AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - TUESDAY, JANUARY 5, 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 Card
Ten (10) minutes of each side and five (5) minutes for rebuttal
Please exit the building

INVOCATION

PLEDGE OF ALLEGIANCE

ELECTION OF OFFICERS

APPROVAL OF THE MINUTES OF THE DECEMBER 1, 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. **2015-26-ZC - WITHDRAWN**
   - Existing Zoning: A-3 (Suburban District)
   - Proposed Zoning: PF-1 (Public Facilities District)
   - Acres: 1.6 acres
   - Petitioner: Rev. Jose Roel Lungay
   - Owner: St. Genevieve Roman Catholic Church
   - Location: Parcel located on the east side of St. Genevieve Lane, north of Bayou Liberty Road, S42, T9S, R13E, Ward 9, District II.
   - Council District: 11
   - POSTPONED FROM 12/1/15 MEETING

2. **2015-38-ZC**
   - Existing Zoning: CB-1 (Community Based Facilities District)
   - Proposed Zoning: NC-4 (Neighborhood Institutional District)
   - Acres: 27,565 sq. ft.
   - Petitioner: The Earnest Corporation-Christopher Inman
   - Owner: The Earnest Corporation-Christopher Inman
   - Location: Parcel located on the west side of U S Highway 190 Frontage Road, south of Fountainebleau Drive, S37, T7S, R11E, Ward 4, District 4.
   - Council District: 4
   - POSTPONED FROM 12/1/15 MEETING

DRAFT December 27, 2015
<table>
<thead>
<tr>
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<tr>
<td>Existing Zoning</td>
<td>A-2 (Suburban District)</td>
<td>A-2 (Suburban District)</td>
<td>A-2 (Suburban District)</td>
<td>A-7 (Suburban District)</td>
<td>A-3 (Suburban District)</td>
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<td>Proposed Zoning</td>
<td>A-2 (Suburban District) &amp; MHO (Manufactured Housing Overlay)</td>
<td>A-8 (Multiple Family Residential District)</td>
<td>AT-1 (Animal Training/Housing District)</td>
<td>AT-1 (Animal Training District)</td>
<td>NC-3 (Lodging District)</td>
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<tr>
<td>Acres</td>
<td>0.98 acres</td>
<td>1.933 acres</td>
<td>38.35 acres</td>
<td>18.46 acres</td>
<td>6.284 acres</td>
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<td>Petitioner</td>
<td>Steven Slanton</td>
<td>Jessica Lacy &amp; Jared Bowers</td>
<td>Jeffrey Schoen</td>
<td>Jeffrey D. Schoen</td>
<td>Council Motion</td>
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<tr>
<td>Owner</td>
<td>Joe James</td>
<td>JSB Mandeville, LLC</td>
<td>Global Wireless Radio Services</td>
<td>Christie L. Boyet</td>
<td>Lori L. &amp; Brian E. Chopin</td>
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<tr>
<td>Council District</td>
<td>2</td>
<td>10</td>
<td>9</td>
<td>9</td>
<td>5</td>
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</tbody>
</table>
8. **2015-91-ZC**
   - **Existing Zoning:** A-1A (Suburban District)
   - **Proposed Zoning:** A-2 (Suburban District)
   - **Acres:** 2 acres
   - **Petitioner:** Victor H. Abel
   - **Owner:** Victor H. Abel
   - **Location:** Parcel located on the west side of Hwy 59, north of Oswald Road, S24, T6S, R11E, Ward 10, District 2.
   - **Council District:** 2

9. **2015-101-ZC**
   - **Existing Zoning:** A-4 (Single-Family Residential District)
   - **Proposed Zoning:** NC-2 (Indoor Retail and Service District) & RO (Rural Overlay)
   - **Acres:** 30,411 sq. ft.
   - **Petitioner:** Andrew Johnson / Nga Tran
   - **Owner:** Andrew Johnson / Nga Tran
   - **Location:** Parcel located on the south side of LA Highway 1088, west of Soul Street, being 1210 Highway 1088, Mandeville, S6 T8S R12E, Ward 4, District 5.
   - **Council District:** 5

10. **2015-103-ZC**
    - **Existing Zoning:** A-3 (Suburban District)
    - **Proposed Zoning:** A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
    - **Acres:** 7.416 acres
    - **Petitioner:** Michael & Judy Vaughn
    - **Owner:** Michael & Judy Vaughn
    - **Location:** Parcel located at the end of Marshall Vaughn Road, east of LA Highway 434, being 67430 Marshall Vaughn Road, Lacombe, S27, T7S, R13E, Ward 6, District 11.
    - **Council District:** 11

11. **ZC15-10-071**
    - **Existing Zoning:** HC-2 (Highway Commercial District)
    - **Proposed Zoning:** HC-2A (Highway Commercial District)
    - **Acres:** 2.88 acres
    - **Petitioner:** John Bowers, III
    - **Owner:** 114 Northpark, L. L. C.
    - **Representative:** David P. Sirena
    - **Location:** Parcel located at the northeast corner of Northpark Blvd. & Park Place, being 114 Northpark Blvd., Covington, S15, T7S, R11E, Ward 3, District 5.
    - **Council District:** 5

(Referred back from December 4, 2015 Council Meeting)

**OLD BUSINESS**

**NEW BUSINESS**

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

ROLL CALL
Present: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty, Drumm
Absent: Randolph
Staff Present: Helen Lambert, Regan Contois, Lauren K. Davis, Mike Sevanie

CALL TO ORDER
The regular meeting of the St. Tammany Parish Planning Commission was called to order by the Chairman, Dave Mannella.

