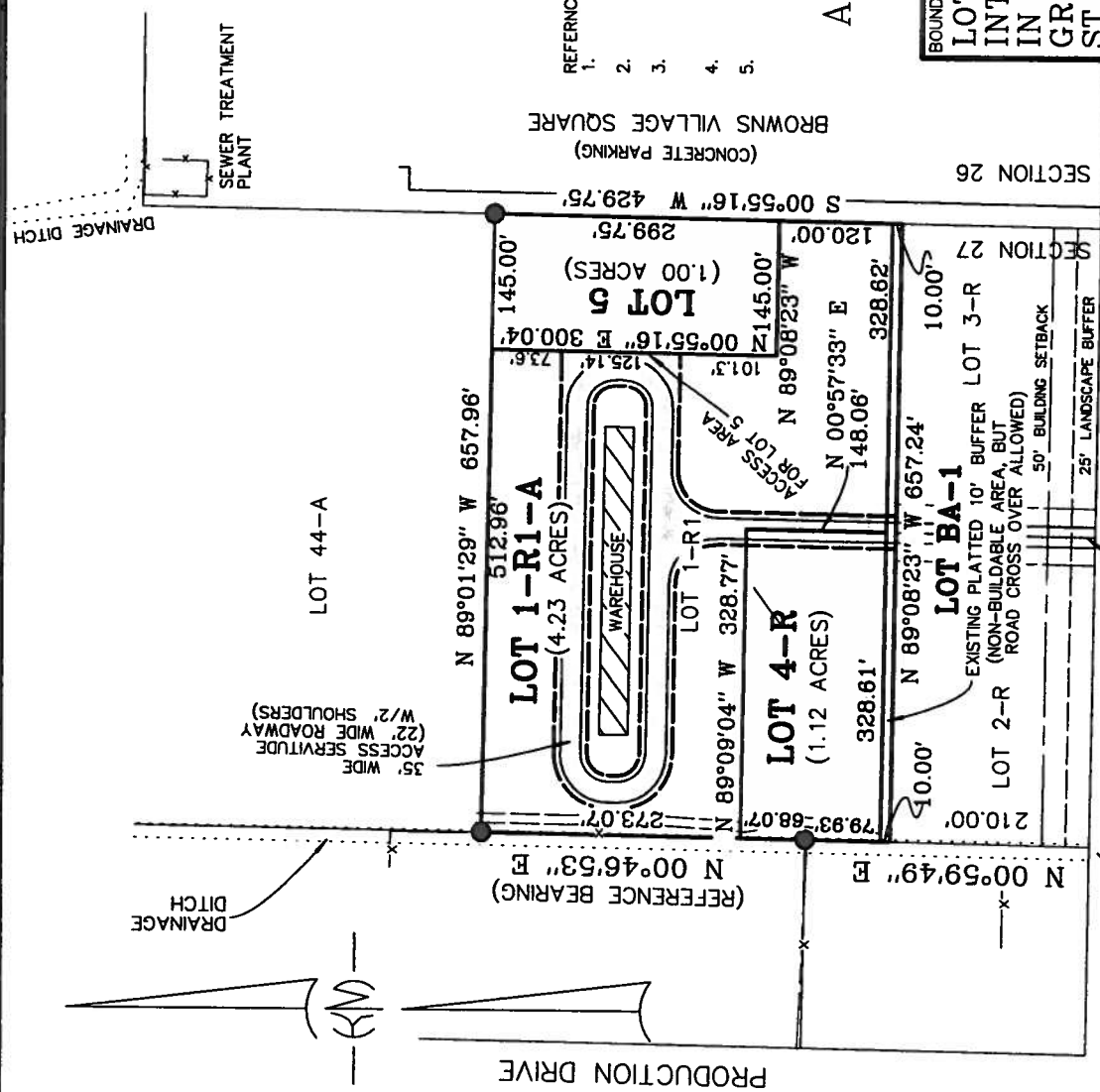
NOTE: NO ATTEMPT HAS BEEN MADE BY KELLY McHUGH & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.



LAND SURVEY OF  
  
Kelly J. McHugh, REG. NO. 4443

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

THIS POINT DESCRIBED AS BEING  
EAST - 2665.00'; THENCE N 00°13' 16" W - 30.00';  
THENCE EAST - 1955.01' FROM THE SECTION  
CORNER COMMON TO SECTIONS 27, 28, 33 & 34,  
T-8-S, R-14-E, G.L.D., ST. TAMMANY PARISH, LA.



