ZONING STAFF REPORT

Date: 4/25/2016
Case No.: 2016-147-ZC
Posted: 04/18/2016

Meeting Date: 5/3/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Council Motion
OWNER: Chuck & Candice Hickman
REQUESTED CHANGE: From CB-1 Community Based Facilities District & RO Rural Overlay to A-2 Suburban District & from A-2 Suburban District to 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: 4.547 acres

GENERAL INFORMATION

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Surrounding Use</th>
<th>Surrounding Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential</td>
<td>A-2 Suburban District</td>
</tr>
<tr>
<td>South</td>
<td>Residential</td>
<td>A-3 Suburban District</td>
</tr>
<tr>
<td>East</td>
<td>Undeveloped</td>
<td>A-2 Suburban District</td>
</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: Yes

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from CB-1 Community Based Facilities District & RO Rural Overlay to A-2 Suburban District & 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 zoning change request 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.

Also, staff has no objections to the zoning change request to A-2, considering that it will allow for the portion of the site currently zoned CB-1 & RO to return to its original zoning.

STAFF RECOMMENDATION:
The staff recommends that the request for an A-2 Suburban District & 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 & RO Rural Overlay to A-2 Suburban District & from A-2 Suburban District to 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: 4.547 acres
ZONING STAFF REPORT

Date: 4/25/2016  
Case No.: ZC04-04-032  
Posted: 04/18/2016  
Meeting Date: 5/3/2016  
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Penn Mill Place LLC  
OWNER: Penn Mill Place LLC  
REQUESTED CHANGE: Major Amendment to the PUD Planned Unit Development Overlay  
LOCATION: Parcel located on the west side of Penn Mill Road, north of Ronald Reagan Highway  
SIZE: 32 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 &amp; Residential</td>
<td>A-1A Suburban District</td>
</tr>
<tr>
<td>South</td>
<td>Undeveloped &amp; Residential</td>
<td>A-1A Suburban District</td>
</tr>
<tr>
<td>East</td>
<td>Residential</td>
<td>A-1A Suburban District</td>
</tr>
<tr>
<td>West</td>
<td>Undeveloped</td>
<td>A-1A Suburban District</td>
</tr>
</tbody>
</table>

EXISTING LAND USE:

Existing development: No  
Multi occupancy development: Yes

COMPREHENSIVE PLAN:

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

Single Family Residential - Conservation - These planned districts would include clustered single family residential uses, at a density - within the overall tract - which is similar to that of 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 a major amendment to the PUD Planned Unit Development Overlay. The request consist of the removal of the previously approved pool, as an active amenity, and replace it with a half basketball court. Note that as shown on the plan, a walking trail, picnic tables and playground equipment are also proposed to be provided, as passive and active amenities. Additional information will have to be provided regarding the material to be used to delineate the natural surface of the proposed walking trail.

Note that the site was approved in 2004 to be developed as a single family residential subdivision of a maximum of 58 lots. The configuration and the subdivision and the number of lots will remain the same as originally approved.

STAFF RECOMMENDATION:

The staff recommends that the requested major amendment to the PUD be approved.
Case No.: ZC04-04-032
PETITIONER: Penn Mill Place LLC
OWNER: Penn Mill Place LLC
REQUESTED CHANGE: Major Amendment to the PUD Planned Unit Development Overlay
LOCATION: Parcel located on the west side of Penn Mill Road, north of Ronald Reagan Highway
SIZE: 32 acres
ZONING STAFF REPORT

Date: 4/25/2016
Case No.: 2016-197-ZC
Posted: 04/15/2016
Meeting Date: 5/3/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Judith L. Primes
OWNER: Calvin A. Klein
REQUESTED CHANGE: From A-3 Suburban District to A-3 Suburban District & MHO Manufactured Housing Overlay
LOCATION: Parcel located on the north side of Ball Street, west of Iron Street, being lot 6A, Square 15, Hillcrest Country Club Estates Add. No. 2; S27, T6S, R12E; Ward 10, District 6
SIZE: 0.5 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION
Type: Parish
Road Surface: 2 lane gravel
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 Residential</td>
<td>A-3 Suburban District</td>
</tr>
<tr>
<td>South</td>
<td>Manufactured Home &amp;</td>
<td>A-3 Suburban District</td>
</tr>
<tr>
<td></td>
<td>Undeveloped</td>
<td></td>
</tr>
<tr>
<td>East</td>
<td>Single Family Residential</td>
<td>A-3 Suburban District</td>
</tr>
<tr>
<td>West</td>
<td>Undeveloped</td>
<td>A-3 Suburban District</td>
</tr>
</tbody>
</table>

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-3 Suburban District to A-3 Suburban District & MHO Manufactured Housing Overlay. This site is located on the north side of Ball Street, west of Iron Street, being lot 6A, Square 15, Hillcrest Country Club Estates Add. No. 2. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes. Staff does not have any objection to the request.