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
The Invocation was presented by Mrs. Cazaubon.

PLEDGE OF ALLEGIANCE
The Pledge of Allegiance was presented by Mr. Richardson.

APPROVAL OF THE MINUTES OF THE NOVEMBER 4, 2015 MEETING
Cazaubon moved to approve, second by Lorren.
Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty, Drumm
Nay:
Abstain:

POSTPONING OF CASES
4. 2015-38-ZC
Existing Zoning: CB-1 Community Based Facilities District
Proposed Zoning: NC-4 Neighborhood Institutional District
Acres: 27,565 sq. ft.
Petitioner: The Earnest Corporation - Christopher Inman
Owner: The Earnest Corporation - Christopher Inman
Location: Parcel located on the west side of US Highway 190 Frontage Road, south of Fountainebleau Drive. Ward 4, 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: Rick Richardson/Earnest Corp.  

Opposition: none

Davis moved to postpone this case until the January meeting, second by Matthews.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty, Drumm

Nay:

Abstain:

PUBLIC HEARINGS

APPEARERS

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

1. 2015-20-ZC

Existing Zoning: A-2 Suburban District

Proposed Zoning: A-4 Single-Family Residential District

Acres: 57.4 acres

Petitioner: Darling Design Homes, INC - James Coate

Owner: Ruth Begue

Location: Parcel located on the north side of Harrison Avenue, east of Reed Lane, west of Flowers Drive. 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: Paul Mayronne/Jones Fussell  

Opposition: none

Cazaubon moved to approve, second by Willie.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty, Drumm

Nay:

Abstain:

2. 2015-21-ZC

Existing Zoning: A-4 Single-Family Residential District

Proposed Zoning: A-4 Single-Family Residential District, PUD Planned Unit Development Overlay

Acres: 57.4 acres

Petitioner: Darling Design Homes, INC - James Coate

Owner: Ruth Begue

Location: Parcel located on the north side of Harrison Avenue, east of Reed Lane, west of Flowers Drive. Ward 3, District 2

Council District: 2
Cazaubon moved to approve, second by Willie.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty, Drumm

Nay:

Abstain:

3. 2015-26-ZC

Existing Zoning: A-3 Suburban District
Proposed Zoning: PF-1 Public Facilities District
Acres: 1.6 acres
Petitioner: Rev. Jose Roe! Lungay
Owner: St. Genevieve Roman Catholic Church
Location: Parcel located on the east side of St. Genevieve Lane, north of Bayou Liberty Road.
Ward 9, 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: Deacon Dan Haggerty/St. Genevieve. Opposition: Louie Scaffidi, Bill Crockett, Mark Millican, Amy Broussard, Jerry LaCoste, Deborah LaCoste, Jennifer Stauter/homeowners

Richard moved to postpone until the January meeting, second by Matthews.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty, Drumm

Nay:

Abstain:

5. 2015-47-ZC

Existing Zoning: A-1 Suburban District
Proposed Zoning: A-2 Suburban District
Acres: 4.28 acres
Petitioner: Diane McDonald
Owner: Gary & Diane McDonald
Location: Parcel located on the east side of Gottschalk Road, south of Breen Road, north of Ronald Reagan Highway, being 74438 Gottschalk Road, Covington. Ward 1, District 3
Council District: 3

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Diane McDonald/owner. Opposition: none

Willie moved to approve, second by Cazaubon.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty, Drumm

Nay:

Abstain:
6. **2015-53-ZC**

**Existing Zoning:** A-4 Single-Family Residential District  
**Proposed Zoning:** A-4 Single-Family Residential District, MHO Manufactured Housing Overlay  
**Acres:** 0.83 acres  
**Petitioner:** Anquinell Schneider  
**Owner:** Norma Johnson  
**Location:** Parcel located at the end of Batiste Street, east of Pugh Road. Ward 4, District 7  
**Council District:** 7  

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Cory Schneider/owner  
**Opposition:** none  

Davis moved to approve, second by Matthews.  
**Yea:** Cazaubon, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty, Drum  
**Nay:**  
**Abstain:**  

7. **2015-54-ZC**

**Existing Zoning:** A-1A Suburban District  
**Proposed Zoning:** A-2 Suburban District  
**Acres:** 3.36 acres  
**Petitioner:** Deidre McMurray  
**Owner:** Clarence R. Dutruch  
**Location:** Parcel located on the west side of LA Highway 40, north of Woodland Drive, south of Stermer Road, being 20857 Highway 40, Bush. Ward 2, District 6  
**Council District:** 6  

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Deidre McMurray  
**Opposition:** none  

Cazaubon moved to approve, second by Willie.  
**Yea:** Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty, Drum  
**Nay:**  
**Abstain:**  

8. **2015-56-ZC**

**Existing Zoning:** A-3 Suburban District  
**Proposed Zoning:** NC-1 Professional Office District  
**Acres:** 1.3 acres  
**Petitioner:** Jeffery D. Schoen  
**Owner:** Grandland Covington, LLC - William G. Grand  
**Location:** Parcel located at the southwest corner of LA Highway 1085 & Holly Street, being Lot
1, Square 2, Evergreen Acres. Ward 1, District 1

Council District: 1

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen/Jones Fussell. Opposition: Todd Marchand, Karen Key, Sandra Slifer, Don Lobb, Judy Lobb, Deborah Cortez, Mark Cortez, Clay Laino

Doherty moved to approve, second by Matthews.

