GENERAL INFORMATION

PETITIONER: Covington Kitchen & Bath - Zhiyu Yu
OWNER: Clay Prieto
REQUESTED CHANGE: From HC-2 Highway Commercial District to I-I Industrial District
LOCATION: Parcel located on the southwest corner of LA Highway 59 and Casril Drive, being 21530 Casril Street, Mandeville; S13, T7S, R11E; Ward 3, District 5
SIZE: 30,000 sq. ft.

ACCESS ROAD INFORMATION
Type: Parish & State Road Surface: 2 & 3 lane asphalt Condition: Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Surrounding Use</th>
<th>Surrounding Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Restaurant</td>
<td>HC-2 Highway Commercial District</td>
</tr>
<tr>
<td>South</td>
<td>Undeveloped &amp; Retail</td>
<td>HC-2 Highway Commercial District</td>
</tr>
<tr>
<td>East</td>
<td>Commercial</td>
<td>HC-2 Highway Commercial District</td>
</tr>
<tr>
<td>West</td>
<td>Commercial/Office Warehouse</td>
<td>HC-2 Highway Commercial 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 HC-2 Highway Commercial District to I-I Industrial District. This site is located on the southwest corner of LA Highway 59 and Casril Drive, being 21530 Casril Street, Mandeville. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not have any objections to the request, considering that the Highway 59 Corridor is developed with a mix of retail uses, office warehouses and outdoor storage yards.

STAFF RECOMMENDATION:
The staff recommends that the request for an I-I Industrial District designation be approved.
Case No.: 2016-148-ZC

PETITIONER: Covington Kitchen & Bath - Zhiyu Yu

OWNER: Clay Prieto

REQUESTED CHANGE: From HC-2 Highway Commercial District to I-I Industrial District

LOCATION: Parcel located on the southwest corner of LA Highway 59 and Casril Drive, being 21530 Casril Street, Mandeville; S13, T7S, R11E; Ward 3, District 5

SIZE: 30,000 sq. ft.
LEGAL DESCRIPTION:
A Parcel of land located in Section 13, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana as shown hereto.

BUILDING DETAIL

100.00

BUILDING
4000 sq. ft.

90.00

100.00

H.C. RAMP

10.0

H.C. RAMP

10.0

CONC. DRIVE

30.00

AND PARKING

20.00

13.0

CERTIFIED TO:

STATE INVESTORS BANK, LENDER

ERNEST PRIETO, BORROWER

PRIETO FAMILY TRUST, BORROWER

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. Therefore, the surveyor and the client are encouraged to verify the correctness of these lines. If not otherwise noted, elevations refer to NAVD 1988 datum.

LEGEND:

GPT 1/2" IRON ROD

FOG 1/2" OLD WOOD

FENCING RECORDED

SETBACK LINES

FRONT STREET
ZONING STAFF REPORT

Date: 3/28/2016
Case No.: 2016-152-ZC
Posted: 03/17/16

Meeting Date: 4/5/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Council Motion
OWNER: Military Road Land CO, LLC - Frank J. Lopiccolo
REQUESTED CHANGE: From CB-1 Community Based Facilities District to A-4 Single-Family Residential District
LOCATION: Parcel located on the east side of LA Highway 1081, south of Smith Road; S14, T6S, R11E; Ward 3, District 2
SIZE: 77.36 acres

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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<tr>
<th>Direction</th>
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</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential, Priory, Vacant</td>
<td>CB-1 Community Based Facilities District, MD-2</td>
</tr>
<tr>
<td>South</td>
<td>Residential &amp; Undeveloped</td>
<td>Medical Residential District, A-1 Suburban District</td>
</tr>
<tr>
<td>East</td>
<td>Undeveloped</td>
<td>A-1 Suburban District</td>
</tr>
<tr>
<td>West</td>
<td>Residential &amp; Undeveloped</td>
<td>A-1 Suburban District</td>
</tr>
</tbody>
</table>

EXISTING LAND USE:

Existing development: Yes
Multi occupancy development: Yes

COMPREHENSIVE PLAN:

Planned District - 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 CB-1 Community Based Facilities District to A-4 Single-Family Residential District. This site is located on the east side of LA Highway 1081, south of Smith Road. The 2025 future land use plan calls for the area to be developed as a Planned District with residential uses and including the preservation of the natural environment. The requested zoning change meets the objectives of the 2025 future land use plan.