STAFF RECOMMENDATION:
The staff recommends that the request for a MHO Manufactured Housing Overlay designation be approved.
Case No.: 2016-197-ZC

PETITIONER: Judith L. Primes

OWNER: Calvin A. Klein

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

LOCATION: Parcel located on the north side of Ball Street, west of Iron Street, being lot 6A, Square 15, Hillcrest Country Club Estates Add. No. 2.; S27, T6S, R12E; Ward 10, District 6

SIZE: 0.5 acres
A SURVEY OF THE PROPERTY OF
CALVIN KLIEN

OPEN DITCH
LOT 28 -
10.14 ft

55.00 ft
LOT 2

EL. 38.03'

EL. 38.58'

LOT 5

20 ft SEWAGE, UTIL., DRAINAGE SERV.

TOP BANK EL. 38.20'

CENTERLINE OF DITCH EL. 36.78'

TOP BANK EL. 38.93'

CENTERLINE OF DITCH EL. 37.78'

T.M. NAIL SET IN 15' PINE EL. 41.00'

STREET
(GRAVEL)

BALL

87.70 ft

370 ft

370 ft

100 ft

15

100 ft

227.00 ft

232.60 ft

2 25 ft

6A

STREET

LEGEND

1/2' IRON ROD SET
1/2' IRON ROD FOUND

Reference 1) PLAT OF HILLCREST COUNTRY CLUB ESTATES ADD. #2
ON FILE IN THE OFFICIAL RECORDS OF THE CLERK OF COURT FOR ST. TAMMANY PARISH. SAID PLAT WAS USED
AS THE BASIS OF DIRECTIONS SHOWN.

NOTE 1) Said property is located in Flood Zone A2
per the Insurance Rate Map for St. Tammany Parish, Community Panel # 2252050275C Map Revised _OCT. 17, 1989_.
Base Flood Elevation _41 ft M.S.L._

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

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

WAYNE R. SIMKIN
REG. No. 4751
PROFESSIONAL LAND SURVEYOR

D & S SURVEYORS, INC.
PROFESSIONAL LAND SURVEYORS
2401 N. HWY. 190, SUITE 203, COVINGTON, LOUISIANA 70433
OFFICE (985)892-2847 FAX (985)892-2806

A SURVEY OF LOT 6A, SQUARE 15, HILLCREST COUNTRY CLUB ESTATES, ADD. #2, SECTION 27, TOWNSHIP 6 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.

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

JOB NO. DRNWN DATE SHEET NO.
06-49 6/8/2006 1 OF 1
CHECKED WRS SCALE
WRS 1"=50'
ZONING STAFF REPORT

Date: 4/25/2016
Case No.: 2016-199-ZC
Posted: 04/15/2016

Meeting Date: 5/3/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Judith L. Primes
OWNER: Calvin A. Klein
REQUESTED CHANGE: From A-3 Suburban District to A-3 Suburban District & MHO Manufactured Housing Overlay
LOCATION: Parcel located on the west side of Niblick Street, north of Hook Street, being Lot 4, Square 21, Hillcrest Country Club Estates No. 2; S27, T6S, R12E; Ward 10, District 6
SIZE: 0.5 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION
Type: Parish
Road Surface: 2 lane gravel
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>Single Family Residential</td>
<td>A-3 Suburban District</td>
</tr>
<tr>
<td>East</td>
<td>Undeveloped</td>
<td>A-3 Suburban District</td>
</tr>
<tr>
<td>West</td>
<td>Vacant</td>
<td>A-3 Suburban District</td>
</tr>
</tbody>
</table>

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-3 Suburban District to A-3 Suburban District & MHO Manufactured Housing Overlay. This site is located on the west side of Niblick Street, north of Hook Street, being Lot 4, Square 21, Hillcrest Country Club Estates No. 2. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes. Staff does not have any objection to the request.

STAFF RECOMMENDATION:
The staff recommends that the request for a MHO Manufactured Housing Overlay designation be approved.
Case No.: 2016-199-ZC

PETITIONER: Judith L. Primes

OWNER: Calvin A. Klein

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

LOCATION: Parcel located on the west side of Niblick Street, north of Hook Street, being Lot 4, Square 21, Hillcrest Country Club Estates No. 2; S27, T6S, R12E; Ward 10, District 6

SIZE: 0.5 acres
ZONING STAFF REPORT

Date: 4/15/2016
Case No.: 2016-204-ZC
Posted: 04/15/2016

Meeting Date: 5/3/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: David Ducre
OWNER: David Ducre & Delmoryce May
REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District & MHO Manufactured Housing Overlay
LOCATION: Parcel located on the west side of North Oaklawn Drive, north of US Highway 190, south of Erindale Drive, being lot 337-B, North Oaklawn Subdivision, 61103 N. Oaklawn Drive, Lacombe; S39, T8S, R13E; Ward 7, District 7
SIZE: 1.984 acres

GENERAL INFORMATION

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Surrounding Use</th>
<th>Surrounding Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential</td>
<td>A-2 Suburban District</td>
</tr>
<tr>
<td>South</td>
<td>Undeveloped</td>
<td>A-2 Suburban District</td>
</tr>
<tr>
<td>East</td>
<td>Undeveloped</td>
<td>A-2 Suburban District</td>
</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 - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 Suburban District to A-2 Suburban District & MHO Manufactured Housing Overlay. This site is located on the west side of North Oaklawn Drive, north of US Highway 190, south of Erindale Drive, being lot 337-B, North Oaklawn Subdivision, 61103 N. Oaklawn Drive, Lacombe. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes. Staff does not have any objection to the request.