Yea: Cazaubon, Richard, Matthews, Davis, Doherty
Nay: Lorren, Richardson, Willie, Mannella, Drumm
Abstain:

9. 2015-58-ZC

Existing Zoning: NC-1 Professional Office District, HC-2 Highway Commercial District

Proposed Zoning: HC-2 Highway Commercial District

Acres: 1.32 acres

Petitioner: Kenny Pullen

Owner: 675 Properties, LLC

Location: Parcel located at the end of 6th Street, north of Iberville Street, being lots 1 to 7, & 24 to 28 & portion of revoked 6th Street, Square 7, Chinchuba Subdivision. Ward 4, 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: Jason Riebert/Gulf States

Opposition: none

Richard moved to approve, second by Drumm.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty, Drumm

Nay:

Abstain:

10. 2015-62-ZC

Existing Zoning: A-3 Suburban District

Proposed Zoning: A-4 Single-Family Residential District

Acres: 0.91 acres

Petitioner: Karen Rodriguez

Owner: Karen Rodriguez

Location: Parcel located on the south side of Alice Street & on the north side of Mary Street, west of Kathmann Drive being lots 1 & 31, Square 12, Live Oak Hills Subdivision. Ward 1, District 1

Council District: 1
A Public Hearing was opened for discussion of this case and the following individual(s) provided
testimony in favor of this request:  Karen Rodriguez  Opposition: none

Cazaubon moved to approve, second by Matthews.
Yea:  Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty, Drumm
Nay:
Abstain:

11. **2015-66-ZC**
Existing Zoning: A-3 Suburban District
Proposed Zoning: A-3 Suburban District, MHO Manufactured Housing Overlay
Acres: 20,000 sq. ft.
Petitioner: Alba Velasquez
Owner: Alba Velasquez
Location: Parcel located on the east side of Eagle Street, south of Bobby Jones Drive, north of Ed Ray Drive, being lot 16, Square 46, Hillcrest Subdivision Addition #1. Ward 6, District 6
Council District: 6

A Public Hearing was opened for discussion of this case and the following individual(s) provided
testimony in favor of this request:  Alba Velasquez  Opposition: none

Davis moved to approve, second by Doherty.
Yea:  Cazaubon, Lorren, Richardson, Willie, Mannella, Davis, Doherty, Drumm
Nay:  Matthews, Richard
Abstain:

12. **2015-67-ZC**
Existing Zoning: A-4 Single-Family Residential District
Proposed Zoning: PF-1 Public Facilities District
Acres: 1.452 acres
Petitioner: Bernice Leggett
Owner: Bernice Leggett
Location: Parcel located at the end of Dixie Street, South of Browns Village Road. Ward 9, District 14
Council District: 14

A Public Hearing was opened for discussion of this case and the following individual(s) provided
testimony in favor of this request:  Pastor Steve Abrams  Opposition: none
Davis moved to approve, second by Matthews.
Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty, Drumm
Nay:
Abstain:

13. **ZC13-04-022**
Existing Zoning: Major Amendment to the PUD (Planned Unit Development Overlay)
Acres: 16.811 acres
Petitioner: Mark Malkemus
Owner: Step Three Investments, LLC
Location: Parcel located at the end of Andrew Drive, east of Hollycrest Lane. 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: Armand Bennett

Davis moved to approve, second by Doherty.
Yea: Cazaubon, Lorren, Richardson, Willie, Mannella, Matthews, Davis, Doherty, Drumm
Nay:
Abstain: Richard

14. **ZC05-12-076**
Existing Zoning: Major Amendment to the PUD (Planned Unit Development Overlay)
Acres: 33.68 acres
Petitioner: Sean M. Burkes
Owner: SLJ Berkshire, LLC
Location: Parcel located north of Abney Farm Road, east of Hollycrest Lane. Ward 8, District 9
Council District: 9

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Sean Burkes
Opposition: Rachelle Vieages, Clayton Crawford

Matthews moved to approve, second by Richard.
Yea: Cazaubon, Richardson, Willie, Mannella, Matthews, Davis, Doherty, Drumm, Randolph
Nay:
Abstain:
15. **ZC12-03-016**  
Existing Zoning: Major Amendment to the PUD (Planned Unit Development Overlay)  
Acres: 50.34 acres  
Petitioner: James H. Simpson  
Owner: Team Discipleship, Inc.  
Location: Parcel located on the north side of Penn Mill Road, west of Quave Road, north of US Highway 190. Ward 3, District 3  
Council District: 3

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: Cazaubon moved to approve, second by Willie.  
Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty, Drumm  
Nay:  
Abstain:

OLD BUSINESS  
NEW BUSINESS  
ADJOURNMENT
ZONING STAFF REPORT

Date: 12/28/2015  Meeting Date: 01/05/2016
Case No.: 2015-38-ZC  Determination: Approved, Amended, Postponed, Denied
Posted: 12/16/2015  Prior Action: Postponed 12/01/2015

GENERAL INFORMATION

PETITIONER: The Earnest Corporation - Christopher Inman
OWNER: The Earnest Corporation - Christopher Inman
REQUESTED CHANGE: From CB-1 Community Based Facilities District to NC-4 Neighborhood Institutional District
LOCATION: Parcel located on the west side of US Highway 190 Frontage Road, south of Fontainebleau Drive; S37, T7S, R11E; Ward 4, District 4
SIZE: 27,565 sq. ft.