Note that the zoning change is being requested in order to bring the existing single family residential subdivision in compliance with the appropriate zoning district. Staff does not have any objection to the request. A zoning change request to PUD Planned Unit Development Overlay (2016-155-ZC) has been submitted in connection with the request to change the zoning to A-4.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-4 Single-Family Residential District designation be approved.
Case No.: 2016-152-ZC

PETITIONER: Council Motion

OWNER: Military Road Land CO, LLC - Frank J. Lopiccolo

REQUESTED CHANGE: From CB-1 Community Based Facilities District to A-4 Single-Family Residential District

LOCATION: Parcel located on the east side of LA Highway 1081, south of Smith Road; S14, T6S, R11E; Ward 3, District 2

SIZE: 77.36 acres
ZONING STAFF REPORT

Date: 3/28/2016  
Case No.: 2016-155-ZC  
Meeting Date: 4/5/2016  
Posted: 03/17/16  
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Council Motion
OWNER: Military Road Land CO, LLC - Frank J. Lopiccolo
REQUESTED CHANGE: From CB-1 Community Based Facilities District to A-4 Single-Family Residential District & PUD Planned Unit Development Overlay
LOCATION: Parcel located on the east side of LA Highway 1081, south of Smith Road; S14, T6S, R11E; Ward 3, District 2
SIZE: 77.36 acres

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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<td>CB-1 Community Based Facilities District, MD-2</td>
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<tr>
<td>South</td>
<td>Residential &amp; Undeveloped</td>
<td>Medical Residential District, A-1 Suburban District</td>
</tr>
<tr>
<td>East</td>
<td>Undeveloped</td>
<td>A-1 Suburban District</td>
</tr>
<tr>
<td>West</td>
<td>Residential &amp; Undeveloped</td>
<td>A-1 Suburban District</td>
</tr>
</tbody>
</table>

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

COMPREHENSIVE PLAN:

Planned District - 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 site was originally rezoned to ID Institutional District in 1988 and a conditional use permit was approved for the development of an age restricted single family residential subdivision. The petitioner is now requesting to change the zoning from CB-1 Community Based Facilities District (adopted through the comprehensive zoning) to PUD Planned Unit Development Overlay. The existing single family residential subdivision is currently approved to be developed with a maximum of 174 lots. At this time, only 56 lots have been developed. The requested zoning change would allow to bring the existing single family residential subdivision in compliance with the appropriate zoning district and for the preservation of the large existing greenspace area within the subdivision.

Note that a zoning change request to A-4 Single Family Residential District (2016-152-ZC) has been submitted in connection with the PUD zoning change request, to establish the underlying zoning.
### GENERAL PUD CRITERIA

<table>
<thead>
<tr>
<th>Required information</th>
<th>Staff comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Title of the project, name of the developer, legal description</td>
<td>Provided as Required</td>
</tr>
<tr>
<td>Existing Land Use within 500’ of all boundaries on the plan</td>
<td>Provided as Required</td>
</tr>
<tr>
<td>Minimum front, side, &amp; rear setbacks &amp; maximum height</td>
<td>Provided as Required</td>
</tr>
<tr>
<td>Restrictive Covenants</td>
<td>Provided as Required</td>
</tr>
<tr>
<td>Water &amp; Sewer facilities</td>
<td>Provided as Required (off Site Utilities Inc)</td>
</tr>
<tr>
<td>Wetland Delineations</td>
<td>Provided as Required</td>
</tr>
<tr>
<td>Flood Zone Demarcation Lines</td>
<td>Provided as Required</td>
</tr>
<tr>
<td>Ultimate Disposal of Surface Drainage</td>
<td>Provided as Required</td>
</tr>
<tr>
<td>Environmental Assessment Data Form</td>
<td>Provided as Required</td>
</tr>
</tbody>
</table>

### 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 \((\text{Total Area} \times .75 = \underline{\hspace{2cm}}) \times \text{maximum net density} = \underline{\hspace{2cm}} \) 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-4, is at 4 units per acre, which would allow for a total of 309 units. Based on the A-4 Zoning Districts, the net density would allow for 232 lots. The proposal is for 174 units which meets the PUD requirements.

### GREENSPACE

A total of 37.05 acres (50%) of greenspace is proposed to remain on the site. The future active amenities will consist of a clubhouse and a recreation area, exercise stations along the walking path and a model home/office/club house, proposed to be located on lots 168 & 169. As passive amenities, large greenspace areas, a lake and a walking path are proposed to be provided.

### COMPREHENSIVE PLAN ANALYSIS

The 2025 future land use plan calls for the area to be developed as a Planned District with residential uses including the preservation of the natural environment. The existing subdivision and proposed addition meets the objectives of the 2025 future land use plan and will definitely allow for the preservation of the existing and proposed greenspace areas.

### STAFF RECOMMENDATION:

The staff recommends that the request for a PUD Planned Unit Development Overlay designation be approved.
Case No.: 2016-155-ZC

PETITIONER: Council Motion

OWNER: Military Road Land CO, LLC - Frank J. Lopiccolo

REQUESTED CHANGE: From CB-1 Community Based Facilities District to A-4 Single-Family Residential District & PUB Planned Unit Development Overlay

LOCATION: Parcel located on the east side of LA Highway 1081, south of Smith Road; S14, T6S, R11E; Ward 3, District 2

SIZE: 77.36 acres
Terra Mariae & Priory Assisted Living

Number of Lots in Phase 3A - 28 Lots
Number of Lots in Phase 3B - 26 Lots
Number of Lots in Phase 3C - 23 Lots
Number of Lots in Phase 3D - 25 Lots
Total Number of Lots - 102 Lots

Building Setback Lines for Phases 3A, 3B, 3C & 3D
Front - 20'
Side - 5'
Side Street - 5'
Rear - 5'

Conceptual Siteplan
2/29/16

Owner/Developer:
Military Road Land Co. LLC
21056 Smith Road
Covington, LA 70435

fl+WB architects
229 st john lane
covington, la 70433
985-8934100
ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant’s Name: Military Road Land Co., L.C.

