ZONING STAFF REPORT
Date: 5/31/2016
Case No.: 2016-233-ZC
Posted: 05/24/16

Meeting Date: 6/7/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Samantha Hamilton
OWNER: Tamland Investments, INC
REQUESTED CHANGE: From A-3 Suburban District to A-3 Suburban District & MHO Manufactured Housing Overlay
LOCATION: Parcel located on the south side of Browns Village Road, west of Donya Street, north of Donnis Drive, being Lot 3, Square A, Brown Village Subdivision; S33, T8S, R14E; Ward 9, District 14
SIZE: 12,500 sq.ft.

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>Single Family Residence</td>
<td>A-3 Suburban District</td>
</tr>
<tr>
<td>South</td>
<td>Single Family Residence</td>
<td>A-3 Suburban District</td>
</tr>
<tr>
<td>East</td>
<td>Single Family Residence</td>
<td>A-3 Suburban District</td>
</tr>
<tr>
<td>West</td>
<td>Vacant/Undeveloped</td>
<td>A-3 Suburban District</td>
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</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-3 Suburban District to A-3 Suburban District & MHO Manufactured Housing Overlay. This site is located on the south side of Browns Village Road, west of Donya Street, north of Donnis Drive, being Lot 3, Square A, Brown Village 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 objections to the request.

STAFF RECOMMENDATION:
The staff recommends that the request for a MHO Manufactured Housing Overlay designation be approved.
Case No.: 2016-233-ZC

PETITIONER: Samantha Hamilton

OWNER: Tamland Investments, INC

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

LOCATION: Parcel located on the south side of Browns Village Road, west of Donya Street, north of Donnis Drive, being Lot 3, Square A, Brown Village Subdivision; S33, T8S, R14E; Ward 9, District 14

SIZE: 12,500 sq.ft.
ZONING STAFF REPORT

Date: 5/31/2016
Case No.: 2016-244-ZC
Posted: 05/24/16

Meeting Date: 6/7/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Linda Bankston
OWNER: LA Xtreme Paintball of Slidell, LLC
REQUESTED CHANGE: From A-2 Suburban District to CB-1 Community Based Facilities District & RO Rural Overlay
LOCATION: Parcel located on the south side of Dr. T. J. Smith Sr. Expressway, east of South Receiving Station Road, being 37000 Dr. T.J. Smith, Sr. Expressway, Slidell; S22, T8S, R14E; Ward 9, District 14
SIZE: 80 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>
<td>North</td>
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<td>A-2 Suburban District</td>
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<tr>
<td>South</td>
<td>Undeveloped</td>
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<tr>
<td>West</td>
<td>Residential</td>
<td>A-2 Suburban District</td>
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</tbody>
</table>

EXISTING LAND USE:
Existing development: No
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-2 Suburban District to CB-1 Community Based Facilities District & RO Rural Overlay. This site is located on the south side of Dr. T. J. Smith Sr. Expressway, east of South Receiving Station Road, being 37000 Dr. T.J. Smith, Sr. Expressway, Slidell. The 2025 future land use plan calls for the area to be developed in a manner which it would allow for the preservation of the natural landscape of the site. The site is currently developed with as a paintball field. The zoning change to CB-1 is being requested in order to bring the existing use in compliance with the appropriate zoning and the request to rezone to Rural Overlay is to allow for the future construction of a single family residence on the site. Staff does not have any objections to the request.

STAFF RECOMMENDATION:
The staff recommends that the request for a CB-1 Community Based Facilities District & RO Rural Overlay designation be approved.
Case No.: 2016-244-ZC

PETITIONER: Linda Bankston

OWNER: LA Xtreme Paintball of Slidell, LLC

REQUESTED CHANGE: From A-2 Suburban District to CB-1 Community Based Facilities District & RO Rural Overlay

LOCATION: Parcel located on the south side of Dr. T. J. Smith Sr. Expressway, east of South Receiving Station Road, being 37000 Dr. T.J. Smith, Sr. Expressway, Slidell; S22, T8S, R14E; Ward 9, District 14

SIZE: 80 acres
ZONING STAFF REPORT

Date: 5/31/2016
Case No.: 2016-245-ZC
Posted: 05/24/16

Meeting Date: 6/7/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Lonnie Johnson
OWNER: St. Tammany Fire District No. 13
REQUESTED CHANGE: From A-3 Suburban District & A-1 Suburban District to PF-1 Public Facilities District
LOCATION: Parcel located on the northwest corner of LA Highway 1077 & McDonald Road; S28, T6S, R10E; Ward 1, District 3
SIZE: 1.85 acres

GENERAL INFORMATION

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

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</thead>
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<tr>
<td>North</td>
<td>Residential &amp; Undeveloped</td>
<td>A-3 Suburban District</td>
</tr>
<tr>
<td>South</td>
<td>Undeveloped</td>
<td>A-1 Suburban District</td>
</tr>
<tr>
<td>East</td>
<td>Residential</td>
<td>A-2 Suburban District</td>
</tr>
<tr>
<td>West</td>
<td>Undeveloped</td>
<td>A-1 Suburban District</td>
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</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-3 Suburban District & A-1 Suburban District to PF-1 Public Facilities District. This site is located at the on the northwest corner of LA Highway 1077 & McDonald Road. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not have any objection to the request considering that the purpose of the PF-1 zoning district is to provide for the location of governmental and other institutional uses to the public, in the surrounding area.

Note that the zoning change is being requested to allow for a fire station to be constructed on the site.

STAFF RECOMMENDATION:
The staff recommends that the request for a PF-1 Public Facilities District designation be approved.
Case No.: 2016-245-ZC

PETITIONER: Lonnie Johnson

OWNER: St. Tammany Fire District No. 13

REQUESTED CHANGE: From A-3 Suburban District & A-1 Suburban District to PF-1 Public Facilities District

LOCATION: Parcel located on the northwest corner of LA Highway 1077 & McDonald Road; S28, T6S, R10E; Ward 1, District 3

SIZE: 1.85 acres
A SURVEY OF THE PROPERTY
FOR
BARBARA WINGFIELD

LEGEND

- 1/2'' IRON ROD SET
- 1/2'' IRON ROD FOUND
- 1'' IRON PIPE FOUND
- WOOD FENCE POST
- WOOD STAKE SET
- 2'' METAL POST

NOTE: OWNER—CONTRACTOR TO DETERMINE BUILDING SETBACKS.
Reference 1) LEGAL DESCRIPTION OF THE DONALD D. WINGFIELD PROPERTY RECORDED IN
INSTRUMENT #433102.
2) SURVEY BY C. R. SCHULTZ DATED NOVEMBER 19, 1970 FOR DONALD
D. WINGFIELD. SAID DESCRIPTION AND SURVEY ON FILE IN THE OFFICIAL
RECORDS OF THE CLERK OF COURT FOR ST. TAMMANY AND WERE USED FOR
THE BASIS OF BEARINGS, TITLE(T) CALLS AND 1/4 SECTION TIE SHOWN.