BROWN'S VILLAGE ROAD

--- LEGEND ---  
■ = 1" IRON PIPE FOUND  
● = 1/2" IRON ROD FOUND  
○ = 1/2" IRON ROD SET

NOTE:  
OWNER OR CONTRACTOR IS RESPONSIBLE  
FOR OBTAINING BUILDING SETBACKS  
BEFORE CONSTRUCTION BEGINS.

NOTE: NO SETBACKS ARE SHOWN.

THIS PROPERTY IS LOCATED IN FLOOD  
ZONES A1 & C; BASE FLOOD ELEV. 19.0';  
F.I.R.M. PANEL NO. 225205 0410 D;  
REV. APRIL 22, 1999

- REFERENCES:
- DEED FILED IN THE OFFICIAL RECORDS OF ST. TAMMANY PARISH, COB 320, FOLIO 393
  - SURVEY BY JOHN E. BONNEAU & ASSOC., INC., DATED 09-09-1996, SURVEY NO. 96963, FROM WHICH THE POINT OF BEGINNING WAS TAKEN.
  - PLAT OF JOHNNY F. SMITH MEMORIAL BUSINESS PARK, BY THIS FIRM, FILED 06-13-2006, MAP FILE NO. 4230, FROM WHICH THE BASIS OF BEARING WAS TAKEN.
  - PLAT OF A MINOR SUBDIVISION BY THIS FIRM FILED FOR RECORD 7-25-2013, MAP FILE NO. 5198A
  - PLAT OF AN ADMINISTRATIVE SUBDIVISION BY THIS FIRM FILED FOR RECORD 10-24-2014, MAP FILE NO. 5307B

### AMENDMENT TO AN EXISTING MINOR RESUBDIVISION

BOUNDARY SURVEY OF:  
LOT 1-R1, OF AN EXISTING MINOR SUBD.,  
INTO LOTS 1-R1-A, 4-R, BA-1, & 5,  
IN SECTION 27, T-8-S, R-14-E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LA.

PREPARED FOR:

ROTOLO CONSULTANTS, INC.

KELLY J. McHUGH & ASSOC., INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE:	1" = 200'	DATE:	02-23-15
DRAWN:	DRJ	JOB NO.:	07-226
REVISED:	03-20-15		



## 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:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Interstate 12	
South	Undeveloped	PBC-1 (Planned Business Center)
East	Undeveloped	PBC-1 (Planned Business Center)
West	Commercial	PBC-1 (Planned Business Center) & HC-3 (Highway Commercial District)

#### 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.:

PETITIONER:

OWNER:

REQUESTED CHANGE:

LOCATION:

SIZE:

