PETITIONER: Paysse McWilliams
OWNER: PKMI, L.L.C - Paysse McWilliams
REQUESTED CHANGE: From MD-1 Medical Residential District to MD-2 Medical Clinic District
LOCATION: Parcel located north of Judge Tanner Blvd, south of Hickory street and west of Colonial Court, Covington; S27 & 37, T7S, R11E; Ward 4, District 5
SIZE: 14.132 acres

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Surrounding Use</th>
<th>Surrounding Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Undeveloped</td>
<td>A-3 Suburban District</td>
</tr>
<tr>
<td>South</td>
<td>Undeveloped, medical office, daycare</td>
<td>MD-1 Medical Residential District &amp; MD-2 Medical Clinic District</td>
</tr>
<tr>
<td>East</td>
<td>Single Family Residential</td>
<td>A-4 Single Family Residential</td>
</tr>
<tr>
<td>West</td>
<td>Single Family Residential</td>
<td>MD-1 Medical Residential District</td>
</tr>
</tbody>
</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.

Mixed Use – Commercial – Conservation - These planned districts would include mixed uses, except for residential uses, – at varying densities - and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

STAFF COMMENTS:
The petitioner is requesting to change the zoning from MD-1 Medical Residential District to MD-2 Medical Clinic District. This site is located north of Judge Tanner Blvd, south of Hickory street and west of Colonial Court, Covington. The 2025 future land use plan calls for the area to be developed as a planned district with a mix of commercial uses as a variety of density. The purpose of the MD-2 Medical Clinic zoning district is to provide for the location of small scale medical uses for the localized populations. Staff does not have any objection to the request considering that the site is located in close proximity to some existing medical uses, zoned MD-2.

STAFF RECOMMENDATION:
The staff recommends that the request for a MD-2 Medical Clinic District designation be approved.
Case No.: 2016-144-ZC

PETITIONER: Paysse McWilliams

OWNER: PKMI, L.L.C - Paysse McWilliams

REQUESTED CHANGE: From MD-1 Medical Residential District to MD-2 Medical Clinic District

LOCATION: Parcel located north of Judge Tanner Blvd, south of Hickory street and west of Colonial Court, Covington; S27 & 37, T7S, R11E; Ward 4, District 5

SIZE: 14.132 acres
ZONING STAFF REPORT

Date: 2/22/2016  
Case No.: 2016-147-ZC  
Meeting Date: 3/1/2016  
Posted: 02/18/16  
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Council Motion

OWNER: Chuck & Candice Hickman

REQUESTED CHANGE: From CB-1 Community Based Facilities District, A-2 Suburban District, RO Rural Overlay to A-2 Suburban District & NC-6 Public, Cultural and Recreational District

LOCATION: Parcel located on the south side of Galatas Road, west of C.S. Owens Road; S14, T7S, R10E; Ward 1, District 1

SIZE: 3.22 acres

ACCESS ROAD INFORMATION

Type: Parish  
Road Surface: 2 lane asphalt  
Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Surrounding Use</th>
<th>Surrounding Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential/Undeveloped</td>
<td>A-2 Suburban District</td>
</tr>
<tr>
<td>South</td>
<td>Residential/Undeveloped</td>
<td>A-2 Suburban District</td>
</tr>
<tr>
<td>East</td>
<td>Residential/Undeveloped</td>
<td>A-2 Suburban District</td>
</tr>
<tr>
<td>West</td>
<td>Residential/Undeveloped</td>
<td>A-2 Suburban District</td>
</tr>
</tbody>
</table>

EXISTING LAND USE:

Existing development: No  
Multi occupancy development: Yes

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning of a 1.327 acre parcel of land from CB-1 Community Based Facilities District & RO Rural Overlay to A-2 Suburban District and of a 3.22 acre parcel of land from A-2 Suburban District to NC-6 Public, Cultural and Recreational District. This site is located on the south side of Galatas Road, west of C.S. Owens Road. The 2025 future land use plan calls for the area to be developed with residential uses.

While staff did not recommend approval of the zoning change request to CB-1 (ZC15-04-039), staff has no objections to the request zoning change to NC-6, considering that the 3.22 acre parcel in question is located in the rear of the site and the commercial activities (proposed baseball facility) will create less impact on the adjacent residential uses.