STAFF RECOMMENDATION:

The staff recommends that the request for a MHO Manufactured Housing Overlay designation be approved.
Case No.: 2016-204-ZC

PETITIONER: David Dacre

OWNER: David Dacre & Delmoryce May

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

LOCATION: Parcel located on the west side of North Oaklawn Drive, north of US Highway 190, south of Erindale Drive, being lot 337-B, North Oaklawn Subdivision, 61103 N. Oaklawn Drive, Lacombe; S39, T8S, R13E; Ward 7, District 7

SIZE: 1.984 acres
ZONING STAFF REPORT

Date: 4/25/2016
Case No.: 2016-209-ZC
Posted: 04/15/2016

Meeting Date: 5/3/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION
PETITIONER: Rene’ E. Thorne
OWNER: Gerardine Prieto
REQUESTED CHANGE: From A-3 Suburban District to HC-2 Highway Commercial District
LOCATION: Parcel located on the east side of LA Highway 59, south of Lotus Street, north of Viola Street; S1, T85, R11E; Ward 4, District 5
SIZE: 1.84 acres

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 Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Undeveloped</td>
<td>A-2 Suburban District</td>
</tr>
<tr>
<td>South</td>
<td>Undeveloped</td>
<td>A-3 Suburban District</td>
</tr>
<tr>
<td>East</td>
<td>Undeveloped</td>
<td>A-3 Suburban District</td>
</tr>
<tr>
<td>West</td>
<td>Undeveloped</td>
<td>NC-4 Neighborhood Institutional District</td>
</tr>
</tbody>
</table>

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

COMPREHENSIVE PLAN:

Commercial Infill – New commercial uses developed on undeveloped tracts within existing commercial districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

Residential Infill – New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-3 Suburban District to HC-2 Highway Commercial District. This site is located on the east side of LA Highway 59, south of Lotus Street, north of Viola Street. The 2025 future land use plan calls for the front 200 feet of the site, along Hwy 59, to be developed with commercial uses and the remaining 300 foot portion of the site to be developed with residential uses. Staff is not opposed to commercial development in the area; however, a less intense commercial zoning classification would be more appropriate for the site.

Note that before the comprehensive rezoning the front 350 feet of the parcel was zoned C-2 Highway Commercial District.

STAFF RECOMMENDATION:
The staff recommends that the request for a HC-2 Highway Commercial District designation be denied.
Case No.: 2016-209-ZC

PETITIONER: Rene' E. Thorne

OWNER: Gerardine Prieto

REQUESTED CHANGE: From A-3 Suburban District to HC-2 Highway Commercial District

LOCATION: Parcel located on the east side of LA Highway 59, south of Lotus Street, north of Viola Street; S1, T8S, R11E; Ward 4, District 5

SIZE: 1.84 acres
LEGAL DESCRIPTION:

A parcel of land located in SECTION 1, TOWNSHIP 8 SOUTH, RANGE 11 EAST, according to the survey by Robert A. Berlin, dated January 29, 1962, St. Tammany Parish, Louisiana.

CERTIFIED TO:
J. ERNEST PRIETO
MARY P. GOLDEN

CLAY- MOORE ROAD

LOTUS STREET

FORMERLY PINE STREET)

LEGEND:

This survey is based upon the description furnished by the client. There may be other restrictions not shown on this plat that may exist in the public records. There are no visible encroachments existing except those shown hereon. If not otherwise noted, Elevations refer to NGVD 1929 datum.

LEGAL DESCRIPTION:

A parcel of land located in SECTION 1, TOWNSHIP 8 SOUTH, RANGE 11 EAST, according to the survey by Robert A. Berlin, dated January 29, 1962, St. Tammany Parish, Louisiana.

CERTIFIED TO:
J. ERNEST PRIETO
MARY P. GOLDEN

CLAY-MOORE ROAD

LOTUS STREET

FORMERLY PINE STREET)

LEGEND:

This survey is based upon the description furnished by the client. There may be other restrictions not shown on this plat that may exist in the public records. There are no visible encroachments existing except those shown hereon. If not otherwise noted, Elevations refer to NGVD 1929 datum.
ZONING STAFF REPORT

Date: 4/25/2016
Case No.: 2016-210-ZC
Posted: 04/18/16

Meeting Date: 5/3/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Leon A. Licciardi
OWNER: Licciardi Hwy. 59, L.L.C.
REQUESTED CHANGE: From I-2 Industrial District to HC-2 Highway Commercial District
LOCATION: Parcel located on the west side of LA Highway 59, south of Marion Lane, north of Koop Drive; S24, T7S, R11E; Ward 4, District 5
SIZE: 6.094 acres

GENERAL INFORMATION

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Surrounding Use</th>
<th>Surrounding Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Retail &amp; Office Warehouse</td>
<td>HC-2 Highway Commercial District &amp; I-2 Industrial District</td>
</tr>
<tr>
<td>South</td>
<td>Undeveloped</td>
<td>HC-2 Highway Commercial District</td>
</tr>
<tr>
<td>East</td>
<td>Undeveloped</td>
<td>HC-2 Highway Commercial District</td>
</tr>
<tr>
<td>West</td>
<td>Office Warehouse</td>
<td>I-2 Industrial District</td>
</tr>
</tbody>
</table>

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

COMPREHENSIVE PLAN:
Industrial Infill - The processing, packaging, delivery or production of goods or services, allowed at various types of and levels of activity. Such activities may include governmental, research, archival or medical.