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>
<td>North</td>
<td>Commercial</td>
<td>NC-4 Neighborhood Institutional District</td>
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<tr>
<td>South</td>
<td>State Police Office</td>
<td>CB-1 Community Based Facilities District</td>
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<tr>
<td>East</td>
<td></td>
<td>US Highway 190</td>
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<tr>
<td>West</td>
<td>Golf Course &amp; Residential</td>
<td>CB-1 Community Based Facilities District &amp; A-4 Single Family Residential District</td>
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EXISTING LAND USE:
Existing development: No  Multi occupancy development: Yes

COMPREHENSIVE PLAN:

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

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 CB-1 Community Based Facilities District to NC-4 Neighborhood Institutional District. This site is located on the west side of US Highway 190 Frontage Road, south of Fontainebleau Drive. The 2025 future land use plan calls for the area to be developed with residential uses and uses that would allow for the preservation of the natural environment of the site. Staff does not have any objections to the request considering the location of the site, along Hwy 190 Service road, and the proximity of other existing neighborhood commercial uses.

STAFF RECOMMENDATION:
The staff recommends that the request for a NC-4 Neighborhood Institutional District designation be approved.
Case No.: 2015-38-ZC

PETITIONER: The Earnest Corporation - Christopher Inman

OWNER: The Earnest Corporation - Christopher Inman

REQUESTED CHANGE: From CB-1 Community Based Facilities District to NC-4 Neighborhood Institutional District

LOCATION: Parcel located on the west side of US Highway 190 Frontage Road, south of Fontainebleau Drive; S37, T7S, R11E; Ward 4, District 4

SIZE: 27,565 sq. ft.
Resubdivision of
A PORTION OF SECTION 37, TOWNSHIP 7 SOUTH – RANGE 11 EAST
COMPRISING FAIRWAYS 8 THRU 12 OF BEAU CHENE GOLF COURSE
ST. TAMMANY PARISH, LOUISIANA
INTO
PARCEL A & THE REMAINDER OF FAIRWAYS 8 THRU 12
BEAU CHENE GOLF COURSE

APPROVED:

SECRETARY PARISH PLANNING COMMISSION

TAMMANY ENGINEER

CLERK OF COURT

DATE FILED FILE NO.

Professional Land Surveyors
Planners - Consultants
228 W. Causeway App. Mandeville, LA 70448
(985) 624-5366 FAX (985) 624-5309
GENERAL INFORMATION

PETITIONER: Steven Slanton
OWNER: Joe James
REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District, MHO Manufactured Housing Overlay
LOCATION: Parcel located on the west side of United Church Road, south of Lowe Davis Road, north of Emancipation Road; S25, T6S, R11E; Ward 3, District 2
SIZE: 0.98 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>
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<tbody>
<tr>
<td>North</td>
<td>Residential</td>
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<td>South</td>
<td>Mobile Homes</td>
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<td>A-2 Suburban District</td>
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<tr>
<td>West</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:
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 A-2 Suburban District, MHO Manufactured Housing Overlay. This site is located on the west side of United Church Road, south of Lowe Davis Road, north of Emancipation Road. The 2025 future land use plan calls for the area to be developed with residential uses including modular homes. Staff does not have any objections to the request.

STAFF RECOMMENDATION:
The staff recommends that the request for a MHO Manufactured Housing Overlay designation be approved.
Case No.: 2015-55-ZC

PETITIONER: Steven Slanton

OWNER: Joe James

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

LOCATION: Parcel located on the west side of United Church Road, south of Lowe Davis Road, north of Emancipation Road; S25, T6S, R11E; Ward 3, District 2

SIZE: 0.98 acres
Joe James

Section 25

Range 1 East

St. Tammany Parish, Louisiana

Prepared & Surveyed by:

LAND SURVEYING Inc.

Certified Correct

March 8, 1984
ZONING STAFF REPORT

Date: 12/28/2015
Case No.: 2015-57-ZC
Posted: 12/16/2015

Meeting Date: 1/5/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jessica Lacy & Jared Bowers
OWNER: JSB Mandeville, LLC
REQUESTED CHANGE: From NC-5 Retail and Service District to A-8 Multiple Family Residential District
LOCATION: Parcel located on the south side of LA Highway 22, north of West Causeway Approach, east of Moore Road, west of Dalwill Drive; S54, T7S, R11E; Ward 4, District 10
SIZE: 1.933 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION
Type: State
Road Surface: 5 lane asphalt
Condition: Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<table>
<thead>
<tr>
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<th>Surrounding Use</th>
<th>Surrounding Zone</th>
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<tbody>
<tr>
<td>North</td>
<td>Commercial</td>
<td>NC-5 Retail and Service District</td>
</tr>
<tr>
<td>South</td>
<td>Undeveloped</td>
<td>City of Mandeville</td>
</tr>
<tr>
<td>East</td>
<td>Undeveloped &amp; Commercial</td>
<td>City of Mandeville</td>
</tr>
<tr>
<td>West</td>
<td>Medical Office</td>
<td>NC-5 Retail and Service District</td>
</tr>
</tbody>
</table>