STATE OF LOUISIANA

A SURVEY OF A PORTION OF GROUND SITUATED IN
SECTION 28, TOWNSHIP 6 SOUTH, RANGE 10 EAST,
ST. TAMMANY PARISH, LOUISIANA.

W&F SURVEYORS, INC.
PROFESSIONAL LAND SURVEYORS
223 WEST 21ST AVENUE	COUVIN, LOUISIANA 70435
OFFICE(985)892-2847	FAX(985)892-2808

JOB NO. DRAWN DATE SHEET NO.
950115 15-15

WAYNE R. SIMKIN, P.L.S. REG. #4761

I HEREBY CERTIFY THE SURVEY WAS MADE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND TO THE LIMIT OF THE TOOLS IN MY POSSESSION.

STATE OF LOUISIANA

A SURVEY OF A PORTION OF GROUND SITUATED IN
SECTION 28, TOWNSHIP 6 SOUTH, RANGE 10 EAST,
ST. TAMMANY PARISH, LOUISIANA.

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WAYNE R. SIMKIN, P.L.S. REG. #4761

I HEREBY CERTIFY THE SURVEY WAS MADE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND TO THE LIMIT OF THE TOOLS IN MY POSSESSION.
ZONING STAFF REPORT

PETITIONER: Jenette B. Gordon
OWNER: El Shaddi United Ministries
REQUESTED CHANGE: From A-4 Single-Family Residential District & HC-2 Highway Commercial District to PF-1 Public Facilities District
LOCATION: Parcel located on the west side of Sunset Drive, north of US Highway 190, being 429 Sunset Drive, Slidell; S4, T9S, R14E; Ward 9, District 11
SIZE: 28,000 sq.ft.

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>
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</thead>
<tbody>
<tr>
<td>North</td>
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<tr>
<td>South</td>
<td>Commercial</td>
<td>HC-2 Highway Commercial District</td>
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<td>East</td>
<td>Commercial</td>
<td>A-4 Single-Family Residential District</td>
</tr>
<tr>
<td>West</td>
<td>Residential</td>
<td>HC-2 Highway Commercial District</td>
</tr>
</tbody>
</table>

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

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-4 Single-Family Residential District & HC-2 Highway Commercial District to PF-1 Public Facilities District. This site is located on the west side of Sunset Drive, north of US Highway 190, being 429 Sunset Drive, Slidell. The 2025 future land use plan calls for the site to be developed with commercial uses. There is an existing church on the site. The objective of the request is to bring the current use in compliance with the appropriate zoning and to allow for an addition to the church. Staff does not have any objection to the request, considering that the purpose of the PF-1 zoning district is to provide for the location of governmental and other institutional uses to the public. The rezoning of the property to PF-1 will also create a transition between the commercial uses located on the south side of the property, along Gause West, and the existing residential neighborhood located on the north side of the site.

STAFF RECOMMENDATION:
The staff recommends that the request for a PF-1 Public Facilities District designation be approved.
Case No.: 2016-253-ZC

PETITIONER: Jenette B. Gordon

OWNER: El Shaddi United Ministries

REQUESTED CHANGE: From A-4 Single-Family Residential District & HC-2 Highway Commercial District to PF-1 Public Facilities District

LOCATION: Parcel located on the west side of Sunset Drive, north of US Highway 190, being 429 Sunset Drive, Slidell; S4, T9S, R14E; Ward 9, District 11

SIZE: 28,000 sq.ft.
ADDRESS: 23 SUNSET Drive

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY SURVEY" FOR A CLASS 6 SURVEY. BEARINGS ARE BASED ON SECOND BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES 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.

K.I.M. 4-21-99
22S 2050420E
ZONE AE 100'
"Verify prior to Construction with Local Governing Body"

REVISIONS:

Survey Map Of: LOTS 26 THRU 30 SQUARE 4

Located In: WOODLAND PARK SUBDIVISION

ST. TAMMANY PARISH, LOUISIANA

Certified To: CHRISTIAN CHURCH OF SLIDELL

FILED IN EVIDENCE

DAV 17 2003

DEPUTY CLERK
ZONING STAFF REPORT

Date: 5/31/2016  
Meeting Date: 6/7/2016  
Case No.: 2016-254-ZC  
Determination: Approved, Amended, Postponed, Denied  
Posted: 05/25/16

GENERAL INFORMATION

PETITIONER: Tina Willie Davis

OWNER: Mary Willie

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

LOCATION: Parcel located on the east side of L. Glass Road, south of LA Highway 40, being 82276 L. Glass Road, Folsom; S10, T5S, R10E; Ward 2, District 3

SIZE: 1 acre

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>
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<th>Surrounding Zone</th>
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</thead>
<tbody>
<tr>
<td>North</td>
<td>Undeveloped &amp; Residential</td>
<td>A-1 Suburban District</td>
</tr>
<tr>
<td>South</td>
<td>Undeveloped</td>
<td>A-1 Suburban District</td>
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<tr>
<td>East</td>
<td>Undeveloped</td>
<td>A-1 Suburban District</td>
</tr>
<tr>
<td>West</td>
<td>Undeveloped</td>
<td>A-1 Suburban District</td>
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</tbody>
</table>

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-1 Suburban District & MHO Manufactured Housing Overlay. This site is located on the east side of L. Glass Road, south of LA Highway 40, being 82276 L. Glass Road, Folsom. The 2025 future land use plan calls for the area to be developed with residential & agricultural uses. 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.: 2016-254-ZC

PETITIONER: Tina Willie Davis

OWNER: Mary Willie

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

LOCATION: Parcel located on the east side of L. Glass Road, south of LA Highway 40, being 82276 L. Glass Road, Folsom; S10, T5S, R10E; Ward 2, District 3

SIZE: 1 acre
A Certain Piece or Portion of Ground situated in Section 10, Township 5 South, Range 10 East, St. Tammany Parish, Louisiana, and more fully described as follows:

From the Quarter Section Corner common to Sections 10 and 11, go North 288.5 feet as point; thence North 80 degrees 57 minutes West 342.9 feet to a point located on the southern edge of the Folsom-Bush Road; thence North 61 degrees 34 minutes West 418.6 feet along the southern edge of said road to an iron stake located in a gravel road; thence South 01 degrees 00 minutes West 208.7 feet to an iron stake and the point of beginning. From the point of beginning, continue South 01 degrees 00 minutes West 220.59 feet to an iron stake; thence South 73 degrees 47 minutes 45 seconds East 239.78 feet to an iron stake; thence North 12 degrees 22 minutes 30 seconds East 129.68 feet to an iron stake; thence North 61 degrees 33 minutes 58 seconds West 294.01 feet to an iron stake and the point of beginning.