Developer’s Address: 2106 Smith Rd. Covington, Ga. 70435

Developer’s Phone No. Kenneth Lopiceko - 985-966-5646

(Subdivision Name: Terry Marine)

Number of Acres in Development: 77

Number of Lots/Parcels in Development: 174

Ultimate Disposal of Surface Drainage: Attached

Water Surface Runoff Mitigation Proposed: Attached

(Please check the following boxes below, where applicable):

- Type of Sewerage System Proposed: □ Community □ Individual

- Type of Water System Proposed: □ Community □ Individual

- Type of Streets and/or Roads Proposed: □ Concrete □ Asphalt □ Aggregate □ Other

- Land Formation: □ Flat □ Rolling Hills □ Marsh □ Swamp □ Inundated □ Title Flow

- Existing Land Use: □ Undeveloped □ Residential □ Commercial □ Industrial □ Other

- Proposed Land Use: □ Undeveloped □ Residential □ Commercial □ Industrial □ Other

- Surrounding Land Use: □ Undeveloped □ Residential □ Commercial □ Industrial □ Other

- Does the subdivision conform to the major street plan? □ Yes □ No

- What will the noise level of the working development be? □ Very Noisy □ Average □ Very Little

- Will any hazardous materials have to be removed or brought on-site for the development? □ Yes □ No

If yes, what are the hazardous materials?

- Does the subdivision front on any waterways? □ Yes □ No

If yes, what major streams or waterways?
- Does the subdivision front on any major arterial streets? □ Yes □ No

If yes, which major arterial streets?  **Henry 1081**

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

If yes, please explain?  **Very little - small fires**

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

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

(Does the proposed subdivision development...)

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

b.) disrupt, alter or destroy any historical or archeological sites or district? □ Yes □ No
c.) have a substantial impact on natural, ecological recreation, or scenic resources? □ Yes □ No
d.) displace a substantial number of people? □ Yes □ No
e.) conform with the environmental plans and goals that have been adopted by the parish? □ Yes □ No

f.) cause an unwarranted increase in traffic congestion within or near the subdivision? □ Yes □ No
g.) have substantial esthetic or adverse visual impact within or near the subdivision? □ Yes □ No

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

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

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

[Signature]

DATE  March 24, 2016
Terra Mariae
Phase 1, 2A, 2B, 3A, 3B, 3C & 3D
Section 14 Township 6 South,
Range 11 East, St. Tammany Parish, Louisiana
District 2  Ward 3

La Hwy. 1081

Thibodeaux Road

ZONE A7

ZONE B

ZONE C

225205 0150 C, Dated 10-17-89

Land Surveying, LLC
518 N. Columbia Street
Covington, Louisiana 70433
E-mail: landsuri@bellsouth.net
Phone: 985-892-6277  Fax: 985-898-0355

Terra Mariae, Phase 1, 2A, 2B, 3A, 3B, 3C & 3D, Flood Zone Overlay Map, Job#17153
GENERAL INFORMATION

PETITIONER: Justin B. Schmidt
OWNER: Marilyn B. Wenzel
REQUESTED CHANGE: From NC-5 Retail and Service District to HC-2 Highway Commercial District
LOCATION: Parcel located on the south side of LA Highway 22, west of Dalwill Drive, east of West Causeway Approach; S54, T7S, R11E; Ward 4, District 10
SIZE: 0.791 acres

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Surrounding Use</th>
<th>Surrounding Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential</td>
<td>A-4 Single Family Residential District</td>
</tr>
<tr>
<td>South</td>
<td>Vacant</td>
<td>NC-5 Retail and Service District</td>
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<tr>
<td>East</td>
<td>Commercial</td>
<td>City of Mandeville</td>
</tr>
<tr>
<td>West</td>
<td>Commercial</td>
<td>NC-5 Retail and Service 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-5 Retail and Service District to HC-2 Highway Commercial District. This site is located on the south side of LA Highway 22, west of Dalwill Drive, east of West Causeway Approach. The 2025 future land use plan calls for the area to be developed with commercial uses at several levels of intensity. Staff does not have any objection to the request considering that most of the Highway 22 Corridor is developed with a variety of retail uses.

Note that the abutting parcel, to the east, is located inside the City limits of Mandeville and zoned B-2 Highway Business District. The B-2 zoning district allows most of the same permitted uses listed under the HC-2 zoning district.

