AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. - TUESDAY, AUGUST 02, 2016
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 Cards
- Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal
- Please exit the building

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE MINUTES FOR THE JULY 5, 2016 ZONING MEETING

POSTPONING OF CASES

PUBLIC HEARINGS

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. 2016-293-ZC
   Existing Zoning: NC-4 (Neighborhood Institutional District)
   Proposed Zoning: HC-2 (Highway Commercial District)
   Acres: 1.98 acres
   Petitioner: Jeffery Schoen
   Owner: PTP Properties, LLC - Don Scot Prieto & Carrie Deane Prieto Segrave
   Location: Parcel located on the southwest corner of LA Highway 59 and
   Lonesome Road, S36, T7S, R11E, Ward 4, District 10
   Council District: 10
   POSTPONED FROM 07/05/2016 MEETING
**AGENDA**

**ST. TAMMANY PARISH ZONING COMMISSION MEETING**  
6:00 P.M. - TUESDAY, AUGUST 02, 2016  
**ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**  
**KOOP DRIVE OFF OF HIGHWAY 59**  
**MANDEVILLE, LOUISIANA**

2. **2016-294-ZC**  
Existing Zoning: A-1 (Suburban District)  
Proposed Zoning: A-2 (Suburban District)  
Acres: 89.5501 acres  
Petitioner: Jeffrey D. Schoen  
Owner: Archdiocese of New Orleans - John L. Eckholdt  
Location: Parcel located on the north side of Sharp Road, east of Westwood Drive, S39, T7S, R11E, Ward 4, District 5  
Council District: 5  
**POSTPONED FROM 07/05/2016 MEETING**

3. **2016-295-ZC**  
Existing Zoning: A-1 (Suburban District) & (A-2 Suburban District)  
Proposed Zoning: A-2 (Suburban District) & PUD (Planned Unit Development Overlay)  
Acres: 104.17 acres  
Petitioner: Jeffery D. Schoen  
Owner: Archdiocese of New Orleans - John L. Eckholdt  
Location: Parcel located on the north side of Sharp Road, east of Westwood Drive, S39, T7S, R11E, Ward 4, District 5  
Council District: 5  
**POSTPONED FROM 07/05/2016 MEETING**

4. **2016-314-ZC**  
Existing Zoning: MD-1 Medical Residential District  
Proposed Zoning: HC-2 Highway Commercial District  
Acres: 1.199 acres  
Petitioner: Frank D. Lamier  
Owner: Alexander Milne Development Services - Frank D. Lamier  
Location: Parcel located on Milne Circle, east of Alexander Drive & LA Highway 21, S5, T6S, R12E, Ward 5, District 6  
Council District: 6

5. **2016-316-ZC**  
Existing Zoning: A-1 Suburban District  
Proposed Zoning: HC-2 Highway Commercial District  
Acres: 1 acre  
Petitioner: Michael Ivic  
Owner: Succession of Danny K. Willingham c/o Madelynn Farmer  
Location: Parcel located on the north side of US Highway 90, west of Honey Island Marina Road, S29, T9S, R16E, Ward 8, District 13  
Council District: 13
AGENDA
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KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

6. **2016-324-ZC**
Existing Zoning: A-1 Suburban District
Proposed Zoning: A-2 Suburban District & MHO Manufactured Housing Overlay
Acres: 5 acres
Petitioner: Connie B. Cutrer
Owner: Connie B. Cutrer, Sedrue Bickham, Jr., Donoray Bickham, Lester Ray Bickham, Darryl N. Bickham, Phillip Bickham, Bessie Bickham Goodlow
Location: Parcel located on the east side of LA Highway 450, south of Bickman Road, north of LA Highway 25, being 86004 Highway 450, Franklinton, S21, T4S, R10E, Ward 2, District 3
Council District: 3

7. **2016-325-ZC**
Existing Zoning: A-4 Single-Family Residential District
Proposed Zoning: HC-1 Highway Commercial District
Acres: 20,000 sq.ft.
Petitioner: Richard A. Trask
Owner: Richard A. Trask
Location: Parcel located on the west side of US Highway 11, north of North 2nd Avenue, south of North 3rd Avenue, being lots 6, 7, 12 & 13, Square 40, Town of Alton, S23, T8S, R14E, Ward 8, District 14
Council District: 14