STAFF COMMENTS:
The petitioner is requesting to change the zoning from I-2 Industrial District to HC-2 Highway Commercial District. This site is located on the west side of LA Highway 59, south of Marion Lane, north of Koop Drive. The 2025 future land use plan calls for the site to be developed with various types of industrial uses. Staff does not have any objection to the request, considering the location of the site, along Hwy 59, and the proximity of other highway commercial uses in close proximity.

STAFF RECOMMENDATION:
The staff recommends that the request for a HC-2 Highway Commercial District designation be approved.
Case No.: 2016-210-ZC

PETITIONER: Leon A. Licciardi

OWNER: Licciardi Hwy. 59, L.L.C.

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

LOCATION: Parcel located on the west side of LA Highway 59, south of Marion Lane, north of Koop Drive; S24, T7S, R11E; Ward 4, District 5

SIZE: 6.094 acres
THIS PROPERTY IS LOCATED IN FLOOD ZONE C; BASE FLOOD ELEV. N/A; F.I.R.M. PANEL NO. 225205 0245 C; REV. 10-17-89.

NOTE: SURVEYED SHOWN HEREIN ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY MUST BE ADDRESSED PRIOR TO REQUEST AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

6.094 ACRES IN SECTION 24, T-7-S, R-11-E, ST. TAMMANY PARISH, LA.

REFERENCE:
PLAT OF ALAMOSA PARK PHASE 1-A, BY THIS FIRM, FILED 1-13-98, FIE No. 1587, FROM WHICH SERVITUDES AND SETBACKS WERE TAKEN.

BOUNDARY SURVEY OF:

LEO LICCIARDI

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

SCALE: 1" = 200'
DATE: 8-13-99
DRAWN: J.J.J./ARH
JOB NO.: 99-250
REVISION: 12/12/00
mkn2/AS9250
ZONING STAFF REPORT

Date: 4/25/2016
Case No.: 2016-211-ZC
Posted: 04/15/2016

Meeting Date: 5/3/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Peter & Tammy Rudesill
OWNER: Tamp Construction, INC
REQUESTED CHANGE: From A-2 Suburban District to A-3 Suburban District
LOCATION: Parcel located on the west side of Smith Road, north of Pine Street Extension, south of Rhonda Road, being 65059 Smith Road, Pearl River; S10, T8S, R14E; Ward 8, District 11
SIZE: 1.04 acres

GENERAL INFORMATION

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

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

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-2 Suburban District to A-3 Suburban District. This site is located on the west side of Smith Road, north of Pine Street Extension, south of Rhonda Road, being 65059 Smith Road, Pearl River. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not see any compelling reason to recommend approval, considering that the site is surrounded by A-2 suburban zoning district.

STAFF RECOMMENDATION:
The staff recommends that the request for an A-3 Suburban District designation be denied.
Case No.: 2016-211-ZC
PETITIONER: Peter & Tammy Rudesill
OWNER: Tamp Construction, INC
REQUESTED CHANGE: From A-2 Suburban District to A-3 Suburban District
LOCATION: Parcel located on the west side of Smith Road, north of Pine Street Extension, south of Rhonda Road, being 65059 Smith Road, Pearl River; S10, T8S, R14E; Ward 8, District 11
SIZE: 1.04 acres
ZONING STAFF REPORT
Date: 4/25/2016
Case No.: 2016-212-ZC
Posted: 04/18/2016
Meeting Date: 5/3/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Leroy Laporte
OWNER: Fairway Garden Homes, L.L.C.
REQUESTED CHANGE: From PUD Planned Unit Development Overlay & HC-2 Highway Commercial District to NC-1 Professional Office District
LOCATION: Parcel located on the east side of East US Highway 190 Service Road, north of Judge Tanner Blvd, Fairway Garden Homes Subdivision; S37, T7S, R11E; Ward 4, District 3
SIZE: 6.403 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION
Type: Federal
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>Commercial</td>
<td>HC-2 Highway Commercial District</td>
</tr>
<tr>
<td>South</td>
<td>Commercial &amp; Undeveloped</td>
<td>HC-2 Highway Commercial District &amp; MD-2 Medical Clinic District</td>
</tr>
<tr>
<td>East</td>
<td>Undeveloped &amp; Office</td>
<td>MD-1 Residential Medical District &amp; MD-2 Medical Clinic District</td>
</tr>
<tr>
<td>West</td>
<td>Commercial/Office</td>
<td>HC-2 Highway Commercial District</td>
</tr>
</tbody>
</table>

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

COMPREHENSIVE PLAN:

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

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 PUD Planned Unit Development Overlay & HC-2 Highway Commercial District to NC-1 Professional Office District. This site is located on the east side of East US Highway 190 Service Road, north of Judge Tanner Blvd, Fairway Garden Homes Subdivision. The 2025 future land use plan calls for the area to be developed as a Planned District with commercial uses and conservation areas. The site is currently developed with townhouses. Staff does not see any compelling reason to allow any commercial uses within the residential development.