STAFF RECOMMENDATION:

The staff recommends that the request for a NC-6 Public, Cultural and Recreational District designation be approved.
Case No.: 2016-147-ZC

PETITIONER: Council Motion

OWNER: Chuck & Candice Hickman

REQUESTED CHANGE: From CB-1 Community Based Facilities District, A-2 Suburban District, RO Rural Overlay to A-2 Suburban District & NC-6 Public, Cultural and Recreational District

LOCATION: Parcel located on the south side of Galatas Road, west of C.S. Owens Road; S14, T7S, R10E; Ward 1, District 1

SIZE: 3.22 acres
ZONING STAFF REPORT

Date: 2/22/2016
Case No.: 2016-148-ZC
Meeting Date: 3/1/2016
Posted: 02/19/16
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Covington Kitchen & Bath - Zhiyu Yu

OWNER: Clay Prieto

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

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

SIZE: 30,000 sq. ft.

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish & State
Road Surface: 2 & 3 lanes 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>Restaurant</td>
<td>HC-2 Highway Commercial District</td>
</tr>
<tr>
<td>South</td>
<td>Undeveloped &amp; Retail</td>
<td>HC-2 Highway Commercial District</td>
</tr>
<tr>
<td>East</td>
<td>Commercial</td>
<td>HC-2 Highway Commercial District</td>
</tr>
<tr>
<td>West</td>
<td>Commercial/ Office Warehouse</td>
<td>HC-2 Highway Commercial District</td>
</tr>
</tbody>
</table>

EXISTING LAND USE:

Existing development: Yes
Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from HC-2 Highway Commercial District to I-1 Industrial District. This site is located on the southwest corner of LA Highway 59 and Casril Drive, being 21530 Casril Street, Mandeville. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not have any objections to the request, considering that the Highway 59 Corridor is developed with a mix of retail uses, office warehouse and outdoor storage yard.

STAFF RECOMMENDATION:

The staff recommends that the request for an I-1 Industrial District designation be approved.
Case No.: 2016-148-ZC

PETITIONER: Covington Kitchen & Bath - Zhiyu Yu

OWNER: Clay Prieto

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

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

SIZE: 30,000 sq. ft.
LEGAL DESCRIPTION:

A Parcel of land located in Section 13, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana as shown heron.

BUILDING DETAIL

CERTIFIED TO:
STATE INVESTORS BANK, LENDER
ERNEST PRIETO, BORROWER
PRIETO FAMILY TRUST, BORROWER

This survey is based upon the description furnished by the client. There may be other restrictions not shown on this plot that may exist in the deed. The works is not necessarily complete. There may be other survey data on file in the public records. Elevations refer to NAVD 1929 datum.

CLASS/TYPE: "C"
DEP: 225205 0235 C
BOUNDARY: 16 OCT 04 FIRM DATE: 17 OCT 04
FORMBOARD: FIRM ZONE: "C"
SLAB TIE: BASE FLOOD:
AB-BUILT: REVISED:

JOB NO. 5896A SCALE: 1 inch = 50 ft
GENERAL INFORMATION

PETITIONER: GCG, LLC - Greg Intravia
OWNER: GCG, LLC - Greg Intravia
REQUESTED CHANGE: From A-5 Two Family Residential District to A-5 Two Family Residential District & PUD Planned Unit Development Overlay
LOCATION: Parcel located at the southwest intersection of Interstate 12 & LA Highway 1085, across from Perrilloux Road; S4, T7S, R10E; Ward 1, District 1
SIZE: 23.37 acres

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Surrounding Use</th>
<th>Surrounding Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Interstate 12</td>
<td>HC-2 Highway Commercial District, NC-4</td>
</tr>
<tr>
<td>South</td>
<td>Office Warehouse &amp; Residential</td>
<td>Neighborhood Institutional District &amp; A-4 Single Family Residential District</td>
</tr>
<tr>
<td>East</td>
<td>Undeveloped</td>
<td>HC-2 Highway Commercial District</td>
</tr>
<tr>
<td>West</td>
<td>Undeveloped &amp; Residential</td>
<td>A-2 Suburban District</td>
</tr>
</tbody>
</table>

EXISTING LAND USE:
Existing development: 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 petitioner is requesting to change the zoning from A-5 Two Family Residential District to A-5 Two Family Residential District & PUD Planned Unit Development Overlay. This site is proposed to be developed with 107 single family residential units. The maximum lot size will be of 3400 sq. ft. and the residential units will not exceeding 1800 sq. ft. The site will be accessed through a boulevard type entrance from Highway 1085.