STAFF RECOMMENDATION:
The staff recommends that the request for a HC-2 Highway Commercial District designation be approved.
Case No.: 2016-183-ZC

PETITIONER: Justin B. Schmidt

OWNER: Marilyn B. Wenzel

REQUESTED CHANGE: From NC-5 Retail and Service District to HC-2 Highway Commercial District

LOCATION: Parcel located on the south side of LA Highway 22, west of Dalwill Drive, east of West Causeway Approach; S34, T7S, R11E; Ward 4, District 10

SIZE: 0.791 acres
GENERAL INFORMATION

PETITIONER: Louis H. & Janna M. Thompson
OWNER: Louis H. & Janna M. Thompson
REQUESTED CHANGE: From NC-4 Neighborhood Institutional District to I-i Industrial District
LOCATION: Parcel located on the south side of LA Highway 36, west of Melissa Lane, being 19471 LA Highway 36, Covington; S42, T6S, R11E; Ward 3, District 2
SIZE: 14,705 sq. ft.

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

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<tbody>
<tr>
<td>North</td>
<td>Residential</td>
<td>NC-4 Neighborhood Institutional District</td>
</tr>
<tr>
<td>South</td>
<td>Residential</td>
<td>NC-4 Neighborhood Institutional District</td>
</tr>
<tr>
<td>East</td>
<td>Residential</td>
<td>NC-4 Neighborhood Institutional District</td>
</tr>
<tr>
<td>West</td>
<td>Residential</td>
<td>NC-4 Neighborhood Institutional 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 to I-1 Industrial District. This site is located on the south side of LA Highway 36, west of Melissa Lane, being 19471 LA Highway 36, Covington. The 2025 future land use plan calls for the area to be developed with commercial uses. Considering that the site is surrounded by parcels of land zoned NC-4, staff does not see any compelling reason to recommend approval.

STAFF RECOMMENDATION:
The staff recommends that the request for an I-1 Industrial District designation be denied.
Case No.: 2016-184-ZC

PETITIONER: Louis H. & Janna M. Thompson

OWNER: Louis H. & Janna M. Thompson

REQUESTED CHANGE: From NC-4 Neighborhood Institutional District to I-I Industrial District

LOCATION: Parcel located on the south side of LA Highway 36, west of Melissa Lane, being 19471 LA Highway 36, Covington; S42, T6S, R11E; Ward 3, District 2

SIZE: 14,705 sq. ft.
A SURVEY OF THE PROPERTY OF LOUIS H. THOMPSON, JR.

LOT 2

N69°40'00"E
85.00'

N69°14'40"E
85.00'

LOT 8

LOT 9

LOT 3

LEGEND
• 1/2" IRON ROD FOUND
○ 5/8" IRON ROD FOUND
● 1" IRON PIPE FOUND

Reference 1) SUBDIVISION PLAT OF LIONSGATE, SECTION "A" SURVEYED BY C. R. SCHULTZ DATED SEPT. 1, 1959.
Reference 3) SURVEY BY D & S SURVEYORS INC. FOR VICTORIA TORRES, DATED SEPT. 4, 2002, JOB NUMBER 02-158. SAID SUBDIVISION PLAT AND SURVEYS USED AS THE BASIS OF BEARINGS SHOWN

NOTE 1) Said property is located in Flood Zone "C" per the Insurance Rate Map for St. Tammany Parish, Community Panel # 225205 0230C Map Revised, OCTOBER 17, 1989
Base Flood Elevation N/A

NOTE 2) The undersigned surveyor has not performed a title search or abstract. This survey was conducted using documents provided by the client or their agents. Servitudes shown are not necessarily exclusive. Servitudes of record will be added hereto upon request after a title opinion. Plat Revised

I certify this plot represents an actual ground survey in accordance with the applicable standards of practice as stipulated by the Louisiana State Board of Registration for Professional Engineers and Land Surveyors and bears a C survey classification.

WAYNE R. SIMKIN P.L.S. REG. # 4751

D & S SURVEYORS, INC.
PROFESSIONAL LAND SURVEYORS
228 WEST 21st AVENUE, COVINGTON LOUISIANA 70433
OFFICE (985) 892-2841 FAX (985) 892-2806

JOB NO. 15-97
DRAWN WRS 11/13/2015 SHEET NO. 1 OF 1
CHECKED SCALE

2016-184-2C
ZONING STAFF REPORT

Date: 3/28/2016  
Case No.: 2016-185-ZC  
Posted: 03/17/16  
Meeting Date: 4/5/2016  
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Arrow Engineering - Darrell Fussell
OWNER: Tammany North Properties LLC - Robert Bruno

REQUESTED CHANGE: From A-lA Suburban District to A-lA Suburban District & PUD Planned Unit Development Overlay