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT
GENEAL INFORMATION
PETITIONER: Jeffery Schoen
OWNER: PTP Properties, LLC - Don Scot Prieto & Carrie Deane Prieto Segrave
REQUESTED CHANGE: From NC-4 Neighborhood Institutional District to HC-2 Highway Commercial District
LOCATION: Parcel located on the southwest corner of LA Highway 59 and Lonesome Road; S36, T7S, R11E; Ward 4, District 10
SIZE: 1.98 acres

GENERAL INFORMATION
ACCESS ROAD INFORMATION
Type: State & Parish Road Surface: 3 lane Asphalt & 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>Commercial (Mini Storage)</td>
<td>HC-2 Highway Commercial District</td>
</tr>
<tr>
<td>South</td>
<td>Undeveloped</td>
<td>NC-4 neighborhood Institutional District</td>
</tr>
<tr>
<td>East</td>
<td>Undeveloped</td>
<td>NC-4 neighborhood Institutional District</td>
</tr>
<tr>
<td>West</td>
<td>Commercial (Car Wash)</td>
<td>HC-1 Highway Commercial District</td>
</tr>
<tr>
<td></td>
<td>Undeveloped</td>
<td>A-2 Suburban District</td>
</tr>
</tbody>
</table>

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

COMPREHENSIVE PLAN:
Planned Districts - Coordinated development on several parcels, usually at a higher density - but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, e.g.) uses, as well as the supporting infrastructure and public services they will require (See "Small Area Plans," below). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.
Mixed Use – Commercial – Conservation - These planned districts would include mixed uses, except for residential uses, – at varying densities - providing for balance, compatibility and integration of uses and all supporting infrastructure.
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.
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-4 Neighborhood Institutional District to HC-2 Highway Commercial District. This site is located at the on the southwest corner of LA Highway 59 and Lonesome Road. The 2025 future land use plan calls for the frontage of the site, along Hwy 59, to be developed with a mix of commercial uses and the rear portion of the site to be developed with residential uses compatible with the surrounding area. The site was rezoned to NC-4 in 2009 through the comprehensive rezoning. Staff does see any compelling reason to recommend approval of the request, considering that it would create a significant increase in the intensity of the zoning. Note that the front 400’ of the property was zoned C-2 Highway Commercial District and the remaining rear portion of the site was zoned SA Suburban Agricultural District before the Comprehensive Rezoning.

STAFF RECOMMENDATION:
The staff recommends that the request for a HC-2 Highway Commercial District designation be denial.
Case No.: 2016-293-ZC

PETITIONER: Jeffery Schoen

OWNER: PTP Properties, LLC - Don Scot Prieto & Carrie Deane Prieto Segrave

REQUESTED CHANGE: From NC-4 Neighborhood Institutional District to HC-2 Highway Commercial District

LOCATION: Parcel located on the southwest corner of LA Highway 59 and Lonesome Road; S36, T7S, R11E; Ward 4, District

SIZE: 1.98 acres
ZONING STAFF REPORT

Date: 7/23/2016
Case No.: 2016-294-ZC
Prior Action: Postponed (07/05/16)
Post: 7/20/2016

Meeting Date: 8/2/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jeffrey D. Schoen
OWNER: Archdiocese of New Orleans - John L. Eckholdt
REQUESTED CHANGE: From A-1 Suburban District to A-2 Suburban District
LOCATION: Parcel located on the north side of Sharp Road, east of Westwood Drive; S39, T7S, R11E, Ward 4, District 10
SIZE: 89.5501 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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<td>North</td>
<td>Undeveloped</td>
<td>A-1 Suburban District</td>
</tr>
<tr>
<td>South</td>
<td>Undeveloped</td>
<td>A-2 Suburban District</td>
</tr>
<tr>
<td>East</td>
<td>Residential</td>
<td>A-2 Suburban District</td>
</tr>
<tr>
<td>West</td>
<td>Residential</td>
<td>A-4 Single-Family Residential</td>
</tr>
</tbody>
</table>

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

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, etc.) 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, 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 A-1 Suburban District to A-2 Suburban District. This site is located at the on the north side of Sharp Road, east of Westwood Drive. The 2025 future land use plan calls for the area to be developed as a Planned District with single family residential uses including conservation areas. Staff has no objection to the request considering that the site is directly abutting A-2 Suburban zoning on the south and east sides and A-4 on the west side.

Note that a zoning change to PUD Planned Unit Development Overlay has been submitted for the site to be developed as a single family residential subdivision (2016-295-ZC).