ZC15-09-067

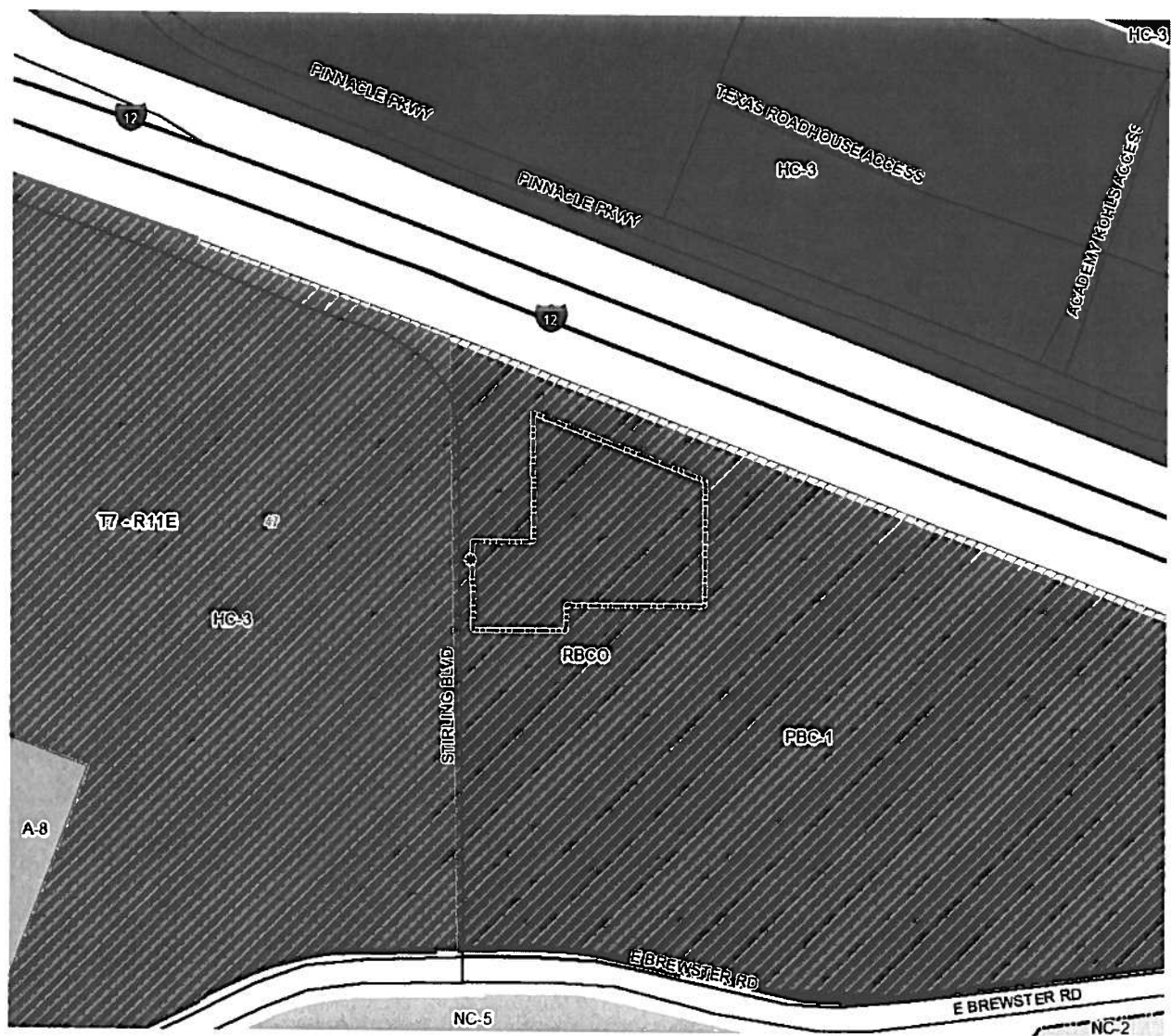
Mark Salvetti

Maurmont Properties, LLC

From PBC-1 (Planned Business Center) to HC-3 (Highway Commercial District)

Parcel located on the east side of Stirling Blvd., south of I-12, north of Brewster Road; S47, T7S, R11E; Ward 1, District 1

3.507 acres



ZC15-09-067

PINNACLE

PINNACLE

T7-R1E  
47

HC-3

RBCO

STIRLING

PBC-1



2015-09-067

T 7 S - R 11 E  
SECTION 47

INTERSTATE HIGHWAY NO. 12  
RIGHT OF WAY VARIES

PORTION OF  
MAURMONT PROPERTIES, L.L.C.  
TO BE RE-ZONED FROM  
PBC-1 TO HC-3  
3.507 ACRES  
152,775 SQ.FT.

STIRLING BOULEVARD  
RIGHT OF WAY VARIES

EAST BREWSTER ROAD  
RIGHT OF WAY VARIES

SCALE: 1" = 300'  
SCALE IN FEET



LINE	BEARING	LENGTH
L1	N 44°56'10" W	72.82'
L2	N 00°58'37" W	617.70'
L3	N 00°58'37" W	187.04'
L4	N 89°00'55" E	133.00'
L5	N 00°58'52" W	273.31'
L6	S 68°54'23" E	396.56'
L7	S 00°08'51" W	269.19'
L8	N 89°35'35" W	295.47'
L9	S 00°23'33" W	55.30'
L10	N 89°15'54" W	198.58'

LEGAL DESCRIPTION:

A certain portion of ground or tract of land containing 3.507 acres or 152,775 square feet being a portion of MAURMONT PROPERTIES, L.L.C. TO BE RE-ZONED FROM PBC-1 TO HC-3, located in Section 47 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 northerly right of way line of East Brewster 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 72.82 feet to a point;  
Then, North 00 degrees 58 minutes 37 seconds West a distance of 617.70 feet to a point, said point being the "POINT OF BEGINNING"