Said property contains 1.0 acre.
ZONING STAFF REPORT
Date: 5/31/2016
Case No.: 2016-255-ZC
Posted: 05/25/16
Meeting Date: 6/7/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jeffrey D. Schoen
OWNER: Money Hill Plantation, LLC
REQUESTED CHANGE: From A-2 Suburban District to HC-2 Highway Commercial District
LOCATION: Parcel located on the east side of LA Highway 21, north of Money Hill Drive, south of Eason Drive; 23 & 26, T5S, R12E; Ward 5, District 6
SIZE: 17.15 acres

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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</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential &amp; pond</td>
<td>A-2 Suburban District</td>
</tr>
<tr>
<td>South</td>
<td>Undeveloped</td>
<td>HC-2 Highway Commercial District</td>
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<tr>
<td>East</td>
<td>Undeveloped</td>
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<tr>
<td>West</td>
<td>Residential</td>
<td>A-1 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 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-2 Suburban District to HC-2 Highway Commercial District. This site is located on the east side of LA Highway 21, north of Money Hill Drive, south of Eason Drive. The 2025 future land use plan calls for the area to be developed as a planned district including residential uses and conservation areas. Staff acknowledges the presence of HC-2 zoning, just south of Money Hill Drive; however, no commercial development has been taking place in the area since the rezoning was approved, through the comprehensive zoning. At this time, staff does not see any compelling reasons to recommend approval of the requested zoning change to allow for any additional commercial zoning in the area.

Note that a zoning change to HC-2 was submitted for the same site, during the comprehensive rezoning; however, it was not approved by the Council. Prior to the comprehensive rezoning, the site was zone R Rural Zoning District.

STAFF RECOMMENDATION:
The staff recommends that the request for a HC-2 Highway Commercial District designation be denied.
Case No.: 2016-255-ZC

PETITIONER: Jeffrey D. Schoen

OWNER: Money Hill Plantation, LLC

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

LOCATION: Parcel located on the east side of LA Highway 21, north of Money Hill Drive, south of Ebon Drive; S23 & 26, T55, R12E; Ward 5, District 6

SIZE: 17.15 acres
ZONING STAFF REPORT

Date: 5/3/2016
Case No.: 2016-257-ZC
Prior Action: Zoning change to A-4 approved
(05/25/16)

Meeting Date: 6/7/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Joshua Wainer
OWNER: Watercross Development, LLC
REQUESTED CHANGE: From A-4A Single-Family Residential District to A-4A Single-Family Residential District & PUD Planned Unit Development Overlay
LOCATION: Parcel located north of Westshore Drive Extension & north of Pinnacle Pkwy; S47, T7S, R11E; Ward 1, District 1
SIZE: 80.37 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>
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<td>Multi Family &amp; Commercial</td>
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<td>East</td>
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<tr>
<td>West</td>
<td>Commercial &amp; Residential</td>
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EXISTING LAND USE:
Existing development: No
Multi occupancy development: Yes

COMPREHENSIVE PLAN:

Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, e.g.) uses, as well as the supporting infrastructure and public services they will require (See "Small Area Plans," below). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

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

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-4A Single-Family Residential District to A-4A Single-Family Residential District & PUD Planned Unit Development Overlay. This site is located north of Westshore Drive Extension & north of Pinnacle Pkwy. The 2025 future land use plan calls for the area to be developed as a planned district with single family residential and conservation area. The PUD is proposed to be developed as a single family residential subdivision of a maximum of 143 lots. The size of the lots considerably varies throughout the development mainly because of the presence of wetlands, the configuration of the site and the fact that it is abutting the Tchefuncte River.

Note the A-4A, underlying zoning of the site (ZC14-03-025), was approved by the council in May 2014.
GENERAL PUD CRITERIA

<table>
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<tr>
<th>Required information</th>
<th>Staff Comments</th>
</tr>
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<tbody>
<tr>
<td>Title of the project, name of the developer, legal description</td>
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</tr>
<tr>
<td>Existing Land Use within 500' of all boundaries on the plan</td>
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</tr>
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<tr>
<td>Ultimate Disposal of Surface Drainage</td>
<td>Shall be Provided as Required</td>
</tr>
<tr>
<td>Environmental Assessment Data Form</td>
<td>Provided as Required</td>
</tr>
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</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.

Current gross density of this property, under the A-4A Single family Residential District is at 6 units per acre, which would allow for a maximum of 482 lots. The net density would allow for 362 units. The proposal is for 143 units with a net density would be 1.7 units per acre.

GREENSPACE
A total of 27 acres of greenspace (33%) is proposed to be provided throughout the subdivision, including non-disturbed wetlands area, an active recreation area and some other small passive greenspace area. The total acreage dedicated to active recreation is 0.85 acres, consisting of boat launch giving access to the Tchefuncte River. The total acreage dedicated to passive recreation is 26.15 acres consisting of open greenspace and undisturbed wetlands areas. Note that the 0.21 acre greenspace area cannot be included as part of the total greenspace area considering that it is not a minimum of a ¼ of an acre in area. Also, provide information regarding the 18.7 acre & 6.97 acre greenspace area, as if that portion of the greenspace is inundated by water for a period of greater than four (4) months within each calendar year. Finally, benches, gazebos and playground equipment should be provided within the proposed greenspaces areas.

As a condition of Ordinance 499, a "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 some of the objectives of the 2025 future land use plan. However, staff is concerned by the fact that a large portion of the site is covered with wetlands and that almost half of proposed number of lots are entirely or partially located within the wetland area. For that reason, staff feels that a lower density would be more suitable for the development of the site.

STAFF RECOMMENDATION:
The staff recommends that the request for a PUD Planned Unit Development Overlay designation be postponed, considering that additional information shall be provided regarding the required greenspace area.
Case No.: 2016-257-ZC

PETITIONER: Joshua Wainer

OWNER: Watercross Development, LLC

REQUESTED CHANGE: From A-4A Single-Family Residential District to A-4A Single-Family Residential District & PUD Planned Unit Development Overlay

LOCATION: Parcel located north of Westshore Drive Extension & north of Pinnacle Pkwy; S47, T7S, R11E; Ward 1, District 1

SIZE: 80.37 acres
ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant’s Name:  WATERCROSS DEVELOPMENT, LLC

Developer’s Address:  321 VETERANS MEMORIAL BLVD. METAIRIE LOUISIANA 70005

Developer’s Phone No.  (504)834-5511

Subdivision Name:  ESTATE AT WATERCROSS

Number of Acres in Development:  81.14  Number of Lots/Parcels in Development:  145

Ultimate Disposal of Surface Drainage:  TCHEFUNCTE RIVER

Water Surface Runoff Mitigation Proposed:  STORM WATER QUALITY "FIRST FLUSH" WILL BE INCORPORATED INTO THE PROJECT

(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?  TCHEFUNCTE RIVER & FLOWERS BAYOU
- 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/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.