STAFF RECOMMENDATION:
The staff recommends that the request for an A-2 Suburban District designation be approved.
Case No.: 2016-294-ZC

PETITIONER: Jeffrey D. Schoen

OWNER: Archdiocese of New Orleans - John L. Eckholdt

REQUESTED CHANGE: From A-1 Suburban District to A-2 Suburban District

LOCATION: Parcel located on the north side of Sharp Road, east of Westwood Drive; S39, T7S, R11E; Ward 4, District

SIZE: 89.5501 acres
ZONING STAFF REPORT

Date: 7/25/2016
Case No.: 2016-295-ZC
Prior Action: Postponed (07/05/16)
Posted: 7/20/2016

Meeting Date: 8/2/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jeffery D. Schoen
OWNER: Archdiocese of New Orleans - John L. Eckholdt
REQUESTED CHANGE: From A-1 Suburban District and A-2 Suburban District to PUD Planned Unit Development Overlay
LOCATION: Parcel located on the north side of Sharp Road, east of Westwood Drive; S39, T7S, R11E; Ward 4, District
SIZE: 104.17 acres

GENERAL INFORMATION

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>Undeveloped</td>
<td>A-1 Suburban District</td>
</tr>
<tr>
<td>South</td>
<td>Residential</td>
<td>A-3 Suburban District</td>
</tr>
<tr>
<td>East</td>
<td>Residential</td>
<td>A-2 Suburban District</td>
</tr>
<tr>
<td>West</td>
<td>Residential</td>
<td>A-4 Single Family Residential; District</td>
</tr>
</tbody>
</table>

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

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, providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguous among adjoining conservation areas in adjacent developments.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 Suburban District to A-2 Suburban District & PUD Planned Unit Development Overlay, to create a single family residential subdivision of a total of 103 lots (see chart below and see attached plan). Note that a zoning change to A-2 Suburban Zoning District (2016-294-ZC) has been submitted to establish the underlying zoning of the proposed subdivision.

<table>
<thead>
<tr>
<th>Lot Type</th>
<th>Number of lots</th>
<th>Lot size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Residence</td>
<td>36 units</td>
<td>90' to 100' in width</td>
</tr>
<tr>
<td>Single Family Residence</td>
<td>17 units</td>
<td>60' to 65' in width</td>
</tr>
<tr>
<td>Garden homes</td>
<td>50 units</td>
<td>45' X 60'</td>
</tr>
</tbody>
</table>

ACCESS
The site is proposed to be accessed from Sharp Road through a boulevard type entrance.
**GENERAL PUD CRITERIA**

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

**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 = maximum net density = ___ lots (units)), or the number of lots/units may be established by a yield plan.

The gross density of the 104.17 acre parcel of land, is at 1 units per acre based on the proposed underlying zoning of A-2 Suburban District, which would allow for a total of 104 units. Based on the yield plan submitted (see attached) the net density would allow for 104 lots/units. The proposal is for 103 lots/units.

**GREENSPACE**

A total of 68.45 acres of greenspace (66%) is proposed to be provided throughout the subdivision, including non-disturbed wetlands area and active & passive recreation areas. The active recreation area is proposed to occupy 1.97 acres (3%) and be developed as a park with playground equipment. The area dedicated to passive recreation, is proposed to occupy 66.48 acres (97%) and for the most part be dedicated as preserved wetlands and conservation areas. Sidewalks (concrete) along the street connecting to a nature trail (aggregate surface) are proposed to be provided as a passive amenities.

Additional information required:
- A complete Recreational Development Plan shall be provided along with the preliminary subdivision submission. Said plan should be presented in document form inclusive of the amenities that are being provided, a site plan and/or landscape plan if applicable, a time schedule for development, and the entity or entities whom shall be responsible for the liability and maintenance of the recreational and/or greenspace areas.

**COMPREHENSIVE PLAN ANALYSIS**

The 2025 future land use plan calls for the site to be developed as a planned district with single family residences and conservation area. The proposed development meets the objectives of the 2025 future land use plan by providing a residential development at density similar to the adjacent uses. The design of the subdivision also allows to achieve the conservation criteria of the 2025 future land use plan, by preserving the existing wetlands located on the site.

**STAFF RECOMMENDATION:**

The staff recommends that the request for a PUD (Planned Unit Development Overlay) designation be approved.