Note that before the comprehensive rezoning the site was zoned C-2 Highway Commercial District and the townhome development was approved as a conditional use permit (CP04-01-008). The site was subsequently rezoned to PUD through the comprehensive rezoning.

STAFF RECOMMENDATION:
The staff recommends that the request for a NC-1 Professional Office District designation be denied.
Case No.: 2016-212-ZC

PETITIONER: Leroy Laporte

OWNER: Fairway Garden Homes, L.L.C.

REQUESTED CHANGE: From PUD Planned Unit Development Overlay & HC-2 Highway Commercial District to NC-1 Professional Office District

LOCATION: Parcel located on the east side of East US Highway 190 Service Road, north of Judge Tanner Blvd, Fairway Garden Homes Subdivision; S37, T7S, R11E; Ward 4, District 5

SIZE: 6.403 acres
ZONING STAFF REPORT

Date: 4/25/2016
Meeting Date: 5/3/2016
Case No.: 2016-213-ZC
Determination: Approved, Amended, Postponed, Denied
Posted: 04/15/2016

GENERAL INFORMATION

PETITIONER: Council Motion
OWNER: Sandra Lloyd
REQUESTED CHANGE: From A-1 Suburban District to A-1 Suburban District & MHO Manufactured Housing Overlay
LOCATION: Parcel located on the northeast corner of Honeysuckle Estates Loop, north of Million Dollar Road, being Lot 1, Honeysuckle Estates; S30, T5S, R11E; Ward 2, District 6
SIZE: 1.33 acres

GENERAL INFORMATION

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

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

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-1 Suburban District to A-1 Suburban District & MHO Manufactured Housing Overlay. This site is located at the on the northeast corner of Honeysuckle Estates Loop, north of Million Dollar Road, being Lot 1, Honeysuckle Estates. The 2023 future land use plan calls for the area to be developed with residential uses including manufactured homes. Staff does not have any objection to the request.

STAFF RECOMMENDATION:
The staff recommends that the request for a MHO Manufactured Housing Overlay designation be approved.
Case No.: 2016-213-ZC

PETITIONER: Council Motion

OWNER: Sandra Lloyd

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

LOCATION: Parcel located on the northeast corner of Honeysuckle Estates Loop, north of Million Dollar Road, being Lot 1, Honeysuckle Estates; S30, T3S, R11E; Ward 2, District 6

SIZE: 1.33 acres
ZONING STAFF REPORT

Date: 4/25/2016
Case No.: 2016-219-ZC
Posted: 04/15/2016

Meeting Date: 5/3/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jairon Arnulfo Rivera Rosales & Olga Maribel Hernandez
OWNER: Jairon Arnulfo Rivera Rosales & Olga Maribel Hernandez
REQUESTED CHANGE: From A-3 Suburban District to A-3 Suburban District & MHO Manufactured Housing Overlay
LOCATION: Parcel located on the west side of Niblick Street, south of Ace Street, north of Flight Street, being lot 4, Square 10, Hillcrest Country Club Estates Add No. 2; S27, T6S, R12E; Ward 10, District 6
SIZE: 22,000 sq. ft.

GENERAL INFORMATION

ACCESS ROAD INFORMATION
Type: Parish
Road Surface: 2 lane gravel
Condition: Moderate

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Surrounding Use</th>
<th>Surrounding Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential</td>
<td>A-3 Suburban District</td>
</tr>
<tr>
<td>South</td>
<td>Undeveloped</td>
<td>A-3 Suburban District</td>
</tr>
<tr>
<td>East</td>
<td>Undeveloped</td>
<td>A-3 Suburban District</td>
</tr>
<tr>
<td>West</td>
<td>Undeveloped</td>
<td>A-3 Suburban District</td>
</tr>
</tbody>
</table>

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-3 Suburban District to A-3 Suburban District & MHO Manufactured Housing Overlay. This site is located on the west side of Niblick Street, south of Ace Street, north of Flight Street, being lot 4, Square 10, Hillcrest Country Club Estates Add No. 2. The 2025 future land use plan calls for the area to be developed with residential use including manufactured homes. Staff does not have any objection to the request.

STAFF RECOMMENDATION:
The staff recommends that the request for a MHO Manufactured Housing Overlay designation be approved.
Case No.: 2016-219-ZC

PETITIONER: Jairon Arnulfo Rivera Rosales & Olga Maribel Hernandez

OWNER: Jairon Arnulfo Rivera Rosales & Olga Maribel Hernandez

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

LOCATION: Parcel located on the west side of Niblick Street, south of Ace Street, north of Flight Street, being lot 4, Square 10, Hillcrest Country Club Estates Add No. 2; S27, T65S, R12E; Ward 10, District 6

SIZE: 22,000 sq. ft.
GENERAL INFORMATION

PETITIONER: Paul J. Mayronne
OWNER: Loyal Investment Corporation - Jane M. Gisevius
REQUESTED CHANGE: From A-3 Suburban District to HC-1 Highway Commercial District
LOCATION: Parcel located on the east side of LA Highway 59, north of Viola Street, south of Horace Road; S1, T8S, R11E; Ward 4, District 5
SIZE: 5.9 acres