WATERCROSS DEVELOPMENT, LLC  BY: ___________________________  4/18/16
ENGINEER/SURVEYOR/OR DEVELOPER  (SIGNATURE)
ZONING STAFF REPORT

Date: 5/31/2016
Case No.: 2016-258-ZC
Posted: 05/25/16

Meeting Date: 6/7/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Zachary & Heather Davis
OWNER: Zachary & Heather Davis
REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District & RO Rural Overlay
LOCATION: Parcel located on the south side of River Road, east of Airport Road, being 74643 River Road, Covington; S21, T6S, R11E; Ward 3, District 2
SIZE: 5.002 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>
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</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential</td>
<td>A-2 Suburban District</td>
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<tr>
<td>South</td>
<td>Undeveloped</td>
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<tr>
<td>East</td>
<td>Residential</td>
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</tr>
<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 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 A-2 Suburban District to A-2 Suburban District & RO Rural Overlay. This site is located on the south side of River Road, east of Airport Road, being 74643 River Road, Covington. The 2025 future land use plan calls for the area to be developed with new residential uses, compatible with the surrounding uses. The objective of the request is to allow for the construction of a barn on the site. Considering the size of the property and the rural character of the area, staff has no objection to the request.

STAFF RECOMMENDATION:
The staff recommends that the request for a RO Rural Overlay designation be approved.
Case No.: 2016-258-ZC

PETITIONER: Zachary & Heather Davis

OWNER: Zachary & Heather Davis

REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District & RO Rural Overlay,

LOCATION: Parcel located on the south side of River Road, east of Airport Road, being 74643 River Road, Covington; S21, T6S, R11E; Ward 3, District 2

SIZE: 5.002 acres
ZONING STAFF REPORT

Date: 5/31/2016
Case No.: 2016-261-ZC
Posted: 05/26/16
Meeting Date: 6/7/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Tim Henning
OWNER: James & Sandy Wood
REQUESTED CHANGE: From A-1 Suburban District to A-2 Suburban District (2.254 acres) & A-3 Suburban District (21.879 acres)
LOCATION: Parcel located on the east side of LA Highway 1077, north of Tantella Ranch Road; S17 & 20, T6S, R10E; Ward 1, District 3
SIZE: 24.14 acres

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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<tr>
<th>Direction</th>
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<tbody>
<tr>
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<tr>
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<td>A-1 Suburban District &amp; 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 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-1 Suburban District to A-2 Suburban District & A-3 Suburban District. This site is located on the east side of LA Highway 1077, north of Tantella Ranch Road. The 2025 future land use plan calls for the area to be developed as a planned district with single family residential uses and conservation areas. The A-2 Suburban District is being requested to allow for the creation of a 2.254 acre parcel of land for the existing single family residence, to be sold separately. The remaining 21.879 acre portion of the site is requested to be rezoned to A-3, to be added to the adjacent residential PUD development (see requested major amendment to the PUD ZC04-07-055).

STAFF RECOMMENDATION:
The staff recommends that the request for an A-2 Suburban District & A-3 Suburban District designation be approved.
Case No.: 2016-261-ZC

PETITIONER: Tim Henning

OWNER: James & Sandy Wood

REQUESTED CHANGE: From A-1 Suburban District to A-2 Suburban District (2.254 acres) & A-3 Suburban District (21.879 acres)

LOCATION: Parcel located on the east side of LA Highway 1077, north of Tantela Ranch Road; S17 & 20, T6S, R10E; Ward 1, District 3

SIZE: 24.14 acres
ZONING STAFF REPORT

Date: 5/31/2016
Case No.: ZC04-07-055
Prior Action: Approved by Council (11/02/06)
Posted: 05/26/2016

Meeting Date: 6/7/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Lonesome Development, L.L.C., c/o Tim Henning
OWNER: Lonesome Development, L.L.C., c/o Tim Henning

REQUESTED CHANGE: Major Amendment to the (Planned Unit Development Overlay) & addition of 21.879 acres

LOCATION: Parcel located west of Tantella Ranch Road, east of LA Highway 1077, north of the intersection of Tantella Ranch Road and LA Highway 1077; S8, T17, & 20, T6S, R10E; Ward 1, District 1

SIZE: 228.321 acres

GENERAL INFORMATION

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

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<td>Residential &amp; Undeveloped</td>
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</table>

EXISTING LAND USE:
Existing development: Multi occupancy development:

COMPREHENSIVE PLAN:
Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, e.g.) uses, as well as the supporting infrastructure and public services they will require (See "Small Area Plans," below). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

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

STAFF COMMENTS:
The site is located west of Tantella Ranch Road, east of LA Highway 1077. A single family residential development of a total of 260 lots was approved to be developed on the site in 2004. The request consist of a major amendment of the originally approved PUD plan and the addition of 21.879 acres. Note that a zoning change request to A-3 (2016-261-ZC) has also been submitted to establish the underlying zoning of the 21.879 acre parcel to be added to the PUD.

The requested amendments of the originally approved subdivision consists of:
- A reconfiguration of the roads and the lots, resulting in an improvement of the circulation.
- A reduction of the total number of ponds from 3 small ponds to 3 large ponds to improve the drainage of the site.
- Increase in the total acreage of greenspace from 59.78 acres to 67.565 acres and the addition of active and passive amenities.
- Increase of size of the buffer along Hwy 1077 & Tantella Ranch Road.
- The addition of 21.879 acres to the site, proposed to be developed with single family residential lots, making for a total of 296 residential lots with an average lot size of 15,000 sq.ft.
ACCESS
As originally approved, the site is proposed to be accessed from Tantella Ranch Road through a 2 way drive and from Hwy 1077 through a boulevard type access drive.

GENERAL PUD CRITERIA

<table>
<thead>
<tr>
<th>Required information</th>
<th>Staff Comments</th>
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</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.

Current gross density of this additional 21.879 acre property, under the A-1 Suburban District is at 1 unit per 5 acres, which would allow for a maximum of 4 lots. According to the requested zoning change to A-3 Suburban District, the gross density would be of 2 units per acre, which would allow for 43 units. The net density would allow for 33 units. The proposal is for 33 units with a net density would be 1.5 units per acre.

GREENSPACE
A total of 67.565 acres of greenspace (29.60%) is proposed to be provided throughout the subdivision, including 50% of the pond area and the active and passive recreation area. The total acreage dedicated to active recreation is 4.366 acres (1.9%), consisting of a pool and cabana, playground, recreational fishing in ponds and a cleared active recreation area for volleyball, softball or other sports. The total acreage dedicated to passive recreation is 63.19 acres consisting of open space and dedicated walking paths. The proposed recreational amenities create a considerable improvement to the subdivision. The reconfiguration of the subdivision is also making the open spaces and pond area more functional and beneficial to the residents.

Additional information to be provided:

- 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.

- A cross-section of the proposed walking/jogging path shall be provided, indicating the width and materials to be used for the construction of said path (acceptable material type: aggregate, semi hard, hard surface materials. No grass or natural ground pat allowed.).