Note that as stated above, a complete Recreational Development Plan shall be provided along with the preliminary subdivision submission. Also, in regards to the TIA, Table 2 – “LOS Sharp Rd. @ Hwy 59 AM Peak” needs to be revised. The WB Sharp Rd. “With Project – Future AM Delay” reads 42.7 seconds, this looks like a typo and it should read 36.8 seconds. Finally, one (1) complete set of construction drawings will have to be provided to the Department of Engineering for review and approval, before a work order can be issued.
Case No.: 2016-295-ZC

PETITIONER: Jeffery D. Schoen

OWNER: Archdiocese of New Orleans - John L. Eckholdt

REQUESTED CHANGE: From A-1 Suburban District & A-2 Suburban District to A-2 Suburban District & PUD Planned Unit Development Overlay

LOCATION: Parcel located on the north side of Sharp Road, east of Westwood Drive; S39, T7S, R11E; Ward 4, District

SIZE: 104.17 acres
June 30, 2016

St. Tammany Parish
Department of Development

Re: Brentwood Estates

Ron

In response to the Planned Unit Development Staff Comments of June 28, 2016 the following addresses each comment.

1. The name will be revised to "Brentwood Estates"
2. A detail of the entrance roadway has been added to show dimensions and conformity to 499 regulations.
3. The developer is requesting a waiver of the maximum Cul-De-Sac length
4. The developer is requesting a waiver of the maximum Block length
5. Street names have been added and an email sent to the 911 addressing office to confirm no duplications
6. Details of the two types of Cul-De-Sac have been added to the plan

We trust the above sufficiently addresses your comments. Please phone us at 626-5611 if you have any questions.

Sincerely

[Signature]

Kelly J. McHugh, PE

845 Galvez Street • Mandeville, LA 70448 • (985) 626-5611

Civil Engineers Land Surveyors
ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: LAND HOLDING, CO.

Developer's Address: 845 GAVEZ ST. MANDEVILLE
Street City State Zip Code

Developer's Phone No. 985 626-5611
(Business) (Cell)

Subdivision Name: BRENTWOOD

Number of Acres in Development: 104.17 Number of Lots/Parcels in Development: 103

Ultimate Disposal of Surface Drainage: BAYOU TETE LOUIS TO LAKE PONT.

Water Surface Runoff Mitigation Proposed: NA

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

- Type of Sewerage System Proposed: Community Individual
- Type of Water System Proposed: Community Individual
- Type of Streets and/or Roads Proposed: Concrete Asphalt Aggregate Other
- Land Formation: Flat Rolling Hills Marsh Swamp Inundated Title Flow
- Existing Land Use: Undeveloped Residential Commercial Industrial Other
- Proposed Land Use: Undeveloped Residential Commercial Industrial Other
- Surrounding Land Use: Undeveloped Residential Commercial Industrial Other
- Does the subdivision conform to the major street plan? Yes No
- What will the noise level of the working development be? Very Noisy Average Very Little
- Will any hazardous materials have to be removed or brought on-site for the development? Yes No
  If yes, what are the hazardous materials?
- Does the subdivision front on any waterways? Yes No
  If yes, what major streams or waterways?
- Does the subdivision front on any major arterial streets? □ Yes □ No

If yes, which major arterial streets?

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

If yes, please explain?

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

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

(Does the proposed subdivision development...)

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

ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

DATE: 5-16-16
PLANNED UNIT DEVELOPMENT STAFF COMMENTS
FOR BRENTWOOD
(as of June 28, 2016)

Please see comments below relative to the above captioned development scheduled for the July 5th, 2016 Zoning Commission meeting:

1. Brentwood is already an existing subdivision within the parish; therefore, the developer will need to come up with another name or augment the name such as "Brentwood Estates".

2. Inset detail of the entrance road does not depict the width of the two lane exit lanes on the other side of the median. Sec. 40-032.0, 3., Ord. No. 499, requires an 80' x 100' minimum right-of-way at the entrance to all subdivisions with only one ingress/egress. Said entrance must be depicted on the plat with an inset detail depicting the following minimum standards: The developer shall design at a minimum, one (1) 14' wide ingress travel lane on one side of the median and a minimum of two (2) 10' wide each egress travel lanes on the other side of the median.

3. Since distances are not provided on the site plan it's difficult to determine if the maximum cul-du-sac length for the first cul-du-sac street violates the 700' foot length.