Then, North 00 degrees 58 minutes 37 seconds West a distance of 187.04 feet to a point;  
Then, departing the easterly right of way line of Stirling Boulevard, North 89 degrees 00 minutes 55 seconds East a distance of 133.00 feet to a point;  
Then, North 00 degrees 58 minutes 52 seconds West a distance of 273.31 feet to a point;  
Then, North 68 degrees 54 minutes 23 seconds East a distance of 396.56 feet to a point;  
Then, South 00 degrees 08 minutes 51 seconds West a distance of 269.19 feet to a point;  
Then, South 00 degrees 23 minutes 33 seconds West a distance of 55.30 feet to a point;  
Then, North 89 degrees 35 minutes 35 seconds West a distance of 198.58 feet to the "POINT OF BEGINNING."

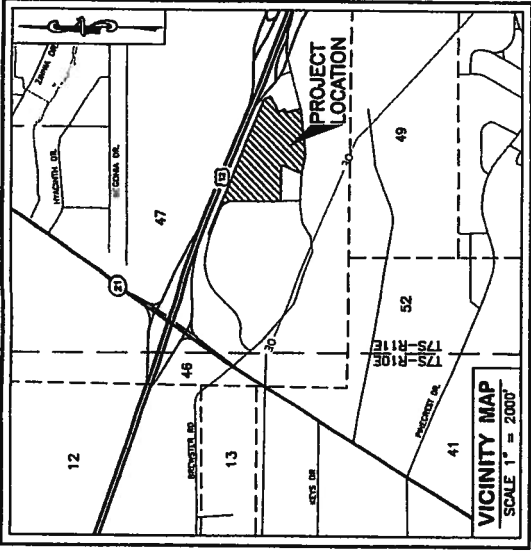


EXHIBIT SHOWING A PORTION OF  
MAURMONT PROPERTIES, L.L.C.  
TO BE RE-ZONED FROM PBC-1 TO HC-3  
LOCATED IN SECTION 47,  
TOWNSHIP 7 SOUTH - RANGE 11 EAST  
ST. TAMMANY PARISH, LOUISIANA  
FOR  
STIRLING PROPERTIES, L.L.C.

**ACADIA**  
LAND SURVEYING, LLC  
LOUISIANA • MISSISSIPPI • TEXAS  
208 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301  
Phone • (888) 448-0084 Fax • (888) 448-0085  
EMAIL • ACADIA@ACADIALANDSURVEYING.COM

DATED: JULY 9, 2015  
ALS FILE: 2015/15-290s/15-290 REZONE EXHIBIT.DWG

# ZONING STAFF REPORT

Date: August 24, 2015

Meeting Date: September 1, 2015

Case No.: ZC15-09-068

Determination: Approved Amended Postponed Denied

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:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Multi Family	NC-1 (Professional Office District)
South	Commercial	NC-1 (Professional Office District)
East	Commercial	HC-2 (Highway Commercial District)
West	Undeveloped	A-5 (Two Family Residential District)

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

#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from NC-1 (Professional Office District) 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.