EXISTING LAND USE:
Existing development: No
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 NC-5 Retail and Service District to A-8 Multiple Family Residential District. This site is located on the south side of LA Highway 22, north of West Causeway Approach, east of Moore Road, west of Dalwill Drive. The 2025 future land use plan calls for the area to be developed with commercial uses. Staff does not see any compelling reason to recommend approval of the request, considering that the A-8 zoning district would create a significant increase of intensity of the uses in the area.

Note that the maximum density under the A-8 zoning district (one unit per fifteen hundred (1,500) square feet of property), would allow for the 1.9 acre site to be developed with a total of 55 units.

STAFF RECOMMENDATION:
The staff recommends that the request for an A-8 Multiple Family Residential District designation be denied.
Case No.: 2015-57-ZC

PETITIONER: Jessica Lacy & Jared Bowers

OWNER: JSB Mandeville, LLC

REQUESTED CHANGE: From NC-5 Retail and Service District to A-8 Multiple Family Residential District

LOCATION: Parcel located on the south side of LA Highway 22, north of West Causeway Approach, east of Moore Road, west of Dalwill Drive; S54,(288,565),(315,590) T7S, R11E; Ward 4, District 10

SIZE: 1.933 acres
PARCEL B
84212.89 sq.ft.
1.933 acres

--- LEGEND ---

■ = 3/4" IRON PIPE FOUND
○ = 1/2" IRON ROD FOUND
□ = 1/2" IRON ROD SET

THIS PROPERTY IS LOCATED IN FLOOD ZONE C; BASE FLOOD ELEV. N/A; F.I.R.M. PANEL NO. 220205 0240 E; REV. 8-16-95

NOTE: SERVITUDES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACTS

REFERENCE: PLAT OF PARCELS A & B, BY THIS FIRM. FILED 08-09-2007, MAP FILE NO. 4518B.

BOUNDARY SURVEY OF:
PARCEL B (1.933 ACRES)
SECTION 54, T-7-S, R-11-E,
ST. TAMMANY PARISH, LA.

PREPARED FOR:
JSB INTERESTS, LLC
KELLY J. McHugh & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE: 1" = 100'
DRAWN: R.F.D.
JOB NO.: 03-039-PB
REVISED:

2015-57-ZC
ZONING STAFF REPORT

Date: 12/28/2015  
Meeting Date: 1/5/2016  
Case No.: 2015-80-ZC  
Determination: Approved, Amended, Postponed, Denied  
Posted: 12/17/2015

GENERAL INFORMATION

PETITIONER: Jeff Schoen  
OWNER: Global Wireless Radio Services Inc.  
REQUESTED CHANGE: From A-2 Suburban District to AT-I Animal Training/Housing District  
LOCATION: Parcel located at the end of Radio Road, south of Pine Street Extension; S11, T8S, R14E; Ward 8, District 9  
SIZE: 38.55 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>Residential</td>
<td>A-2 Suburban District</td>
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<tr>
<td>South</td>
<td>Residential</td>
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</tr>
<tr>
<td>East</td>
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<td>A-2 Suburban District</td>
</tr>
<tr>
<td>West</td>
<td>Residential</td>
<td>A-2 Suburban District</td>
</tr>
</tbody>
</table>

EXISTING LAND USE:

Existing development: Multi occupancy development:

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 AT-I Animal Training/Housing District. This site is located at the end of Radio Road, south of Pine Street Extension. The 2025 future land use plan calls for the area to be developed with residential uses. The site is currently developed with a single family residence and multiple cellular towers. The objective of the request is to bring the site into compliance with the appropriate zoning. Staff is not opposed to the request; however, the acreage of the site requested to be rezoned to AT-I should be reduced to only include the area developed with cellular towers.

STAFF RECOMMENDATION:

The staff recommends that the request for an AT-I Animal Training/Housing District designation be approved.
Case No.: 2015-80-ZC

PETITIONER: Jeff Schoen

OWNER: Global Wireless Radio Services Inc.