LOCATION: Parcel located at the end of Joiner Wymer Road, west of LA Highway 1077; S33, T6S, R10E; Ward 1, District 3

SIZE: 163.45 acres

GENERAL INFORMATION

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>
<tr>
<td>South</td>
<td>Undeveloped &amp; Residential</td>
<td>A-3, A-2 &amp; A-1 Suburban District</td>
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<tr>
<td>East</td>
<td>Undeveloped &amp; Residential</td>
<td>A-1 Suburban District</td>
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<tr>
<td>West</td>
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<td>A-1A Suburban District</td>
</tr>
</tbody>
</table>

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

COMPREHENSIVE PLAN:

Residential/ Agricultural - Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses – widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

STAFF COMMENTS:
The petitioner is requesting to change the zoning to PUD Planned Unit Development Overlay. This site is located at the end of Joiner Wymer Road, west of LA Highway 1077. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. The site is proposed to be developed with 47 single family residential lots having an average lot size of 2.2 acres. The subdivision is proposed to be accessed from 2 separate accesses along Joiner Wymer Road.

Note that the underlying zoning of the site is A-1A and was approved in 2015 (ZC15-04-038).

GENERAL PUD CRITERIA

<table>
<thead>
<tr>
<th>Required information</th>
<th>Staff comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Title of the project, name of the developer, legal description</td>
<td>Provided as Required</td>
</tr>
<tr>
<td>Existing Land Use within 500’ of all boundaries on the plan</td>
<td>Provided as Required</td>
</tr>
<tr>
<td>Minimum front, side, &amp; rear setbacks &amp; maximum height</td>
<td>Provided as Required</td>
</tr>
<tr>
<td>Restrictive Covenants</td>
<td>Provided as Required</td>
</tr>
<tr>
<td>Water &amp; Sewer facilities</td>
<td>Provided as Required (off Site Tammany Utilities)</td>
</tr>
<tr>
<td>Wetland Delineations</td>
<td>Provided as Required</td>
</tr>
<tr>
<td>Flood Zone Demarcation Lines</td>
<td>Provided as Required</td>
</tr>
<tr>
<td>Ultimate Disposal of Surface Drainage</td>
<td>Provided as Required</td>
</tr>
<tr>
<td>Environmental Assessment Data Form</td>
<td>Provided as Required</td>
</tr>
</tbody>
</table>
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 (Total Area x .75 = ______ x maximum net density = ______ lots (units)), or the number of lots/units may be established by a yield plan.

Based on the underlying zoning of A-1A, the gross density of the proposed subdivision would be of 1 units per 3 acres, which would allow for a total of 52 units. Based on the yield plan submitted (see attached) the net density would allow for 47 lots/units. The proposal is for 47 lots, which meets the PUD regulation.

GREENSPACE

A total of 52 acres (31%) of greenspace is proposed to be provided, including 0.34 acres dedicated to active recreation and 51.65 acres dedicated to passive recreation. The active amenities will consist of a playground for children and a ½ basketball court, which are proposed to be located within a greenspace area in close proximity to the main entrance to the subdivision. As passive amenities, large greenspace area and a walking path are proposed to be provided in the rear of the subdivision, within the wetlands area.

COMPREHENSIVE PLAN ANALYSIS

The 2025 future land use plan calls for the site to be developed with residential and agricultural uses. The proposed residential development meets the objectives of the 2025 future land use plan by providing 52 acres of greenspace, allowing for the preservation of most of the wetlands and some of the existing trees on the site. The average lot size of 2 acres also allows for the preservation of the countryside and rural character of the area.

STAFF RECOMMENDATION:

The staff recommends that the request for a PUD Planned Unit Development Overlay designation be approved.
Case No.: 2016-185-ZC

PETITIONER: Arrow Engineering - Darrell Fussell

OWNER: Tammany North Properties LLC - Robert Bruno

REQUESTED CHANGE: From A-1A Suburban District to A-1A Suburban District & PUD Planned Unit Development Overlay

LOCATION: Parcel located at the end of Joiner Wymer Road, west of LA Highway 1077; S33, T6S, R10E; Ward 1, District 3

SIZE: 163.45 acres
**ENVIRONMENTAL ASSESSMENT DATA FORM**

<table>
<thead>
<tr>
<th>Applicant’s Name:</th>
<th>Robert Bruno</th>
</tr>
</thead>
<tbody>
<tr>
<td>Developer’s Address:</td>
<td>70325 Hwy 1077 Covington LA 70433</td>
</tr>
<tr>
<td>Developer’s Phone No.</td>
<td>985-792-7110 (Business) 792-7110 (Cell)</td>
</tr>
<tr>
<td>Subdivision Name:</td>
<td>Wingfield Subdivision</td>
</tr>
<tr>
<td>Number of Acres in Development:</td>
<td>163.45</td>
</tr>
<tr>
<td>Number of Lots/Parcels in Development:</td>
<td>50</td>
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<tr>
<td>Ultimate Disposal of Surface Drainage:</td>
<td>Bedico Creek → Tangipahoa River → Lake Ponchartrain</td>
</tr>
<tr>
<td>Water Surface Runoff Mitigation Proposed:</td>
<td>Detention Pond</td>
</tr>
</tbody>
</table>