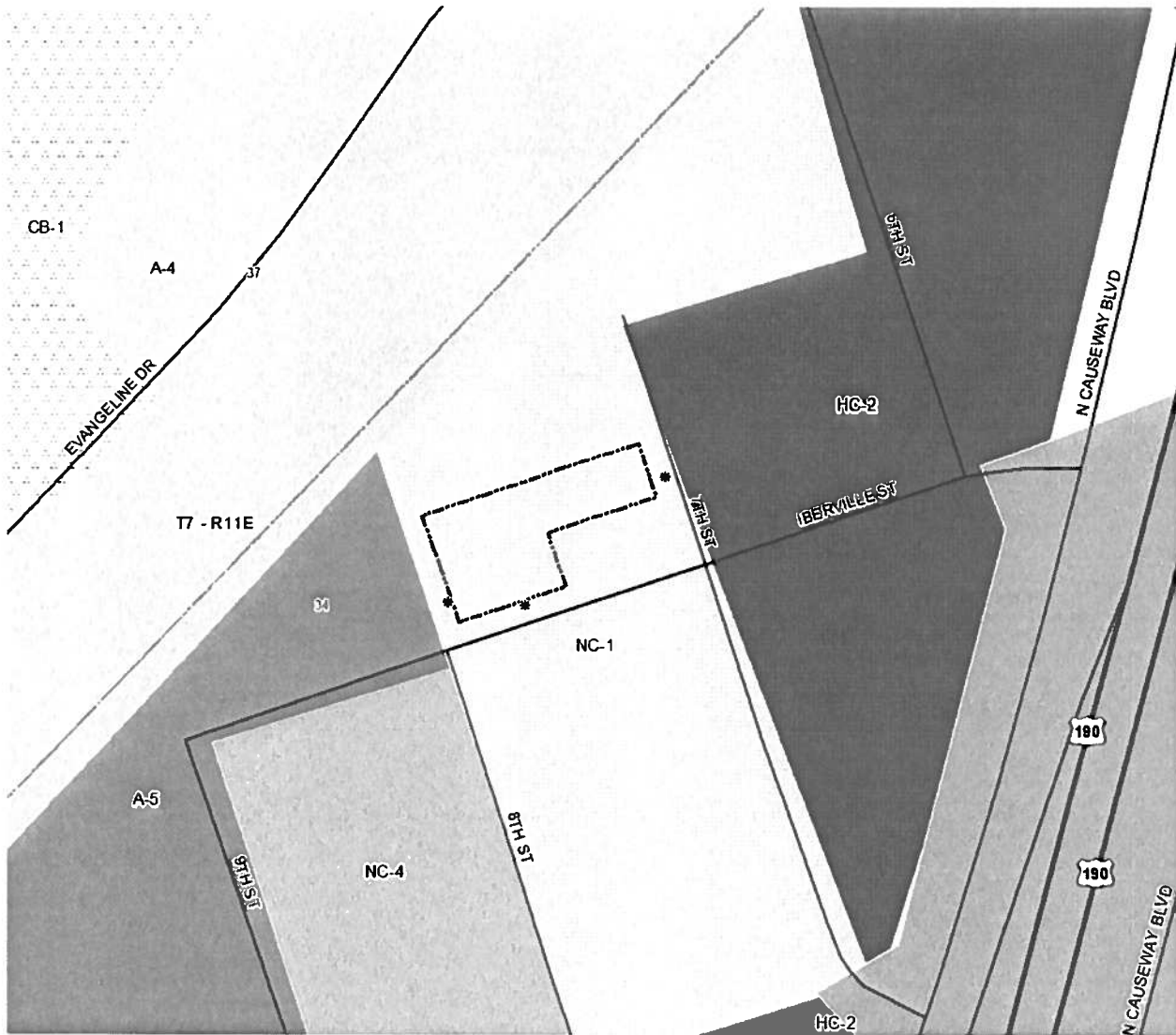
Note that the zoning change is being requested in order to make the existing Montessori school conform with the appropriate zoning and to allow for expansion of the use within an existing adjacent building,

#### STAFF RECOMMENDATION:

The staff recommends that the request for an ED-1 (Primary Education District) designation be approved.



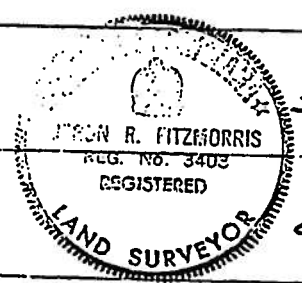
**CASE NO.:** ZC15-09-068  
**PETITIONER:** Paul D. Rees  
**OWNER:** SHS Foundation & SHS Holding, Inc  
**REQUESTED CHANGE:** From NC-1 (Professional Office District) to ED-1 (Primary Education District)  
**LOCATION:** Parcels located on the east side of 8th Street, on the west side of 7th Street 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