REQUESTED CHANGE: From A-2 Suburban District to AT-1 Animal Training/Housing District

LOCATION: Parcel located at the end of Radio Road, south of Pine Street Extension; S11, T8S, R14E; Ward 8, District 9

SIZE: 38.55 acres
RESIDENTIAL HOUSING

ZONED R-2

6 MAY 2015

TOWER HEIGHTS ARE APPROXIMATE FROM SITE VISIT

THIS SITE PLAN IS TAKEN FROM FILES BY GLOBE WIRELESS

SITE INFO

38.70 ACRES

S.W.1/4 N.W.1/4

CENTER OF SITE

300 27 689
300 27 689

CENTER OF SITE

360 46 21 864
ZONING STAFF REPORT

Date: 12/28/2015  
Meeting Date: 1/5/2016  
Case No.: 2015-81-ZC  
Determination: Approved, Amended, Postponed, Denied  
Posted: 12/16/2015

GENERAL INFORMATION

PETITIONER: Jeff Schoen

OWNER: Christie L. Boyet

REQUESTED CHANGE: From A-I Suburban District to AT-I Animal Training District

LOCATION: Parcel located on the west side of Diamond B Ranch Road, south of Pine Street Extension; S11, T8S, R14E, Ward 9, District 9

SIZE: 18.46 acres

ACCESS ROAD INFORMATION

Type: Parish  
Road Surface: 2 lane asphalt & access easement  
Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Direction</th>
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</tr>
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<tbody>
<tr>
<td>North</td>
<td>Undeveloped</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>South</td>
<td>Undeveloped/Vacant</td>
<td>Undeveloped/Vacant</td>
</tr>
<tr>
<td>East</td>
<td>Undeveloped/Residential</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>West</td>
<td>Undeveloped</td>
<td>Undeveloped</td>
</tr>
</tbody>
</table>

EXISTING LAND USE:

Existing development: Yes  
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 an 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 A-I Suburban District to AT-I Animal Training District. This site is located on the west side of Diamond B Ranch Road, south of Pine Street Extension. 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 developed with multiple cellular towers. The objective of the request is to bring the use of the site in compliance with the appropriate zoning. Staff does not have any objections to the request.

STAFF RECOMMENDATION:

The staff recommends that the request for an AT-I Animal Training District designation be approved.
Case No.: 2015-81-ZC

PETITIONER: Jeff Schoen

OWNER: Christie L. Boyet

REQUESTED CHANGE: From A-1 Suburban District to AT-1 Animal Training District

LOCATION: Parcel located on the west side of Diamond B Ranch Road, south of Pine Street Extension; S11, T8S, R14E; Ward 9, District 9

SIZE: 18.46 acres
PEEL RIVER
McBride Hess Design Group, P.A.

SITE INFO

18.46 ACRES

SITE PLAN

4407 DIAMOND RANCH

EXISTING BLOCK STRUCTURE

1280 SQ. FT.

N 89d 47' 26" W
300 22' 12"
Center of Site

89d 47' 26" W
300 22' 12"

SITE INFO
GENERAL INFORMATION

PETITIONER: Council Motion
OWNER: Lori L. & Brian E. Chopin
REQUESTED CHANGE: From A-3 Suburban District to NC-3 Lodging District
LOCATION: Parcel located on the north side of LA Highway 1088, east of Viola Street; S6, T8S, R12E; Ward 4, District 5
SIZE: 6.3 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>
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<td>A-2 Suburban District</td>
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<tr>
<td>South</td>
<td>Residential</td>
<td>A-4 Single Family Residential District</td>
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<tr>
<td>East</td>
<td>Residential</td>
<td>A-3 Suburban District</td>
</tr>
<tr>
<td>West</td>
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</tr>
</tbody>
</table>

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

STAFF RECOMMENDATION:
The staff recommends that the request for a NC-3 Lodging District designation be denied.
Case No.: 2015-82-ZC

PETITIONER: Council Motion

OWNER: Lori L. & Brian E. Chopin

REQUESTED CHANGE: From A-3 Suburban District to NC-3 Lodging District

LOCATION: Parcel located on the north side of LA Highway 1088, east of Viola Street; S6, T8S, R12E; Ward 4, District 5

SIZE: 6.3 acres
This is to certify that I have done on an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

NOTE: I have consulted the Federal Insurance Administration Flood Hazard Boundary maps and found the property described is located in Flood Zone A with a Base Flood Elevation of N/A. In accordance with Community Flood Protection, this property is not to be built upon, unless flood walls are constructed.

Survey No. 2005 654
Date: 02-AUGUST-2005
Scale: 1 = 100'

JOHN E. Bonneau & Associates, Inc.
Professional Land Surveyors
1011 N. CAUSON WAY SUITE 34 • MANDALEE, LA. 70471 (985)626-0808
SUDELL (985)343-2500 • MANDALEE (985)626-3546 • A.O. (504)456-2042
HAXHON (985)342-7041 • FAX NO. (985)626-0327 • e-mail: joben1@baeouth.net
ZONING STAFF REPORT
Date: 12/28/2015
Case No.: 2015-91-ZC
Posted: 12/15/2015
Meeting Date: 1/5/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION
PETITIONER: Victor H. Abel
OWNER: Victor H. Abel
REQUESTED CHANGE: From A-1A Suburban District to A-2 Suburban District
LOCATION: Parcel located on the west side of LA Highway 59, north of Oswald Road; S24, T6S, R11E; Ward 10, District 2
SIZE: 2 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>
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</thead>
<tbody>
<tr>
<td>North</td>
<td>Undeveloped</td>
<td>A-1A Suburban District</td>
</tr>
<tr>
<td>South</td>
<td>Undeveloped/Vacant/Residential</td>
<td>A-1A Suburban District</td>
</tr>
<tr>
<td>East</td>
<td>Vacant/Residential</td>
<td>A-1A Suburban District</td>
</tr>
<tr>
<td>West</td>
<td>Undeveloped/Residential</td>
<td>A-1A Suburban District</td>
</tr>
</tbody>
</table>

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

COMPREHENSIVE PLAN:
Planned Districts - Coordinated development on several parcels, usually at a higher density - but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, e.g.) uses, as well as the supporting infrastructure and public services they will require (See "Small Area Plans," below). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.
Single Family Residential – Conservation - These planned districts would include clustered single family residential uses, at a density - within the overall tract – which is similar to that of an 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 A-1A Suburban District to A-2 Suburban District. This site is located on the west side of LA Highway 59, north of Oswald Road. The 2025 future land use plan calls for the area to be developed as a planned district with residential uses and conservation areas. Staff feels that there is no compelling reason to recommend approval considering that the site is surrounded by residential uses and undeveloped parcels of land zoned A-1A.