*(Please check the following boxes below, where applicable:)*

- **Type of Sewerage System Proposed:**
  - Community
  - Individual

- **Type of Water System Proposed:**
  - Community
  - Individual

- **Type of Streets and/or Roads Proposed:**
  - Concrete
  - Asphalt
  - Aggregate
  - Other

- **Land Formation:**
  - Flat
  - Rolling Hills
  - Marsh
  - Swamp
  - Inundated
  - Title Flow

- **Existing Land Use:**
  - Undeveloped
  - Residential
  - Commercial
  - Industrial
  - Other

- **Proposed Land Use:**
  - Undeveloped
  - Residential
  - Commercial
  - Industrial
  - Other

- **Surrounding Land Use:**
  - Undeveloped
  - Residential
  - Commercial
  - Industrial
  - Other

- **Does the subdivision conform to the major street plan?**
  - Yes
  - No

- **What will the noise level of the working development be?**
  - Very Noisy
  - Average
  - Very Little

- **Will any hazardous materials have to be removed or brought on-site for the development?**
  - Yes
  - No

  If yes, what are the hazardous materials?

- **Does the subdivision front on any waterways?**
  - Yes
  - No

  If yes, what major streams or waterways?

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

If yes, which major arterial streets?

_____________________________________________________

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

If yes, please explain: Dust from Road Construction

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

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

(Does the proposed subdivision development...)

a.) have or had any landfill(s) located on the property? □ Yes □ No
b.) disrupt, alter or destroy any historical or archeological sites or district? □ Yes □ No
c.) have a substantial impact on natural, ecological recreation, or scenic resources? □ Yes □ No
d.) displace a substantial number of people? □ Yes □ No
e.) conform with the environmental plans and goals that have been adopted by the parish? □ Yes □ No
f.) cause an unwarranted increase in traffic congestion within or near the subdivision? □ Yes □ No
g.) have substantial esthetic or adverse visual impact within or near the subdivision? □ Yes □ No

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

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

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

ENGINEER/SURVEYOR/OR DEVELOPER (SIGNATURE) 5-19-15
GENERAL INFORMATION

PETITIONER: Janie Frye
OWNER: Dennis & Linda Tisdale
REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District & MHO Manufactured Housing Overlay
LOCATION: Parcel located on the west side of LA Highway 25, north of M.P. Planche Road, south of Lake Ramsey Road; S18, T6S, R11E; Ward 3, District 3
SIZE: 2.46 acres

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>Surrounding Use</th>
<th>Surrounding Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Undeveloped</td>
<td>A-2 Suburban District</td>
</tr>
<tr>
<td>South</td>
<td>Commercial &amp; Residential</td>
<td>HC-2 Highway Commercial District &amp; NC-4</td>
</tr>
<tr>
<td>East</td>
<td>Undeveloped</td>
<td>Neighborhood Institutional District</td>
</tr>
<tr>
<td>West</td>
<td>Undeveloped &amp; Residential</td>
<td>A-2 Suburban 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 A-2 Suburban District to A-2 Suburban District & MHO Manufactured Housing Overlay. This site is located on the west side of LA Highway 25, north of M.P. Planche Road, south of Lake Ramsey Road. The 2025 future land use plan calls for the area to be developed with commercial uses. The site is currently developed with some existing residences. The request will allow the placement of an additional manufactured home on the site. 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.: 2016-186-ZC

PETITIONER: Janie Frye

OWNER: Dennis & Linda Tisdale

REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the west side of LA Highway 25, north of M.P. Planche Road, south of Lake Ramsey Road ; S18, T6S, R11E; Ward 3, District 3

SIZE: 2.46 acres
CERTIFICATE OF SURVEY

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:

I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE SURVEY MADE OF THE FOLLOWING DESCRIBED PREMISES OR TRACT OF LAND TO WIT: LOTS 1, 2, AND 3 OF A 2.49-ACRE TRACT LOCATED IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

SCALE 1:400

FOR

AT REQUEST

BILLY C. DANIELS
CONSULTING ENGINEER & LAND SURVEYOR

BY


This corner is West, 1338.0 feet; North 01°00'00' West; 2911.0' and East 646.0 feet from the South East corner of Section 8 Township 6 South Range 11 East, St. Tammany Parish, Louisiana.
ZONING STAFF REPORT

Date: 3/28/2016
Case No.: 2016-187-ZC
Posted: 03/17/16

Meeting Date: 4/5/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Carlisha Johnson
OWNER: Carl & Beverly Johnson
REQUESTED CHANGE: From A-4 Single-Family Residential District to A-4 Single-Family Residential District & MHO Manufactured Housing Overlay
LOCATION: Parcel located on the south side of Gardenia Street, west of Spruce Street, east of Holly Street, being lots 19 & 20, Square 11, Abita Nursery Subdivision; S36, T6S, R11E; Ward 3, District 2
SIZE: 14,000 sq. ft.