4. Again, since distances are not provided on the site plan it's difficult to determine if the maximum block length for the main street violates the 1,500' length.

5. Street names should be provided on the site plan; and only after checking with the 911 addressing office (985-898-4911) for names that are not duplicated.

6. A typical inset on the site plan need to be depicted for the roadway width and radius for the cul-du-sacs. The minimum requirements for a cul-du-sac calls for a 60' minimum radius with a 25' minimum inside turning radius and 20' wide street for the roadway.
ZONING STAFF REPORT

Date: 7/25/2016  Meeting Date: 8/2/2016
Case No.: 2016-314-ZC  Determination: Approved, Amended, Postponed, Denied
Posted: 7/20/2016

GENERAL INFORMATION

PETITIONER: Frank D. Lamier
OWNER: Alexander Milne Development Services - Frank D. Lamier
REQUESTED CHANGE: From MD-1 Medical Residential District to HC-2 Highway Commercial District
LOCATION: Parcel located on Milne Circle, east of Alexander Drive & LA Highway 21; SS, T6S, R12E; Ward 5, District
SIZE: 1.199 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION
Type: Private  Road Surface: Concrete  Condition: Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

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<td>South</td>
<td>Undeveloped</td>
<td>MD-1 Medical Residential</td>
</tr>
<tr>
<td>West</td>
<td>Commercial / Office</td>
<td>MD-1 Medical Residential</td>
</tr>
</tbody>
</table>

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

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 from MD-1 Medical Residential District to HC-2 Highway Commercial District. This site is located on Milne Circle, east of Alexander Drive & LA Highway 21. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. The site is currently developed as residential assisted living facility for residents who are intellectually and physically challenged in their daily activities. Staff does not have any compelling reason to recommend approval to the request considering that there are no parcel of land zoned HC-2 Highway Commercial Zoning District and/or commercial uses in the immediate vicinity of the site.

Note that the objective of the request is to allow for the operation of a restaurant to be open to the general public.

STAFF RECOMMENDATION:
The staff recommends that the request for a HC-2 Highway Commercial District designation be denied.
Case No.: 2016-314-ZC

PETITIONER: Frank D. Lamier

OWNER: Alexander Milne Development Services - Frank D. Lamier

REQUESTED CHANGE: From MD-1 Medical Residential District to HC-2 Highway Commercial District

LOCATION: Parcel located on Milne Circle, east of Alexander Drive & LA Highway 21; S5, T6S, R12E; Ward 5, District

SIZE: 1.199 acres
ZONING STAFF REPORT

Date: 7/25/2016
Case No.: 2016-316-ZC
Posted: 7/15/2016

Meeting Date: 8/2/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Michael Ivic
OWNER: Succession of Danny K. Willingham c/o Madelynn Farmer
REQUESTED CHANGE: From A-1 Suburban District to HC-2 Highway Commercial District
LOCATION: Parcel located on the north side of US Highway 90, west of Honey Island Marina Road; S29, T9S, R16E; Ward 8, District
SIZE: 1 acre

GENERAL INFORMATION

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

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>
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<td>PF-2 Public Facilities</td>
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<tr>
<td>East</td>
<td>Undeveloped</td>
<td>PF-2 Public Facilities</td>
</tr>
<tr>
<td>South</td>
<td>Undeveloped</td>
<td>A-1-Suburban District</td>
</tr>
<tr>
<td>West</td>
<td>Undeveloped</td>
<td>A-1-Suburban District</td>
</tr>
</tbody>
</table>

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

COMPREHENSIVE PLAN:
Conservation - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of "conservation" includes a private landowner's understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simple referred to as "good stewardship"); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process.

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-1 Suburban District to HC-2 Highway Commercial District. This site is located on the north side of US Highway 90, west of Honey Island Marina Road. The 2025 future land use plan calls for the area to be developed as a conservation area with uses that allow for the preservation of the natural environment and compatible commercial uses. The objectives of the requested zoning change is to allow for the use the existing dock and marina type structures on the site. Staff does not have any objection to the request.