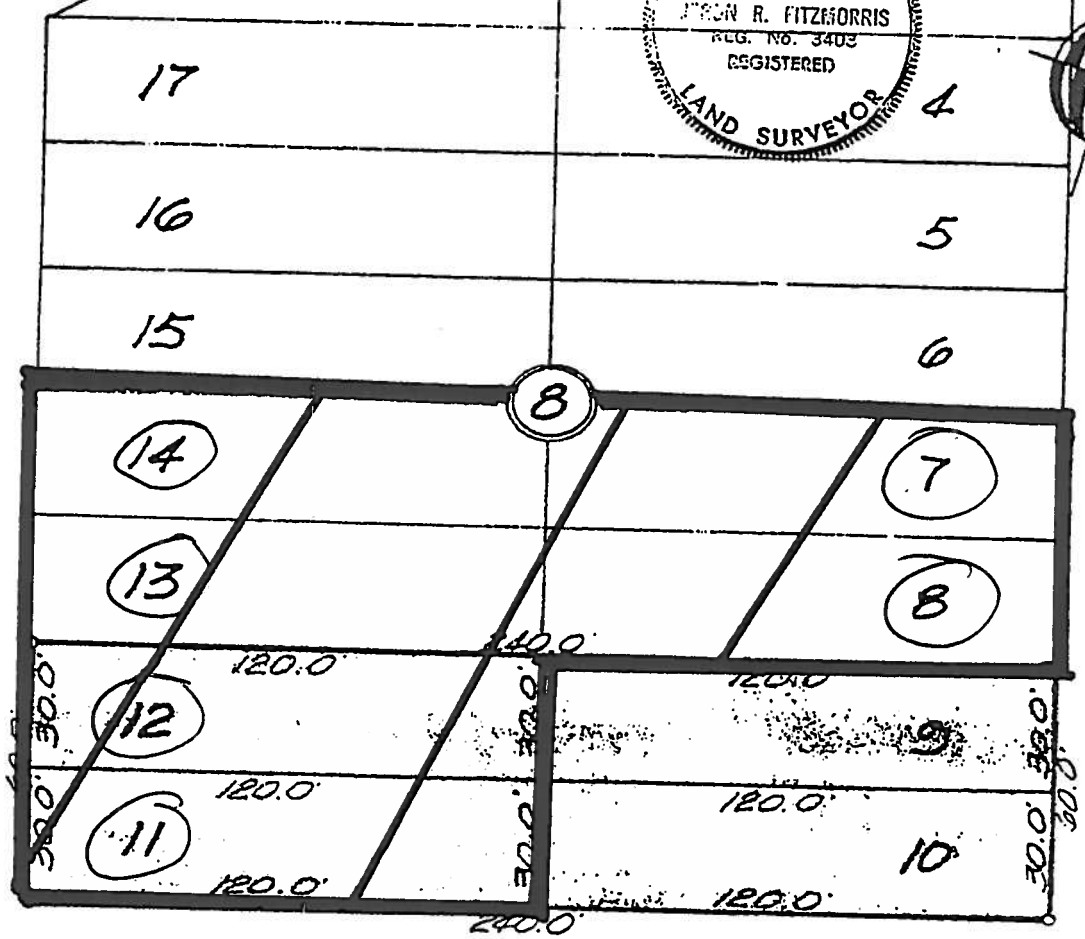
SECTION 37  
SECTION 34

18



EIGHTH STREET

SEVENTH STREET



IBERVILLE STREET

MAP PREPARED FOR **FRANCES C. PIERCE**  
SHOWING A SURVEY MADE OF PROPERTY LOCATED IN **Block 8. Being Lots 7, 8, 9, 10, 11, 12, 13, 14**  
**Chinchuba Subdivision, St. Tammany Parish, Louisiana**  
THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED:

**LAND SURVEYING Inc.**  
COVINGTON, LOUISIANA

CERTIFIED CORRECT  
*[Signature]*  
LOUISIANA REGISTERED LAND SURVEYOR

SCALE: 1" = 40'      DATE: February 20, 1980      NUMBER 1944



**ZONING STAFF REPORT**

**Date:** August 24, 2015 **Meeting Date:** September 1, 2015  
**Case No.:** ZC15-09-069 **Determination:** Approved Amended Postponed Denied  
**Posted:** 08/20/15

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**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

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**SITE ASSESSMENT**

**ACCESS ROAD INFORMATION**

**Type:** State **Road Surface:** 3 lane asphalt **Condition:** Good

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Commercial	HC-3 (Highway Commercial District)
South	Industrial	I-1 (Industrial District)
East	Undeveloped	HC-2 (Highway Commercial District)
West	Residential	I-1 (Industrial District)