STAFF RECOMMENDATION:
The staff recommends that the request for an A-2 Suburban District designation be denied.
Case No.: 2015-91-ZC

PETITIONER: Victor H. Abel

OWNER: Victor H. Abel

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

LOCATION: Parcel located on the west side of LA Highway 59, north of Oswald Road; S24, T6S, R11E; Ward 10, District 2

SIZE: 2 acres
ZONING STAFF REPORT

Date: 12/28/2015  Meeting Date: 1/5/2016
Case No.: 2015-101-ZC  Determination: Approved, Amended, Postponed, Denied
Posted: 12/15/2015

GENERAL INFORMATION

PETITIONER: Andrew Johnson & Nga Tran
OWNER: Andrew Johnson & Nga Tran
REQUESTED CHANGE: From A-4 Single-Family Residential District to NC-2 Indoor Retail and Service District & RO Rural Overlay
LOCATION: Parcel located on the south side of LA Highway 1088, west of Soult Street, being 1210 Highway 1088, Mandeville; S6, T8S, R12E; Ward 4, District 5
SIZE: 30,411 sq.

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>
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</thead>
<tbody>
<tr>
<td>North</td>
<td>Church</td>
<td>PF-1 Public Facilities District</td>
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<tr>
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<td>Residential</td>
<td>A-4 Single-Family Residential District</td>
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<tr>
<td>East</td>
<td>Undeveloped</td>
<td>A-4 Single-Family Residential District</td>
</tr>
<tr>
<td>West</td>
<td>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 NC-2 Indoor Retail and Service District & RO Rural Overlay. This site is located on the south side of LA Highway 1088, west of Soult Street, being 1210 Highway 1088, Mandeville. The 2025 future land use plan calls for the area to be developed with residential uses. The Hwy 1088 corridor is predominantly developed with residential uses, accesses to residential subdivisions and undeveloped land. There are some existing commercial and institutional uses and undeveloped commercially zoned parcels of land along Hwy 1088; however, the parcels were, for the most part, zoned and/or developed before the comprehensive rezoning. Therefore, staff does not see any compelling reason to recommend approval of the requested zoning change to NC-2, considering that the site was zoned SA Suburban Agricultural District before the comprehensive rezoning, and is currently surrounded by residential zoning on each side. Regarding the requested zoning change to RO Rural Overlay, staff does not have any objection, considering that the permitted uses and administrative permits listed under the RO Rural Overlay would have a minimal impact on the surrounding area.

STAFF RECOMMENDATION:
The staff recommends that the request for a NC-2 Indoor Retail and Service District designation be denied and the RO Rural Overlay designation be approved.
Case No.: 2015-I01-ZC

PETITIONER: Andrew Johnson & Nga Tran

OWNER: Andrew Johnson & Nga Tran

REQUESTED CHANGE: From A-4 Single-Family Residential District to NC-2 Indoor Retail and Service District & RO Rural Overlay

LOCATION: Parcel located on the south side of LA Highway 1088, west of Soul Street, being 1210 Highway 1088, Mandeville; S6, T8S, R12E; Ward 4, District 5

SIZE: 30,411 sq.
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.

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

NO SETBACKS OR SERVITUDES SHOWN

--- LEGEND ---
• = 1/2" IRON ROD FOUND
O = 1/2" IRON ROD SET

THIS PROPERTY IS LOCATED IN FLOOD ZONE C: BASE FLOOD ELEV. N/A; F.J.RAL PANEL NO. 225205 0243 C; REV. 10/17/89

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.

REFERENCE: PLAT OF MANDEVILLE ANNEX, RECORDED BY HOWARD BURNS, DATED 05/1913.
A PLAT OF LOTS 2 & 4 SQ. 31 MANDEVILLE ANNEX, BY J.V. BURKES & ASSOC., DATED 10/17/2003, DRW. NO. 1033479

BOUNDARY SURVEY OF:
LOTS 1-10, SQ. 31
MANDEVILLE ANNEX
ST. TAMMANNY PARISH, LA.
ZONING STAFF REPORT

GENERAL INFORMATION

PETITIONER: Michael & Judy Vaughn
OWNER: Michael & Judy Vaughn
REQUESTED CHANGE: From A-3 Suburban District to A-3 Suburban District & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located at the end of Marshall Vaughn Road, east of LA Highway 434, being 67430 Marshall Vaughn Road, Lacombe; S27, T75, R13E; Ward 6, District 11
SIZE: 7.416 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-3 Suburban District</td>
</tr>
<tr>
<td>South</td>
<td>Undeveloped</td>
<td>A-3 Suburban District</td>
</tr>
<tr>
<td>East</td>
<td>Undeveloped</td>
<td>A-3 Suburban District</td>
</tr>
<tr>
<td>West</td>
<td>Residential/Undeveloped</td>
<td>A-3 Suburban District</td>
</tr>
</tbody>
</table>

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-3 Suburban District to A-3 Suburban District & MHO (Manufactured Housing Overlay). This site is located at the end of Marshall Vaughn Road, east of LA Highway 434, being 67430 Marshall Vaughn Road, Lacombe. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes. Staff does not have any objection to the request.