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 some of the objectives of the 2025 future land use plan. The proposed PUD fails to conform to the “Single Family Residential - Conservation” classification in that this designation calls for “a density – within the overall tract – which is similar to that of adjoining residential uses.” The proposed subdivision is surrounded by large undeveloped tracts of land and few single family residences. However, the density of the proposed revised PUD is lower than the density of the approved PUD subdivisions located in proximity (Northridge Subdivision 1.63 lots/acre, Eagle Lake Subdivision 2 lots/acre and Bedico Ranch (not constructed) approved at 1.26 lots/acre).

STAFF RECOMMENDATION:

The staff recommends that the requested major amendment to the PUD and the addition be approved.
Case No.: ZC04-07-055

PETITIONER: Lonesia Development, L.L.C., c/o Tim Henning

OWNER: Lonesia Development, L.L.C., c/o Tim Henning

REQUESTED CHANGE: Major Amendment of the PUD Planned Unit Development District & addition of acres

LOCATION: Parcel located west of Tantella Ranch Road, east of LA Highway 1077, north of the intersection of Tantella Ranch Road and LA Highway 1077; S8, 17, & 20, T6S, R10E; Ward 1, District 1

SIZE: 228.321 acres
ZONING STAFF REPORT

Date: 5/31/2016
Case No.: 2016-262-ZC
Posted: 05/26/16

Meeting Date: 6/7/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Patricia Lacoste, Richard Zimmer, Dianne Zimmer, Herb Davis
OWNER: Patricia Lacoste, Richard Zimmer, Dianne Zimmer, Herb Davis
REQUESTED CHANGE: From A-2 Suburban District to ED-1 Primary Education District
LOCATION: Parcel located on the west side of Magnolia street, north of Sassafras Street, being 252 & 256 Magnolia Street, Mandeville; S45, T8S, R11E; Ward 4, District 4
SIZE: 1.596 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>
<th>Direction</th>
<th>Surrounding Use</th>
<th>Surrounding Zone</th>
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<td>North</td>
<td>Single Family Residential</td>
<td>A-2 Suburban District</td>
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<tr>
<td>South</td>
<td>Single Family Residential</td>
<td>A-2 Suburban District</td>
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<tr>
<td>East</td>
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</tr>
<tr>
<td>West</td>
<td>Single Family Residential</td>
<td>A-2 Suburban 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 A-2 Suburban District to ED-1 Primary Education District. This site is located at the on the west side of Magnolia street, north of Sassafras Street, being 252 & 256 Magnolia Street, Mandeville. The 2025 future land use plan calls for the area to be developed with single family residential uses. There is existing private elementary school on the lot located at 252 Magnolia St. The other site is developed with a single family residence. The objective of this request is to bring the existing use in compliance with the appropriate zoning district and to allow for expansion of the school on the adjacent lot. Staff does not have any objections to the request to bring the existing use in compliance with the appropriate zoning; however, there is no compelling reason to recommend approval of the expansion on the adjacent lot.

STAFF RECOMMENDATION:
The staff recommends that the request for an ED-1 Primary Education District designation be approved only for the parcel located at 252 Magnolia Street, and recommend denial of the requested zoning change for the parcel located at 256 Magnolia Street.
Case No.: 2016-262-ZC

PETITIONER: Patricia Lacoste, Richard Zimmer, Dianne Zimmer, Herb Davis

OWNER: Patricia Lacoste, Richard Zimmer, Dianne Zimmer, Herb Davis

REQUESTED CHANGE: From A-2 Suburban District to ED-1 Primary Education District

LOCATION: Parcel located on the west side of Magnolia street, north of Sassafras Street, being 252 & 256 Magnolia Street, Mandeville; S45, T8S, R11E, Ward 4, District 4

SIZE: 1.596 acres
SURVEY MAP

of

PORTION OF LOT 57, LEWISBURG
ZONING STAFF REPORT

Date: 5/31/2016
Case No.: 2016-263-ZC
Posted: 05/24/16
Meeting Date: 6/7/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Mark Salvetti
OWNER: James E. Maurin

REQUESTED CHANGE: From NC-2 Indoor Retail & Service District & NC-5 Retail and Service District & A-4 Single-Family Residential District to A-4 Single Family Residential District, NC-5 Retail and Service District & PUD Planned Unit Development Overlay

LOCATION: Parcel located at the at the southeast intersection of Brewster Road and River Chase Drive; S47, T7S, R11E; Ward 1, District 1

SIZE: 19 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>
<th>Direction</th>
<th>Surrounding Use</th>
<th>Surrounding Zone</th>
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<td>North</td>
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EXISTING LAND USE:

Existing development: No
Multi occupancy development: Yes

COMPREHENSIVE PLAN:

Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, e.g.) uses, as well as the supporting infrastructure and public services they will require (See "Small Area Plans," below). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from NC-5 Retail and Service District & A-4 Single-Family Residential District to NC-5 Retail Service District & A-4 Single Family Residential District to PUD Planned Unit Development Overlay. This site is located at the southeast intersection of Brewster Road and River Chase Drive and proposed to be developed as a single family residential development of a total of 78 lots (see chart below).

Note that a zoning change request to A-5 Two Family Residential District has been submitted for a 9.1 acre portion of the site, in order to establish the underlying zoning (2016-264-ZC).

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Note that as per Ordinance 499: a traffic impact analysis (TIA) is required for all development of more than 50 lots.
ZONING STAFF REPORT

Date: 5/31/2016
Case No.: 2016-263-ZC
Posted: 05/24/16

Meeting Date: 6/7/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Mark Salvetti
OWNER: James E. Maurin
REQUESTED CHANGE: From NC-2 Indoor Retail & Service District & NC-5 Retail and Service District & A-4 Single-Family Residential District to A-4 Single Family Residential District, NC-5 Retail and Service District & PUD Planned Unit Development Overlay
LOCATION: Parcel located at the at the southeast intersection of Brewster Road and River Chase Drive; S47, T7S, R11E; Ward 1, District 1
SIZE: 19 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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Note that as per Ordinance 499: a traffic impact analysis (TIA) is required for all development of more than 50 lots.
ACCESS & CIRCULATION
The site is proposed to be accessed from River Chase Drive & Continental Drive, through a round-about and an existing boulevard type driveway.

A per Ordinance 499 the following information is required to be provided:

- Street jogs (intersections on opposite sides of a street) must be no closer than 125' apart measured at the centerline of each intersection. The intersections at "B", "C" and "D" Streets appear to be in violation of this requirement. Therefore, the developer's engineer needs to review this matter and make adjustments, if needed, in order to comply with code.
- Show a typical inset detail on the PUD plan that depicts the roadway width and radius for the cul-du-sac at the end of "C" Street. The minimum requirements for a cul-du-sac calls for a 60' minimum radius with a 26' minimum inside turning radius for the roadway.
- Proper street names are required to be depicted on the plan and vetted and approved by the 911 addressing officer for the parish.