GENERAL INFORMATION

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Surrounding Use</th>
<th>Surrounding Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Undeveloped</td>
<td>A-3 Suburban District</td>
</tr>
<tr>
<td>South</td>
<td>Commercial</td>
<td>NC-4 Neighborhood Institutional District</td>
</tr>
<tr>
<td>East</td>
<td>Undeveloped/school</td>
<td>ED-1 Primary Education District</td>
</tr>
<tr>
<td>West</td>
<td>Undeveloped</td>
<td>PUD Planned Unit Development Overlay &amp; NC-4 Neighborhood Institutional District</td>
</tr>
</tbody>
</table>

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

COMPREHENSIVE PLAN:
Commercial Infill – New commercial uses developed on undeveloped tracts within existing commercial districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.
Residential Infill – New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-3 Suburban District to HC-1 Highway Commercial District. This site is located on the east side of LA Highway 59, north of Viola Street, south of Horace Road. The 2025 future land use plan calls for the front 200 foot portion of the site to be developed with commercial uses and for the remaining portion of the site to be developed with residential uses. Staff is not opposed to commercial development in the area; however, a less intense commercial zoning classification would be more appropriate for the site.

Note that before the comprehensive rezoning the front of the parcel was zoned C-2 Highway Commercial District.

STAFF RECOMMENDATION:
The staff recommends that the request for a HC-1 Highway Commercial District designation be denied.
Case No.: 2016-223-ZC

PETITIONER: Paul J. Mayronne

OWNER: Loyal Investment Corporation - Jane M. Gisevius

REQUESTED CHANGE: From A-3 Suburban District to HC-1 Highway Commercial District

LOCATION: Parcel located on the east side of LA Highway 59, north of Viola Street, south of Horace Road; S1, T8S, R11E; Ward 4, District 5

SIZE: 5.9 acres
SURVEY OF A 6.416 ACRE
PORTION OF GROUND
LOCATED IN SECTION 1, TBS - R11E
ST. TAMMANY PARISH, LA.

CERTIFIED CORRECT TO:
RICHARD HAMMEL, ATTY.

NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map and found that the above described property is not in a Special Flood Hazard Area.

ZONE "C"

SCALE: 1" = 200'

DATE: SEPTEMBER 29, 1988
ZONING STAFF REPORT
Meeting Date: 5/3/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Heidi Blount
OWNER: Christina Marie Frobba
REQUESTED CHANGE: From A-3 Suburban District to A-3 Suburban District & MHO Manufactured Housing Overlay
LOCATION: Parcel located on the north side of Bobby Jones Blvd, east of Trap Street, west of Green Street, being lot 12, square 42, Hillcrest Country Club Subdivision; S26, T6S, R12E; Ward 6, District 6
SIZE: 20,000 sq.ft.

GENERAL INFORMATION

ACCESS ROAD INFORMATION
Type: Parish
Road Surface: 2 lane gravel
Condition: Moderate

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>Manufactured Home</td>
<td>A-3 Suburban District</td>
</tr>
<tr>
<td>South</td>
<td>Undeveloped</td>
<td>A-3 Suburban District</td>
</tr>
<tr>
<td>East</td>
<td>Undeveloped</td>
<td>A-3 Suburban District</td>
</tr>
<tr>
<td>West</td>
<td>Undeveloped</td>
<td>A-3 Suburban District</td>
</tr>
</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-3 Suburban District to A-3 Suburban District & MHO Manufactured Housing Overlay. This site is located on the north side of Bobby Jones Blvd, east of Trap Street, west of Green Street, being lot 12, square 42, Hillcrest Country Club Subdivision. The 2025 future land use plan calls for the area to be developed as a conservation area. Staff does not have any objection to the request, considering that the area is developed as a residential subdivision and that there are some existing mobile homes in the vicinity.

STAFF RECOMMENDATION:
The staff recommends that the request for a MHO Manufactured Housing Overlay designation be approved.
Case No.: 2016-227-ZC

PETITIONER: Heidi Blount

OWNER: Christina Marie Froeba

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

LOCATION: Parcel located on the north side of Bobby Jones Blvd, east of Trap Street, west of Green Street, being lot 12, square 42, Hillcrest Country Club Subdivision; S26, T6S, R12E; Ward 6, District 6

SIZE: 20,000 sq.ft.
A SURVEY OF THE PROPERTY
OF
CHRISTINA FROEBA AND DOMINICK LABORDE

LOT 13

20' SEWAGE, DRAINAGE & UTIL. EASEMENT

DRAINAGE

DITCH

LOT 12

LOT 11

200.00ft

25' BLDG. SETBACK

35' BLDG. SETBACK

100.00ft

BOBBY JONES BLVD. (FORMERLY THIRD STREET)

(GRAVEL)

LEGEND

• 1/2" IRON ROD FOUND
• 1/2" IRON ROD SET
• WOOD STAKE SET
• BENCHMARK SET IN POWERPOLE ELEVATION
  OF 43.72ft

Reference 1) SUBDIVISION PLAT OF HILLCREST COUNTRY CLUB, ADDITION NO. 1, SURVEYED BY
ROBERT A. BERLIN, DATED NOV. 16, 1960. 2) LEGAL DESCRIPTION RECORDED INSTRUMENT NO.
1225411. SAID SUBDIVISION PLAT AND DESCRIPTION FILED IN THE ST. TAMMANY PARISH CLERK
OF COURT AND WAS USED AS THE BASIS OF DIRECTION SHOWN.