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>Surrounding Use</th>
<th>Surrounding Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Single Family Residence</td>
<td>A-4 Single-Family Residential District</td>
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<tr>
<td>South</td>
<td>Single Family Residence/Vacant</td>
<td>A-4 Single-Family Residential District</td>
</tr>
<tr>
<td>East</td>
<td>Mobile Home</td>
<td>A-4 Single-Family Residential District</td>
</tr>
<tr>
<td>West</td>
<td>Single Family Residence</td>
<td>A-4 Single-Family Residential District</td>
</tr>
</tbody>
</table>

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-4 Single-Family Residential District to A-4 Single-Family Residential District & MHO Manufactured Housing Overlay. This site is located on the south side of Gardenia Street, west of Spruce Street, east of Holly Street, being lots 19 & 20, Square 11, Abita Nursery Subdivision. 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. Note that there are 8 existing manufactured homes in the immediate vicinity.

STAFF RECOMMENDATION:
The staff recommends that the request for a MHO Manufactured Housing Overlay designation be approved.
Case No.: 2016-187-ZC

PETITIONER: Carlisha Johnson

OWNER: Carl & Beverly Johnson

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

LOCATION: Parcel located on the south side of Gardenia Street, west of Spruce Street, east of Holly Street, being lots 19 & 20, Square 11, Abita Nursery Subdivision; S36, T6S, R11E; Ward 3, District 2

SIZE: 14,000 sq. ft.
NOTES:

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0235, dated October 17, 1989.

2. Building Setback Lines must be verified by St. Tammany Parish Planning Department.

REFERENCES:

GARDENIA STREET (ASPHALT)

FERN STREET (SIDE)

LEGEND

1/4 = 3/4" IRON PIPE FOUND
5/32 = 5/8" IRON ROD FOUND
1/8 = 1/2" IRON ROD FOUND
RS = FENCE
RS = REFERENCE SURVEY

REFERENCE SURVEY:

Plot of Abita Nursery Subdivision by Russell P. Morgan, Surveyor, dated August 16, 1955, filed St. Tammany Parish Clerk of Court Map File No. 56A.

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

503 N. JEFFERSON AVENUE
CONROGTON, LA 70433

(985) 892-1549
FAX (985) 892-9250

CERTIFIED AND LICENSED PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 40' JOB NO. 16035 DATE: 2-22-2018 REMARKS:
ZONING STAFF REPORT

Date: 3/28/2016
Case No.: 2016-191-ZC
Posted: 03/17/16
Meeting Date: 4/5/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jeffery D. Schoen
OWNER: 21 Keys Southwest, LLC
REQUESTED CHANGE: From NC-1 Professional Office District to NC-4 Neighborhood Institutional District and NC-4 Neighborhood Institutional District to NC-1 Professional Office District
LOCATION: Parcels located on the south side of Keys Road, west of LA Highway 21; S41, T7S, R10E; Ward 1, District 1
SIZE: 1.102 acres

ACCESS ROAD INFORMATION
Type: Parish & State Road Surface: 2 lane asphalt & 3 lane asphalt Condition: Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Surrounding Use</th>
<th>Surrounding Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Undeveloped</td>
<td>NC-1 Professional Office District</td>
</tr>
<tr>
<td>South</td>
<td>Undeveloped</td>
<td>NC-1 Professional Office District</td>
</tr>
<tr>
<td>East</td>
<td>School</td>
<td>ED-2 Higher Education District</td>
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<tr>
<td>West</td>
<td>Residential</td>
<td>PUD Planned Unit Development Overlay</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 NC-1 Professional Office District to NC-4 Neighborhood Institutional District and NC-4 Neighborhood Institutional District to NC-1 Professional Office District. This site is located on the south side of Keys Road, west of LA Highway 21. The 2025 future land use plan calls for the site to be developed with single family residential uses. The purpose of the request is to adjust the zoning of each parcel and to allow for the reconfiguration of the two lots (see attached survey).

STAFF RECOMMENDATION:

The staff recommends that the request for a NC-4 Neighborhood Institutional District & NC-1 Professional Office District designation be approved.
Case No.: 2016-191-ZC

PETITIONER: Jeffery D. Schoen

OWNER: 21 Keys Southwest, LLC

REQUESTED CHANGE: From NC-1 Professional Office District to NC-4 Neighborhood Institutional District and NC-4 Neighborhood Institutional District to NC-1 Professional Office District

LOCATION: Parcels located on the south side of Keys Road, west of LA Highway 21; S41, T7S, R10E; Ward 1, District 1

SIZE: 1.102 acres
THIS PROPERTY IS LOCATED IN FLOOD ZONE C; BASE FLOOD ELEV. N/A; T.F.R.M. PANEL NO. 225205-0210 C & 225205-0220 C; REV. 10-17-89 & 4-2-91.