GENERAL PUD CRITERIA

<table>
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<td>Title of the project, name of the developer, legal description</td>
<td>Provided as Required</td>
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<td>Existing Land Use within 500' of all boundaries on the plan</td>
<td>Provided as Required</td>
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<td>Restrictive Covenants</td>
<td>Shall be Provided as Required under UDC Section 6.01 &amp; Ordinance 499 Section 40-074.001</td>
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<td>Minimum front, sides &amp; rear yard setbacks &amp; maximum height</td>
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<td>Wetland Delineations</td>
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<td>Flood Zone Demarcation Lines</td>
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<td>Ultimate Disposal of Surface Drainage</td>
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</tr>
<tr>
<td>Environmental Assessment Data Form</td>
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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.

Current gross density of this property, under the A-4 is at 4 units per acres, which would allow for a maximum of 45 units & under the requested zoning change to A-5, it would be at 1 units per 4000 square feet, which would allow for a maximum of 99 units, for a total maximum allowable number of units of 144. The net density would allow for a total of 84 units. The proposal is for 78 units with a net density would be 6 units per acre.

GREENSPACE
A total of 4.85 acres of greenspace (25.5%) is proposed to be provided throughout the subdivision. The total acreage dedicated to active recreation is 0.26 acres, consisting of playground equipment. The total acreage dedicated to passive recreation is 4.59 acres consisting of open spaces and sidewalks. Considering that several pocket parks are proposed throughout the subdivision, benches and gazebos should be provided as well as a formal walking path from River Chase Drive, through the playground park, to Alley 3.

Note that if the developer is providing a walking/jogging path, a cross-section detail should be depicted on the PUD plan indicating the width and materials to be used for the construction of said path. Furthermore, the path should be constructed of either an aggregate, semi-hard or hard-surfaced materials (not natural ground or a grass path).

Also as a condition of Ordinance 499, a "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 high density single family residential development, creating a balance with the existing and proposed uses in the surrounding area. The conservation criteria of the 2025 is also being meet through the design of the subdivision which allows for the preservation of several existing live oak trees.

STAFF RECOMMENDATION:

The staff recommends that the request for a PUD Planned Unit Development Overlay designation be postponed, considering that additional required information shall be provided as stated above. Note that the proposed PUD does provide very little diversity of lot sizes and a small amount of passive and active amenities; however, it is part of the River Chase development, which has for objective to provide a variety of commercial & residential uses. As a part of a global development, the proposed PUD meets the 2025 future land use plan and definitely provides a balance with the adjacent uses.
Case No.: 2016-263-ZC

PETITIONER: Mark Salvetti

OWNER: James E. Maurin

REQUESTED CHANGE: From NC-2 Indoor Retail & Service District & NC-5 Retail and Service District & A-4 Single-Family Residential District to A-4 Single Family Residential District, NC-5 Retail and Service District & PUD Planned Unit Development Overlay

LOCATION: Parcel located at the at the southeast intersection of Brewster Road and River Chase Drive; S47, T7S, R11E, Ward 1, District 1

SIZE: 19 acres
ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: Prescott Bailey

Developer's Address: 635 Main Street Baton Rouge LA 70801
Street City State Zip Code

Developer's Phone No. 225-372-2814 225-229-6333
(Business) (Cell)

Subdivision Name:

Number of Acres in Development: 19 Number of Lots/Parcels in Development: 78

Ultimate Disposal of Surface Drainage: Water Quality Ponds then to Christ Wood Ditch

Water Surface Runoff Mitigation Proposed: Water Quality Ponds

(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? Fuel for Equipment

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

If yes, what major streams or waterways? Christ Wood Ditch
- Does the subdivision front on any major arterial streets? □ Yes □ No
  If yes, which major arterial streets? Brewster Road

- Will any smoke, dust or fumes be emitted as a result of operational construction? □ Yes □ No
  If yes, please explain: Open burning trees, used equipment usage.

- 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 aesthetic 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]

Engineer/Surveyor/Or Developer
(Signature)

4/18/16

Date
Operations Division  
Eastern Evaluation Section  

SUBJECT: EG-20-010-0492  

Stirling Mandeville, L.L.C.  
ATTN: Lewis W. Stirling  
109 Northpark Boulevard, Suite 300  
Covington, Louisiana 70434  

Dear Mr. Stirling:  

Enclosed is a permit dated this date, subject as above, authorizing work under the Department of the Army permit program.  

You are again reminded that any work not in accordance with the approved plans is subject to removal regardless of the expense and the inconvenience that such removal may involve and regardless of the date when the discrepancy is discovered.  

Your attention is directed to all the terms and conditions of the approval. In order to have the work approved in accordance with the issued permit, all terms and conditions of the permit and plans shown on the drawings attached thereto must be rigidly adhered to.  

It is necessary that you notify the District Engineer, Attention: Eastern Evaluation Section, in writing, prior to commencement of work and also upon its completion. The notification must include the permittee's name, as shown on the permit, and the permit number. Please note the expiration date on the permit. Should the project not be completed by that date, you may request a permit time extension. Such requests must be received before, but no sooner than six months before, the permit expiration date and must show the work completed and the reason the project was not finished within the time period granted by the permit.  

A copy of Page 1 of the permit (ENG Form 1721) must be conspicuously displayed at the project site. Also, you must keep a copy of the signed permit at the project site until the work is completed.  

Sincerely,  

Ronnie W. Duke  
Chief, Eastern Evaluation Section  

Enclosure
DEPARTMENT OF THE ARMY PERMIT

Permittee: Stirling Mandeville, L.L.C.

Permit No. EG-20-010-0492

Issuing Office: New Orleans District

NOTE: The term "you" and its derivatives, as used in this permit, means the permittee or any future transferee. The term "this office" refers to the appropriate district or division office of the Corps of Engineers having jurisdiction over the permitted activity or the appropriate official of that office acting under the authority of the commanding officer.

You are authorized to perform work in accordance with the terms and conditions specified below.

Project Description: Install and maintain a commercial subdivision and associated appurtenant structures, and improve an existing sewage outfall ditch. In accordance with the drawings attached in eight sheets; sheet 1, undated, sheet 2, dated June 29, 2001, sheets 3, 4, 5, 6 and 7, dated September 10, 2002, and sheet 8 dated September 13, 2002.

Project Location: In St. Tammany Parish, near Covington, Louisiana.

Permit Conditions:

General Conditions:

1. The time limit for completing the work authorized ends on OCTOBER 31, 2007. If you find that you need more time to complete the authorized activity, submit your request for a time extension to this office for consideration at least 1 month before the above date is reached.

2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.

3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
4. If you sell the property associated with this permit, you must obtain the signature of the new owner in the space provided and forward a copy of the permit to this office to validate the transfer of this authorization.

5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit. For your convenience, a copy of the certification is attached if it contains such conditions.

6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Special Conditions: Page 4

Further information:

1. Congressional Authorities: You have been authorized to undertake the activity described above pursuant to:

( ) Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403).
(X) Section 404 of the Clean Water Act (33 U.S.C. 1344).

2. Limits of this authorization.

a. This permit does not obviate the need to obtain other Federal, State, or local authorizations required by law.

b. This permit does not grant any property rights or exclusive privileges.

c. This permit does not authorize any injury to the property or rights of others.

d. This permit does not authorize interference with any existing or proposed Federal project.

3. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:

a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.

b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.

c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.

d. Design or construction deficiencies associated with the permitted work.
e. Damage claims associated with any future modification, suspension, or revocation of this permit.

4. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.

5. Reevaluation of Permit Decision. This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:

a. You fail to comply with the terms and conditions of this permit.

b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (See 4 above).

c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.

Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you to comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CFR 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.

6. Extensions. General condition 1 establishes a time limit for the completion of the activity authorized by this permit. Unless there are circumstances requiring either a prompt completion of the authorized activity or a reevaluation of the public interest decision, the Corps will normally give favorable consideration to a request for an extension of this time limit.

Your signature below, as permittee, indicates that you accept and agree to comply with the terms and conditions of this permit.

X [Signature] X 10-10-02
(PERMITTEE) (DATE)

This permit becomes effective when the Federal official, designated to act for the Secretary of the Army, has signed below.

Ronnie W. Duke  October 10, 2002
Chief Eastern Evaluation Section  (DATE)
for Peter J. Rowan, District Engineer

When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below.

TRANSFEREE  (DATE)
SPECIAL CONDITIONS EG-20-010-0492

7. The permittee has agreed to compensate for unavoidable impacts to wetland functions and values by contributing funds to the Louisiana Nature Conservancy for the acquisition, enhancement, management and administration of 101.6 acres of pine flatwood/savanna wetlands.

8. The permittee shall make the contribution payable to "The Louisiana Nature Conservancy" and send it in care of Mr. Richard Martin, Post Office Box 4125, Baton Rouge, Louisiana 70821. The permittee shall include a copy of this permit with the contribution.

9. The permittee shall complete the mitigation prior to beginning work on the permitted project or within one year of permit issuance, whichever comes first. The Louisiana Nature Conservancy will provide the Corps of Engineers verification of receipt of the contribution and the Corps of Engineers will then contact the permittee informing him that he may proceed.

10. The compensatory mitigation identified above has been determined to be a necessary part of this permit approval. Failure by the permittee to perform the compensatory mitigation, in accordance with the permit conditions, is considered grounds for permit suspension, permit revocation, and/or restoration of the work performed under this authorization.

11. Prior to commencing work on the project, the permittee must obtain all approvals necessary from St. Tammany Parish.

12. Many local governing bodies have instituted laws and/or ordinances in order to regulate dredge and/or fill activities in floodplains to assure maintenance of floodwater storage capacity and avoid disruption of drainage patterns that may affect surrounding properties. Your project involves dredging and/or placement of fill, therefore, you must contact the local municipal and/or parish governing body regarding potential impacts to floodplains and compliance of your proposed activities with local floodplain ordinances, regulations or permits.

13. The permittee shall employ siltation controls around all construction sites that require earthwork (clearing, grading, dredging and/or deposition of fill material) such that eroded material is prevented from entering adjacent wetlands and/or waterways.

14. All best management practices and vegetative plantings of the detention/retention ponds must be in accordance with the agreed upon plan between the permittee and the St. Tammany Parish Engineering Department. The final recommendations of the St. Tammany Parish Engineering Department regarding the vegetative plantings must be forwarded to this District no later than 30 days from the date of the final plan.

-4-
WETLAND EXHIBIT
91.96 ACRES OF WETLANDS
80.07 ACRES DISTURBED
11.89 ACRES UNDISTURBED (TO BE DEVELOPED AT A LATER DATE)

MATCHLINE B

LEGEND

WETLAND
UPLAND
DRAINAGE DITCH

"UNAUTHORIZED WORK PERFORMED BY OTHERS.

PROPOSED RETAIL DEVELOPMENT
MANDEVILLE, LA
STIRLING 21, LLC.
COVINGTON, LOUISIANA

DATE: 5/10/02

TILE: WETLAND EXHIBIT
WETLAND EXHIBIT
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SCALE IN FEET

PROPOSED RETAIL DEVELOPMENT
MANDEVILLE, LA
STIRLING 21, LLC.
COVINGTON, LOUISIANA
DATE: 9/10/02
SITE EXHIBIT

PROPOSED RETAIL DEVELOPMENT
MANDEVILLE, LA
STIRLING 21, L.L.C.
COVINGTON, LOUISIANA

DATE: 9/10/02
OCT 15 2001

Solutions, Inc.
P.O. Box 820127
Vicksburg, MS 39182-0127

Attention: Peggy P. Holliday, Agent for Stirling Mandeville, LLC

RE: Corps of Engineers Permit (EG-20-010-0492)
Water Quality Certification (WQC 010215-03/AJ 90632)
St. Tammany Parish

Gentlemen:

The Department has reviewed your comments regarding the above referenced project, as revised August 30, 2001, that would involve the clearing, grading, excavation, and placement of earthen and aggregate fill as necessary to construct access roads, building slabs, parking areas, detention ponds, utilities and other appurtenances all to implement a retail development (Mandeville Commercial Development) near Covington, Louisiana. This work was partially completed prior to obtaining a Department of the Army permit.

The requirements for Water Quality Certification have been met in accordance with LAC 33:IX.1507.A-E. Based on the information provided in your application, we have determined that the placement of the fill material will not violate the water quality standards of Louisiana provided for under LAC 33:IX.Chapter 11. Therefore, the Department has no objection to this project.

Sincerely,

Bliss M. Higgins
Assistant Secretary
Office of Environmental Services

BMH/mvrb

c: Corps of Engineers, New Orleans
Coastal Management Division
February 3, 2003

Ronald J. Ventola
Department of Army
New Orleans District, COE
P. O. Box 60267
New Orleans, LA 70160-0267

Permit No.: EG-20-010-0492
Applicant: Stirling Mandeville, L.L.C.
TNC No.: 572

Dear Mr. Ventola,

This letter is confirmation that The Nature Conservancy of Louisiana has received a check from Stirling Mandeville, L.L.C. for 101.6 acres of pine wetland mitigation, which was required under the above listed permit. This contribution will be deposited in our Southeast Louisiana Pine Wetlands Mitigation Bank account and will be used for the acquisition, restoration and maintenance of pine wetlands in southeast Louisiana. To date, our mitigation bank in the Northshore area has helped conserve over 4,000 acres.