**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:**

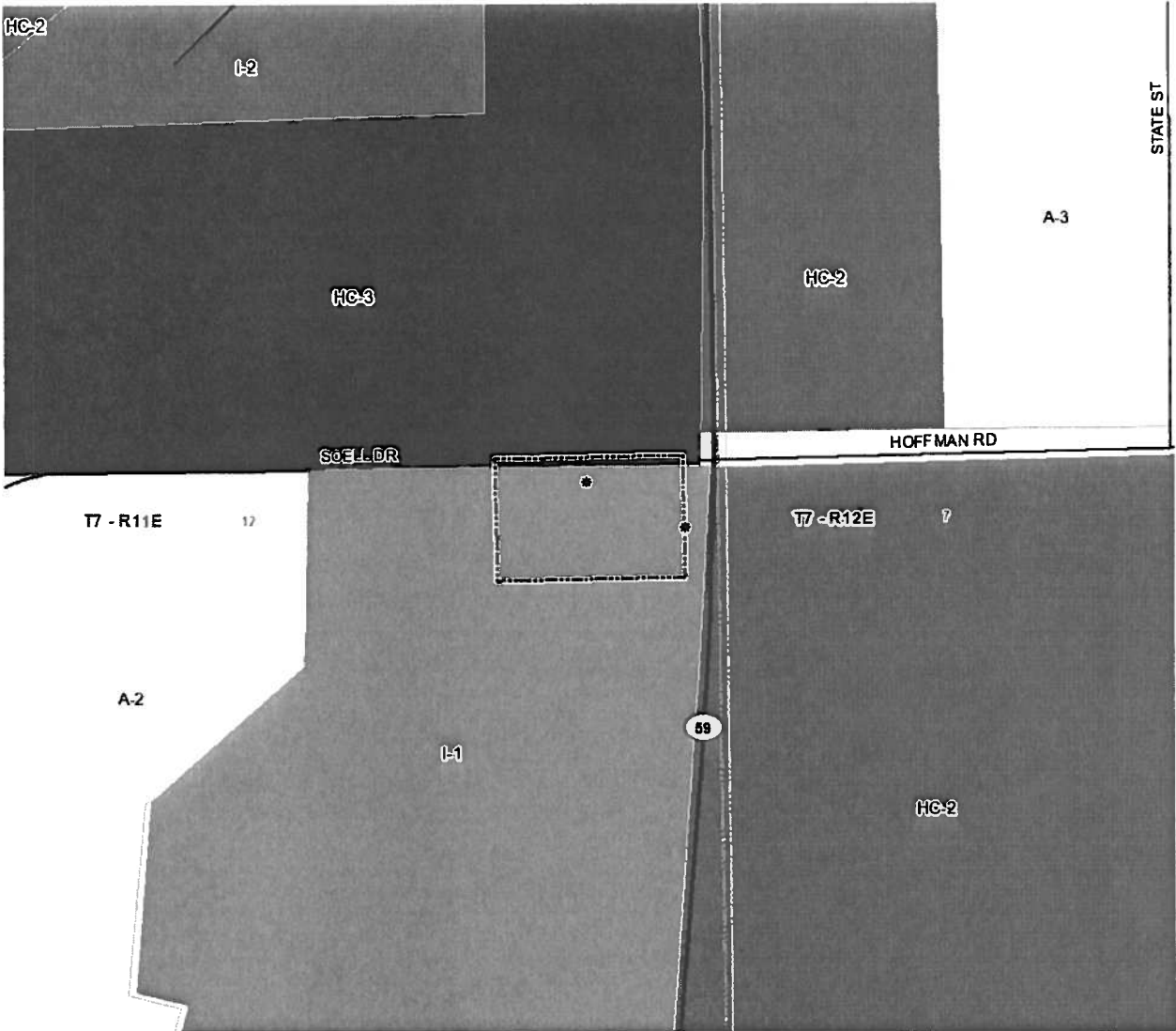
The petitioner is requesting to change the zoning from I-1 (Industrial District) to HC-2 (Highway Commercial District). The site is located at the southwest corner of LA Highway 59 & Soell Drive, being 70271 LA Highway 59, Abita Springs. The 2025 future land use plan calls for the site to be developed 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