Note 1) Said property is located in Flood Zone __A2__ per the Insurance Rate Map for
St. Tammany Parish, Community Panel # 225205 0275C Map Revised, __OCT. 17, 1989__
Base Flood Elevation __43.20ft__

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

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

A SURVEY OF LOT 12, SQUARE 42,
HILLCREST COUNTRY CLUB, ADDITION NO. 1,
SECTION 26, TOWNSHIP 6 SOUTH, RANGE 12 EAST,
ST. TAMMANY PARISH, LOUISIANA.

D & S SURVEYORS, INC.
PROFESSIONAL LAND SURVEYORS
228 WEST 21ST AVENUE, CONVINGTON, LOUISIANA 70433
OFFICE (985) 892-2847 FAX (985) 892-2806

JOB NO. 14-47
DRAWN WRS 07/15/2014
CHECKED WRS SCALE
SHEET NO. 1 OF 1
ZONING STAFF REPORT

Date: 4/25/2016  
Case No.: 2016-228-ZC  
Posted: 04/18/2016

Meeting Date: 5/3/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Shaun Sharpe
OWNER: Linda F. Sharpe
REQUESTED CHANGE: From A-2 Suburban District to A-3 Suburban District
LOCATION: Parcel located at the southeast intersection of Galatas Road, south of Revere Road, west of C.S. Owens Road, being 247 Galatas Road, Madisonville; S14, T7S, R10E; Ward 1, District 1
SIZE: 1.68 acres

GENERAL INFORMATION

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

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

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-2 Suburban District to A-3 Suburban District. This site is located at the southeast intersection of Galatas Road, south of Revere Road, west of C.S. Owens Road, being 247 Galatas Road, Madisonville. The 2025 future land use plan calls for the area to be developed with single family residential uses. Staff does not recommend approval considering that the site is surrounded by A-2 Suburban District zoning.

Note that the zoning change is being requested, to allow for the accessory structure located on the site, to be renovated as single family residences.

STAFF RECOMMENDATION:
The staff recommends that the request for an A-3 Suburban District designation be denied.
Case No.: 2016-228-ZC

PETITIONER: Shaun Sharpe

OWNER: Linda F. Sharpe

REQUESTED CHANGE: From A-2 Suburban District to A-3 Suburban District

LOCATION: Parcel located at the southeast intersection of Galatas Road, south of Revere Road, west of C.S. Owens Road, being 247 Galatas Road, Madisonville; S14, T7S, R10E; Ward 1, District 1

SIZE: 1.68 acres
W. A. TYCER
CIVIL ENGINEER
AMITE, LOUISIANA

FENCE 840' E\W 30'-8''
Fence 14'-8''

7.21 CH. NORTH
OF CORNER 14, 15, 44

NORTH LIMIT: SHOWING THE KOEPENOL PROPERTY
IN SEC. 4, T. 7S. R. 10E., ST TAMMANY PARISH.

= 60'

7/1958

W. A. TYCER, C. E.
AMITE, LA.
GENERAL INFORMATION

PETITIONER: Michael Rotherham
OWNER: Shane Boucher
REQUESTED CHANGE: From A-3 Suburban District to A-3 Suburban District & MHO Manufactured Housing Overlay
LOCATION: Parcel located on the southwest corner of Hillcrest Blvd & Ace Street, being lots 1 & 2, Square 3, Hillcrest Country Club; S27, T6S, R12E; Ward 10, District 6
SIZE: 0.97 acres

ACCESS ROAD INFORMATION
Type: Parish
Road Surface: 2 lane gravel
Condition: Moderate

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</td>
<td>A-3 Suburban District</td>
</tr>
<tr>
<td>East</td>
<td>Undeveloped</td>
<td>A-3 Suburban District</td>
</tr>
<tr>
<td>West</td>
<td>Undeveloped</td>
<td>A-3 Suburban District</td>
</tr>
</tbody>
</table>

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-3 Suburban District to A-3 Suburban District & MHO Manufactured Housing Overlay. This site is located on the southwest corner of Hillcrest Blvd & Ace Street, being lots 1 & 2, Square 3, Hillcrest Country Club. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes. Staff does not have any objection to the request.

STAFF RECOMMENDATION:
The staff recommends that the request for a MHO Manufactured Housing Overlay designation be approved.
Case No.: 2016-229-ZC

PETITIONER: Michael Rotherham

OWNER: Shane Boucher

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

LOCATION: Parcel located on the southwest corner of Hillcrest Blvd & Ace Street, being lots 1 & 2, Square 3, Hillcrest Country Club; S27, T6S, R12E; Ward 10, District 6

SIZE: 0.97 acres
LEGEND

- 3/4" IRON PIPE FOUND
- 1/2" IRON PIPE FOUND
- 3/8" IRON ROD FOUND
- 1/2" IRON ROD SET
- RS = REFERENCE SURVEY

SO. 2

ACE STREET (GRAVEL)

HILLCREST BOULEVARD (ASPHALT)

MASSE STREET (SIDE)

FLIGHT STREET (SIDE)

SQUARE 3

1

LOT 2
19,394.9 SQ. FT.