Sincerely,

Nelwyn C. McInnis
Florida Parishes Program Manager

Co: Mr. Jimmy Maurin
Stirling Properties, Inc.
109 Northpark Blvd., Suite 300
Covington, LA 70433

Ms. Peggy Holiday
Solutions, Inc.
112 Jennifer Lane
Vicksburg, MS 39183

Mr. Mike Farabee
Department of the Army
New Orleans District, COE
OD-SE
P. O. Box 60267
New Orleans, LA 70160-0267
ZONING STAFF REPORT

Date: 5/31/2016
Case No.: 2016-264-ZC
Posted: 05/24/16

Meeting Date: 6/7/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Mark Salvetti
OWNER: James E. Maurin
REQUESTED CHANGE: From NC-2 Indoor Retail & Service District & NC-5 Retail and Service District to A-5 Two Family Residential District
LOCATION: Parcel located at the southeast intersection of Brewster Road and River Chase Drive; S47, T7S, R11E; Ward 1, District 1
SIZE: 9.1 acre

GENERAL INFORMATION

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

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<td>NC-5 Retail &amp; Service District</td>
</tr>
</tbody>
</table>

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

COMPREHENSIVE PLAN:

Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, e.g.) uses, as well as the supporting infrastructure and public services they will require (See “Small Area Plans, ” below). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from NC-2 Indoor Retail & Service District & NC-5 Retail and Service District to A-5 Two Family Residential District. This site is located at the southeast intersection of Brewster Road and River Chase Drive. The 2025 future land use plan calls for the area to be developed as a planned district with single family residential uses and conservation areas. Staff does not have any objections to the request considering that the A-5 would create a transition between the abutting A-7 Multi family Residential zoning on the west side and A-4 Single family Residential zoning on the south side. Also, the rezoning of the portion of the site currently, zoned NC-2 & NC-5 would also create a transition between the exiting commercial NC-5 and residential A-4 zoning districts.

Note that a zoning change to PUD Planned Unit Development Overlay has been requested for the same site (2016-263-ZC).

STAFF RECOMMENDATION:
The staff recommends that the request for an A-5 Two Family Residential District designation be approved.
Case No.: 2016-264-ZC

PETITIONER: Mark Salvetti

OWNER: James E. Maurin

REQUESTED CHANGE: From NC-2 Indoor Retail & Service District & NC-5 Retail and Service District to A-5 Two Family Residential District

LOCATION: Parcel located at the southeast intersection of Brewster Road and River Chase Drive; S47, T7S, R11E; Ward 1, District 1

SIZE: 9.1 acre
ZONING STAFF REPORT

Date: 5/31/2016  
Case No.: ZC15-04-035  
Prior Action: Approved Council (07/09/15)  
Posted: 05/26/16  

Meeting Date: 6/7/2016  
Determination: Approved, Amended, Postponed, Denied  

GENERAL INFORMATION

PETITIONER: Kyle Associates, LLC  
OWNER: Yanin, LLC  
REQUESTED CHANGE: Major Amendment to the PUD Planned Unit Development Overlay  
LOCATION: Parcel located on the south side of Highway 22, west of Trepagnier Road and east of Helen Drive; S16 & 21, T7S, R10E; Ward 1, District 4  
SIZE: 71 acre  

GENERAL INFORMATION

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 Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential &amp; Commercial</td>
<td>HC-1 &amp; HC-2 Highway Commercial District &amp; NC-4 Neighborhood Institutional District</td>
</tr>
<tr>
<td>South</td>
<td>Undeveloped</td>
<td>A-1 Suburban District</td>
</tr>
<tr>
<td>East</td>
<td>Undeveloped &amp; Undeveloped</td>
<td>A-1 Suburban District</td>
</tr>
<tr>
<td>West</td>
<td>Undeveloped &amp; Guste Island Subdivision</td>
<td>PUD Planned Unit Development Overlay</td>
</tr>
</tbody>
</table>

EXISTING LAND USE:

Existing development: No  
Multi occupancy development: Yes  

COMPREHENSIVE PLAN:

Planned Districts - Coordinated development on several parcels, usually at a higher density - but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, e.g.) uses, as well as the supporting infrastructure and public services they will require (See “Small Area Plans,” below). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.  

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

STAFF COMMENTS:

The site is located on the south side of Highway 22, west of Trepagnier Road and was approved to be developed as a single family residential subdivision of a total of 149 lots. Note that a zoning change (ZC15-04-036) to A-4 Single Family Residential District was approved for the same site, to establish the underlying zoning. The petitioner is requesting a major amendment to the PUD, which consist of a reconfiguration of plan allowing the preservation of a total of 33 live oak trees (see attached plan, only 1 live oak tree proposed to be removed), the increase of the total acreage of greenspace to be preserved and the reduction of the total number of lots from 149 to 137 lots (see chart below).

<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>113 lots</td>
<td>75' X 140'</td>
</tr>
<tr>
<td>Garden homes</td>
<td>24 lots</td>
<td>50' X 100'</td>
</tr>
</tbody>
</table>
ACCESS
The site was originally proposed to be accessed from a two lane boulevard type entrance from Hwy 22 & a 2 lane driveway access from Trepagnier Road. The revised plan shows that the second access, from Trepagnier Road, has been removed. Staff feels that by reconfiguring the proposed 2.39 acre detention pond or by removing Lot 34, it would be possible to expand Laurel Drive and the access to Trepagnier Road could be provided.

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.

Current gross density of this property, under the A-2 Suburban District is at 1 units per acre, which would allow for a maximum of 69 lots. According to the requested zoning change to A-4 Single Family Residential District the gross density would be of 4 units per acre, which would allow for 279 units. The net density would allow for 209 units. The proposal is for 137 units with a net density of 1.9 units per acre.

GREENSPACE
A total of 21 acres of greenspace (30%) is proposed to be provided throughout the subdivision, including non-disturbed wetlands area, an active recreation area and some other small passive greenspace area. The total acreage dedicated to active recreation is 1.53 acres, consisting of playground equipment and a swimming pool. The total acreage dedicated to passive recreation is 19.47 acres consisting of open space areas. Note that gazebo and benches should be provided within the greenspace areas and a walking path should be provided throughout the subdivision.

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.
- A cross-section of the proposed walking/jogging path shall be depicted on the PUD Plan, indicating the width and of said path.

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 single family residential uses. The reconfiguration of the subdivision also allow to meet the conservation aspect of the 2025 future land use plan, by preserving most of the existing wetlands on the site.

STAFF RECOMMENDATION:
The staff recommends that the request for a Major Amendment to the PUD (Planned Unit Development Overlay) designation be postponed. Staff is not opposed to the request; however, as stated above, an additional access should be provided from Trepagnier Road.
Case No.: ZC15-04-035

PETITIONER: Kyle Associates, LLC

OWNER: Yanin, LLC

REQUESTED CHANGE: Major Amendment to the PUD Planned Unit Development Overlay

LOCATION: Parcel located on the south side of Highway 22, west of Trepagnier Road and east of Helen Drive; S16 & 21, T7S, R10E; Ward 1, District 4

SIZE: 71 acres
ENIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: BMI Construction, LLC

Developer's Address: 2895 Hwy 190, Suite 208 Mandeville, LA 70471

Street City State Zip Code

Developer's Phone No. (985) 727-0790 (985) 966-3636
(Business) (Cell)

Subdivision Name: Oak Ridge

Number of Acres in Development: 73 Number of Lots/Parcels in Development: 121

Ultimate Disposal of Surface Drainage: Lake Pontchartrain

Water Surface Runoff Mitigation Proposed: Detention Pond - 4 Acres

(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 archaeological 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]

[Signature]

DATE