BAYOU

21507

I-2

HC-3

A-3

21605

21633

21631

70283

SOELL

HOFFMAN

T7-R11E  
12

21624

T7-R12E  
7

A-2  
21632

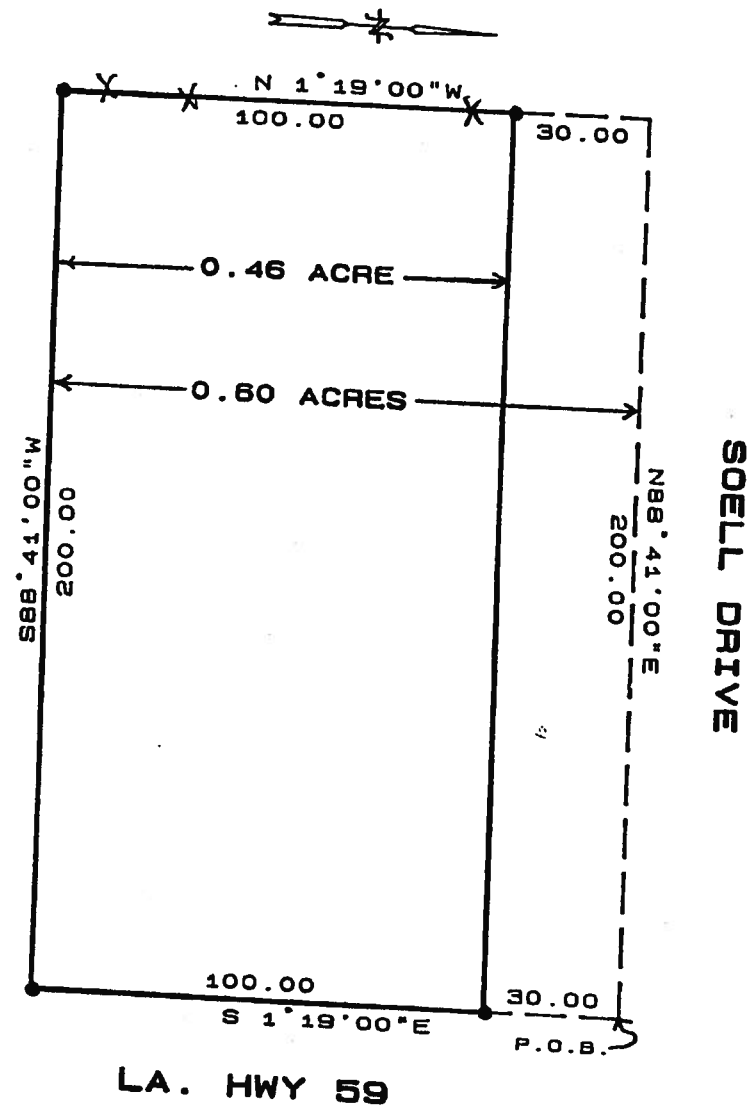
I-1

HC-2

70225

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 Soell Drive.

CERTIFIED TO:

HEARTWOOD PROPERTIES, L.L.C.

SETBACK LINES ARE IN ACCORDANCE WITH APPROPRIATE ZONING

- LEGEND:
- SET 1/2" IRON ROD
  - FOUND 1/2" IRON ROD
  - FOUND OLD WOOD
  - FENCE ---X---
  - BEARINGS: RECORD
  - SETBACK LINES ---
  - FRONT SIDES
  - REAR 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 NGVD 1929 datum.

I, hereby certify that this plat is based on a physical survey made on the ground and in accordance with the Minimum Standard Detailed Requirements for ALTA / ASCH Land Title Surveys, published by the American Land Title Association, and the applicable standards of practice, dated in 1990, LXXI. Signature must be in RED and dated by the undersigned for this plat to be certified correct.

CLASS/TYPE	"C"	CPN: 225205 0235 C
BOUNDARY	04 MAR 04	FIRM DATE: 17 OCT 89
FORMBOARDS		FIRM ZONE: "C"
SLAB TIE		BASE FLOOD:
AS-BUILT		REVISED:
JOB NO.	7512	SCALE: 1 inch = 40 ft

BRUCE W. POPE, II  
REG. No. 4572  
REGISTERED PROFESSIONAL  
**WILSON-POPE PLS**  
LOUISIANA REGISTERED LAND SURVEYORS  
1990 SURGE DRIVE  
MANDEVILLE, LOUISIANA 70448  
TEL: (504) 828-5851 FAX: (504) 828-5826