Note that the underlying zoning of A-5 Two Family Residential District was approved in 2015 (ZC15-04-037).
GENERAL PUD CRITERIA

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

DENSITY

As required under Section 6.0103 A.4. of the Planned Unit Development Overlay, the net density shall be provided, based upon the underlying zoning classification, utilizing the formula (Total Area x .75 = ______ x maximum net density = ______ lots (units)), or the number of lots/units may be established by a yield plan.

The gross density of the development is at a maximum of 8 units per acre based on the existing underlying zoning of A-5, which would allow for a total of 186 units. Based on the formula the net density would allow for 140 lots/units. The proposal is for 107 lots to be located within the boundaries of the PUD.

GREENSPACE

A total of 8.95 acres (38%) of greenspace is proposed to be provided, including 7.46 acres (32%) dedicated to passive recreation and 1.49 acres (6%) dedicated to active recreation. The active amenities will include a ½ hard surface basketball court and playground equipment. Picnic tables are also proposed to be provided within the active greenspace area. The plan also shows a 0.63 acre greenspace area, dedicated as dry detention, which could potentially be use as an athletic field. Considering the size of the large retention pond and the proposed access to the pond, staff suggests that a walking path be provided around a portion of the pond and/or observation decks. Note that the proposed 50’ greenspace, should be labeled as no cut area, in order maintain a wooded buffer along Interstate 12 & Highway 1085.

COMPREHENSIVE PLAN ANALYSIS

The 2025 future land use plan calls for the site to be developed as a planned district with residential uses and uses that would allow for the preservation of the natural environment. The proposed PUD meets the objectives of the designations, considering that the site is proposed to be developed with residential uses and include some greenspace & a retention pond, which will create some buffers.

STAFF RECOMMENDATION:

The staff recommends that the request for a PUD Planned Unit Development Overlay designation be approved.
Case No.: 2016-149-ZC

PETITIONER: GCG, LLC - Greg Intravia

OWNER: GCG, LLC - Greg Intravia

REQUESTED CHANGE: From A-5 Two Family Residential District to A-5 Two Family Residential District, PUD Planned Unit Development Overlay

LOCATION: Parcel located at the southwest intersection of Interstate 12 & LA Highway 1085, across from Perrilloux Road; S4, T7S, R1OE; Ward 1, District 1

SIZE: 23.37 acres
DEER CROSSING
SECTION 4, T-7-S, R-10-E,
ST. TAMMANY PARISH, LA.

AREA BREAKDOWN
TOTAL AREA = 23.39 AC
GREENSPACE = 8.09 AC (35%)
WETLAND AREA = 2.71 AC
TOTAL PASSIVE = 7.46 AC (32%)
TOTAL ACTIVE = 4.93 AC (21%)

DENSITY BREAKDOWN
UNITS ALLOWED = 123.39 ACRES = 0.6 UNITS/AC (AS) = 0.75 UNITS/AC
UNITS DEPICTED = 107

NOTES
1. DEVELOPMENT SHALL BE SERVED BY
   COLORS GAS AND WATER SERVICES
2. ALL STRUCTURES TO BE CONSTRUCTED TO BE IN FLOOD ZONE C
   SUITABLE FOR BOTTOM FLOOR ELEVATION ABOVE D11
3. WASTE WATER TO BE CONDUCTED TO ST. TAMMANY PARISH
4. ALL STRUCTURES TO BE SERVED BY TELEPHONE LINE AND PHONE BOXES
5. ACCESSORY BUILDINGS WILL BE ALLOWED IN THE SUBURBAN

DEVELOPMENT SCHEDULE
EXPECTED TO BE COMPLETED 12-2016

KELLY & KELLY, INC.
P.O. BOX 248, HAMMOND, LA. 70402
(985) 522-5275

R. E. BERG
P. P. O. WARD
D. L. BICKHAM
ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: **DEER CROSSING DEVELOPMENT, LLC**

Developer's Address: **845 GALVEZ ST. MANDEVILLE, LA. 70448**

Developer's Phone No. **985-313-8894**

Subdivision Name: **DEER CROSSING**

Number of Acres in Development: **23.38**

Ultimate Disposal of Surface Drainage: **BEDICO CREEK via FOX BRANCH**

Water Surface Runoff Mitigation Proposed: **NONE**

(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?  LA. Hwy 1085
- 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.

[Signature]  1/13/16

ENGINEER/SURVEYOR/OR DEVELOPER  DATE
(SIGNATURE)