NOTE: SERVITUDES SHOWN HEREIN ARE NOT NECESSARILY EXCLUSIVE, EXACTLY AS SHOWN OR TITLE. ANY EFFORT MADE TO USE EXACTLY AS SHOWN OR TITLE OR TO SEARCH OR ABSTRACT HAVING NOT DISPAIRED ANY TITLE SEARCH OR ABSTRACT

REFERENCE: SURVEY BY THIS FIRM DATED 5-16-02, JOB NO. 02-082

NOTE: NO BUILDING SETBACKS OR SERVITUDES SHOWN.

SKETCH OF:

10.004 ACRES IN,
SECTION 41, T-7-S, R-10-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LA.

PREPARED FOR:

21 KEYS SOUTHWEST, LLC
GENERAL INFORMATION

PETITIONER: Christie Trosclair
OWNER: Magnolia Realty Investment Company, LLC
REQUESTED CHANGE: From A-4 Single-Family Residential District to HC-2 Highway Commercial District
LOCATION: Parcel located on the west side of Mc Kinney Road, north of Short Cut Highway, being 1815 Mc Kinney Road, Slidell; S11, T9S, R14E; Ward 8, District 12
SIZE: 0.7 acres

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>Surrounding Use</th>
<th>Surrounding Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential</td>
<td>A-4 Single-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>Commercial &amp; Undeveloped</td>
<td>HC-2 Highway Commercial District</td>
</tr>
<tr>
<td>West</td>
<td>Residential</td>
<td>A-4 Single-Family Residential District</td>
</tr>
</tbody>
</table>

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

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-4 Single-Family Residential District to HC-2 Highway Commercial District. This site is located on the west side of Mc Kinney Road, north of Short Cut Highway, being 1815 Mc Kinney Road, Slidell. The 2025 future land use plan calls for the area to be developed with residential uses. Considering that the site is directly abutting some existing single family residences, staff does not see any compelling reason to recommend approval of the request; however, staff would not object to a request to rezone the site to a NC commercial zoning district classification.

STAFF RECOMMENDATION:
The staff recommends that the request for a HC-2 Highway Commercial District designation be denied.
Case No.: 2016-192-ZC

PETITIONER: Christie Trosclair
OWNER: Magnolia Realty Investment Company, LLC

REQUESTED CHANGE: From A-4 Single-Family Residential District to HC-2 Highway Commercial District

LOCATION: Parcel located on the west side of Mc Kinney Road, north of Short Cut Highway, being 1815 Mc Kinney Road, Slidell; S11, T9S, R14E; Ward 8, District 12
SIZE: 0.7 acres
ZONING STAFF REPORT

Date: 3/28/2016
Case No.: 2016-193-ZC
Posted: 03/17/16

Meeting Date: 4/5/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Cindy Del Valle
OWNER: Cindy A. & Sigeberto V. Del Valle
REQUESTED CHANGE: From A-4 Single-Family Residential District to HC-2 Highway Commercial District
LOCATION: Parcel located on the west side of Mc Kinney Road, north of Short Cut Highway, being 1819 Mc Kinney Road, Slidell; S11, T9S, R14E; Ward 8, District 12
SIZE: 17,764.98 sq. ft.

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>Surrounding Use</th>
<th>Surrounding Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential</td>
<td>A-4 Single-Family Residential District</td>
</tr>
<tr>
<td>South</td>
<td>Undeveloped</td>
<td>City of Slidell</td>
</tr>
<tr>
<td>East</td>
<td>Undeveloped</td>
<td>City of Slidell</td>
</tr>
<tr>
<td>West</td>
<td>Residential &amp; Undeveloped</td>
<td>A-4 Single-Family Residential District</td>
</tr>
</tbody>
</table>

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-4 Single-Family Residential District to HC-2 Highway Commercial District. This site is located on the west side of Mc Kinney Road, north of Short Cut Highway, being 1819 Mc Kinney Road, Slidell. The 2025 future land use plan calls for the area to be developed with residential uses. Considering that the site is directly abutting some existing single family residences, staff does not see any compelling reason to recommend approval of the request; however, staff would not object to a request to rezone the site to a NC commercial zoning district classification.

STAFF RECOMMENDATION:
The staff recommends that the request for a HC-2 Highway Commercial District designation be denied.
Case No.: 2016-193-ZC

PETITIONER: Cindy Del Valle

OWNER: Cindy A. & Sigeberto V. Del Valle

REQUESTED CHANGE: From A-4 Single-Family Residential District to FIC-2 Highway Commercial District

LOCATION: Parcel located on the west side of McKinney Road, north of Short Cut Highway, being 1819 McKinney Road, Slidell; S11, T9S, R14E; Ward 8, District 12

SIZE: 17,764.98 sq. ft.