277.18'

262.78'

15

14

13

NOTES:

1. This property is located in Flood Zone AE, per F.E.M.A. Map No. 225205.0375 C, dated October 17, 1989.
2. Building Setback Lines must be verified by St. Tammany Parish Planning Department.

REFERENCES SURVEY:


(985) 892-1549

John G. Cummings and Associates

501 N. Jefferson Avenue

PROFESSIONAL LAND SURVEYORS

Covington, LA 70433

FAX (985) 892-9250

PLAT PREPARED FOR:

Shane Boucher

SHOWING A SURVEY OF:

LOT 2, SQUARE 3, HILLCREST COUNTRY CLUB, ADDITION NO. 2, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON

THE GROUND BY US, OR THOSE UNDER OUR DIRECTION

AND IS IN ACCORDANCE WITH THE APPLICABLE

STANDARDS OF PRACTICE AND MEETS A CLASS C

SURVEY.

SCALE: 1" = 50'

DATE: 7-18-2012

REVISED:

2016-2-3C
ZONING STAFF REPORT

Date: 4/25/2016
Case No.: CP07-06-096PR
Prior Action: Approved 07/03/07
Posted: 04/18/16

Meeting Date: 05/03/16
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Duplantis Design Group/ Thomas Buckel
OWNER: 3Z's Building Company, LLC
PROPOSED USE: Commercial Building over 20,000 sq. ft.
SQ. FT. OF PROPOSED USE: 234,400 sq. ft.
ZONING CLASSIFICATION: HC-2 Highway Commercial District
LOCATION: Parcel located on the west side of LA Highway 21, north of Ochsner Boulevard; S47, T7S, R11E;
Ward 1, District 1
SIZE: 29.47 acre

GENERAL INFORMATION

ACCESS ROAD INFORMATION
Type: State
Road Surface: 4 lane asphalt
Condition: Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Surrounding Use</th>
<th>Surrounding Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Commercial</td>
<td>HC-2 Highway Commercial District</td>
</tr>
<tr>
<td>South</td>
<td>Undeveloped/Commercial</td>
<td>HC-2 Highway Commercial District</td>
</tr>
<tr>
<td>East</td>
<td>Hwy 21/ Commercial</td>
<td>HC-2 Highway Commercial District</td>
</tr>
<tr>
<td>West</td>
<td>Undeveloped/Residential</td>
<td>HC-2 Highway Commercial District</td>
</tr>
</tbody>
</table>

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

STAFF COMMENTS:
The site was originally approved and is currently developed with retail, restaurants and office uses. The petitioner is requesting 2 variances which will result in the reduction of the required side yard setback and greenspace between two commercial sites. The first request consist of a variance of the side yard setback and greenspace from 10 feet to 3', directly behind the dumpster. The purpose of the request is to allow for the gates of the dumpster to open without obstructing the drive thru area.

The second variance consist of a waiver of a portion of the required side yard and greenspace along the north side of the property. The reason for the request is to allow for the location of the proposed driveway, as shown on the attached drawing. The location of the driveway has already been approved by the State Highway Department and will allow sufficient space between the existing driveways along Hwy 21 and the new proposed driveway shown on the drawing. A total of 15' of greenspace is proposed to be provided along the north side of the property line, between the 2 commercial developments in order to accommodate the required number of trees.

STAFF RECOMMENDATION:
The staff recommends that the requested variances be approved.
Case No.: CP07-06-096PR

PETITIONER: Duplantis Design Group/ Thomas Buckel

OWNER: 3Z's Building Company, LLC

PROPOSED USE: Commercial Building over 20,000 sq. ft.

SQ. FT. OF PROPOSED USE: 234,400 sq.ft.

ZONING CLASSIFICATION: HC-2 Highway Commercial District

LOCATION: Parcel located on the west side of LA Highway 21, north of Ochsner Boulevard, S47, T7S, R11E; Ward 1, District 1

SIZE: 29.47 acres
March 28, 2016

Helen Lambert
St. Tammany Parish
Planning and Development
2154 Koop Drive – Suite 1B
Mandeville, LA 70471

Re: St. Tammany Parish Project # C P07-06-96PR
Starbucks & Aspen Dental Clinic
Hwy 21 Marketplace–Covington, LA

Dear Helen,

Zuppardo Real Estate, LLC is requesting variances for the new development of Starbucks and Aspen Dental Clinic and the adjacent proposed building. This is a multi-use development consisting of 0.95 acres located near Hwy 21 Marketplace in Covington, LA.

1st Variance Request:
Reduce the required side yard green space area from 10’ to 3’ only behind the dumpster. An additional 539 sf of green space is proposed to be provided along the required 10’ setback of the south property line. This request is for the dumpster to be located so that the gates can be opened and not block the drive isle.

2nd Variance Request:
Remove the required 10’ landscape green space on the south property line. The site area has changed in square footage because LA DOTD has acquired approximately 13.5 feet along the entire frontage of the property for the Hwy 21 improvements. The Parish also has a 50’ landscape buffer in the front and a 10’ landscape buffer in the rear of the property. The two developments will still have a 15’ green space between developments.

Zuppardo Real Estate, LLC is in the process of working with LA DOTD for Hwy 21 improvements and aligning the proposed shared driveway for the two developments.

Sincerely,

Roy Zuppardo