STAFF RECOMMENDATION:
The staff recommends that the request for a HC-2 Highway Commercial District designation be approved.
Case No.: 2016-316-ZC

PETITIONER: Michael Ivic

OWNER: Succession of Danny K. Willingham c/o Madelynn Farmer

REQUESTED CHANGE: From A-1 Suburban District to HC-2 Highway Commercial District

LOCATION: Parcel located on the north side of US Highway 90, west of Honey Island Marina Road; S29, T9S, R16E; Ward 8, District

SIZE: 1 acre
ZONING STAFF REPORT

Date: 7/25/2016
Case No.; 2016-324-ZC
Posted: 7/15/2016

Meeting Date: 8/2/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Connie B. Cutrer

OWNER: Connie B. Cutrer, Sedra Bickham, Jr., Donovan Bickham, Lester Ray Bickham, Darryl N. Bickham, Phillip Bickham, Bessie Bickham Goodlow

REQUESTED CHANGE: From A-1 Suburban District to A-2 Suburban District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the east side of LA Highway 450, south of Bickman Road, north of LA Highway 25, being 86004 Highway 450, Franklinton; S21, T4S, R10E; Ward 2, District

SIZE: 5 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION
Type: Parish
Road Surface: Asphalt
Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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<tr>
<th>Direction</th>
<th>Surrounding Use</th>
<th>Surrounding Zone</th>
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<tbody>
<tr>
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<td>A-1 Suburban District</td>
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<tr>
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<tr>
<td>West</td>
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EXISTING LAND USE:
Existing development: No
Multi occupancy development: No

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 from A-1 Suburban District to A-2 Suburban District, MHO Manufactured Housing Overlay. This site is located on the east side of LA Highway 450, south of Bickman Road, north of LA Highway 25, being 86004 Highway 450, Franklinton. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Staff does not have any objections to the request.

STAFF RECOMMENDATION:
The staff recommends that the request for an A-2 Suburban District & MHO Manufactured Housing Overlay designation be approved.
Case No.: 2016-324-ZC

PETITIONER: Connie B. Cutrer

OWNER: Connie B. Cutrer, Sedrus Bickham, Jr., Donoray Bickham, Lester Ray Bickham, Darryl N. Bickham, Phillip Bickham, Bessie Bickham Goodlow

REQUESTED CHANGE: From A-1 Suburban District to A-2 Suburban District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the east side of LA Highway 450, south of Bickman Road, north of LA Highway 25, being 86004 Highway 450, Franklin; S21, T4S, R10E; Ward 2, District

SIZE: 5 acres
ZONING STAFF REPORT
Date: 7/25/2016
Case No.: 2016-325-ZC
Posted: 07/15/16
Meeting Date: 8/2/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION
PETITIONER: Richard A. Trask
OWNER: Richard A. Trask
REQUESTED CHANGE: From A-4 Single-Family Residential District to HC-1 Highway Commercial District
LOCATION: Parcel located on the west side of US Highway 11, north of North 2nd Avenue, south of North 3rd Avenue, being lots 6, 7, 12 & 13, Square 40, Town of Alton; S23, T8S, R14E; Ward 8, District
SIZE: 20,000 sq.ft.

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

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<th>Surrounding Zone</th>
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<tr>
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<td>Commercial</td>
<td>HC-1 Highway Commercial District</td>
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<tr>
<td>West</td>
<td>Residential</td>
<td>A-4 Single-Family Residential District</td>
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</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.

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-4 Single-Family Residential District to HC-1 Highway Commercial District. This site is located on the west side of US Highway 11, north of North 2nd Avenue, south of North 3rd Avenue, being lots 6, 7, 12 & 13, Square 40, Town of Alton. The 2025 future land use plan calls for the area to be developed with commercial uses. There is an existing building on the site which was previously operated as a barber shop. Staff does not have any objection to the request considering that there is an existing site, zoned HC-1 Highway Commercial Zoning District, directly to the south.

STAFF RECOMMENDATION:
The staff recommends that the request for a HC-1 Highway Commercial District designation be approved.
Case No.: 2016-325-ZC

PETITIONER: Richard A. Trask

OWNER: Richard A. Trask

REQUESTED CHANGE: From A-4 Single-Family Residential District to HC-1 Highway Commercial District

LOCATION: Parcel located on the west side of US Highway 11, north of North 2nd Avenue, south of North 3rd Avenue, being lots 6, 7, 12 & 13, Square 40, Town of Alton; S23, T8S, R14E; Ward 8, District

SIZE: 20,000 sq.ft.
Survey Map
of
in
St. Tammany Parish, Louisiana
for
Harold D. Ealum
Survey Number: 92777
Date: April 11, 1985
Revision: This Survey is Certifi
cated and Correct by
Ivan M. Borjen
No. 666