STAFF RECOMMENDATION:
The staff recommends that the request for a MHO (Manufactured Housing Overlay) designation be approved.
Case No.: 2015-103-ZC

PETITIONER: Michael & Judy Vaughn

OWNER: Michael & Judy Vaughn

REQUESTED CHANGE: From A-3 Suburban District to A-3 Suburban District & MHO (Manufactured Housing Overlay)

LOCATION: Parcel located at the end of Marshall Vaughn Road, east of LA Highway 434, being 67430 Marshall Vaughn Road, Lacombe; S27, T7S, R13E; Ward 6, District 11

SIZE: 7.416 acres
Sketch showing property in Section 27, T-7-S, R-13-E, Greensburg Land District, St. Tammany Parish, Louisiana

Prepared for:

Michael Vaughn

Kelly J. McHugh & Assoc., Inc.
Civil Engineers & Land Surveyors
845 Galvez St., Mandeville, LA. 626-5611

Scale: 1" = 100'
Date: 11/18/2015
Drawn: J.J.J.
Job No.: 15-271
Revised:
ZONING STAFF REPORT

Date: 12/28/2015
Case No.: ZC15-10-071
Prior Action: Referred back from Council
Posted: 12/16/2015

Meeting Date: 1/5/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: John Bowers, III
OWNER: 114 Northpark, LLC
REQUESTED CHANGE: From HC-2 Highway Commercial District to HC-2A Highway Commercial District
LOCATION: Parcel located at the northeast corner of Northpark Blvd & Park Place, being 114 Northpark Blvd, Covington, S15, T7S, R11E, Ward 3, District 5
SIZE: 2.88 acres

ACCESS ROAD INFORMATION

Type: Private
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>Fed Ex &amp; Chevron Buildings</td>
<td>HC-2 Highway Commercial District &amp; PBC-1 Planned Business Campus</td>
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<tr>
<td>South</td>
<td>Offices &amp; Fire Station</td>
<td>HC-2 Highway Commercial District</td>
</tr>
<tr>
<td>East</td>
<td>Chevron Buildings</td>
<td>PBC-1 Planned Business Campus</td>
</tr>
<tr>
<td>West</td>
<td>Offices</td>
<td>HC-2 Highway Commercial District &amp; NC-5 Retail Service 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 HC-2 Highway Commercial District to HC-2A Highway Commercial District. The site is located at the northeast corner of Northpark Blvd & Park Place. The 2025 future land use plan calls for the area to be developed with commercial uses. Staff does not have any objection to the request considering that the site is abutting the Chevron Office Complex on the east side, which is zoned PBC-1 and other commercial uses on the north, south and west sides. Note that the HC-2A would allow to increase the size of the building to a maximum of 75,000 sq. ft.

STAFF RECOMMENDATION:

The staff recommends that the request for a HC-2A Highway Commercial District designation be approved.
Case No.: ZC-15-10-071

PETITIONER: John Bowers III

OWNER: 114 Northpark LLC

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

LOCATION: Parcel located at the northeast corner of Northpark Blvd & Park Place, being 114 Northpark Blvd, Covington, S15, T7S, R11E, Ward 3, District 5

SIZE: 2.88 acres
BUILDING SETBACKS
75' ON NORTHPARK BLVD.
35' ON PARK PLACE
35' ON VILLAGE LANE
REAR SETBACK NOT SHOWN

-- LEGEND --
▲ = 5/8" IRON ROD FOUND
● = 1/2" IRON ROD FOUND
○ = 1/2" IRON ROD SET

REFERENCES:
1. PLAT OF NORTHPARK SUBD., PH. II BY WALKER AND AVERY INC. FILED FOR RECORD 8/24/88. MAP NO. 9908 FROM WHICH SETBACKS WERE TAKEN.
2. PLAT OF A PREVIOUS SURVEY OF LOT 40—A BY JOHN J. AVERY & ASSOC. INC., DATED JUNE 19, 1995, REV. JUNE 21, 1995 FROM WHICH CLECO SERVITUDES WERE TAKEN.

THIS PROPERTY IS LOCATED IN FLOOD ZONE C; BASE FLOOD ELEV. NA; F.I.R.M. PANEL NO. 225205 0230; REV. 10—17—99

NOTE: SERVITUDES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

BOUNDARY SURVEY OF:
LOT 40—A, NORTHPARK
SECTION 15, T—7—S, R—11—E,
ST. TAMMANY PARISH, LA.

PREPARED FOR:
JSB INTEREST

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

SCALE: 1" = 100'
DATE: 09-19-07
DRAWN: DRJ
JOB NO.: 07-263

CERTIFIED CORRECT 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.