AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. - TUESDAY, OCTOBER 4, 2016
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LA

ROLL CALL

CALL TO ORDER

ANNOUNCEMENTS
• Phones and Pagers
• Appeals
• Speaker Cards
• Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal
• Please exit the building

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE MINUTES FOR THE SEPTEMBER 6, 2016 ZONING MEETING

POSTPONING OF CASES

PUBLIC HEARINGS

APPEARERS

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

1. 2016-329-ZC
Existing Zoning: A-3 Suburban District
Proposed Zoning: A-3 Suburban District & MHO Manufactured Housing Overlay
Acres: 22,500 sq. ft.
Petitioner: Roby Maser
Owner: Barbara A. Garcia
Location: Parcel located on the south side of Cypress Drive, west of Peach Tree Drive, being lot 20A, Square 23, River Gardens Subdivision, S32, T8S, R15E, Ward 8, District 9
Council District: 9

POSTPONED FROM THE 9/06/2016 MEETING

2. 2016-368-ZC
Existing Zoning: A-6(Multiple Family District)
Proposed Zoning: A-5(Two-Family District)
Acres: 12,000 sq. ft.
Petitioner: Scotty & Veronica Eymard
Owner: Scotty & Veronica Eymard
Location: Parcel located on the north side of Lakeview Drive, east of US Hwy 11, west of Harbor View Court, being lot 80, Unit 2, Eden Isles Subdivision, 292 Lakeview Drive, Slidell, S33, T9S, R14E, Ward 9, District 13.
Council District: 13
3. **2016-370-ZC**
   - Existing Zoning: A-3(Suburban District)
   - Proposed Zoning: A-3(Suburban District) & MHO(Manufactured Housing Overlay)
   - Acres: 670.78 acres
   - Petitioner: Council Motion
   - Council District: 6

4. **2016-380-ZC**
   - Existing Zoning: Text Change Mobile Food Truck
   - Proposed Zoning: Ordinance to amend the St. Tammany Parish Unified Development Code, Volume 1 (Zoning) various to add mobile food trucks as Administrative Permit.

5. **2016-381-ZC**
   - Existing Zoning: Text Change Behavioral Healthcare Facility
   - Proposed Zoning: An Ordinance amending the text of the Unified Development Code, Volume 1 (Zoning) to add a new use "Behavioral Healthcare Facility" to Section 2 Definitions and as a permitted use in Section 5.29 MD-3 Medical Facilities District.

6. **2016-385-ZC - Withdrawn**
   - Existing Zoning: A-4(Single Family Residential)
   - Proposed Zoning: A-4(Single Family Residential) & MHO(Manufactured Housing Overlay)
   - Acres: 10,042.5sqft
   - Petitioner: Louise Matthews
   - Owner: Wade & Louise Matthews
   - Location: Parcel located on the east side of Sunset Road, north of US Hwy 190, being lot 18 & the north half of lot 17, Square 2, Shady Acres Subdivision, S18, T9S, R15E, Ward 9, District 9
   - Council District: 9

7. **2016-386-ZC**
   - Existing Zoning: A-3(Suburban District)
   - Proposed Zoning: I-3(Heavy Industrial District)
   - Acres: 2.928 acres
   - Petitioner: Michael Breeding
   - Owner: Venora M. Galatas
   - Location: Parcel located at end of Sloat Road, along Bayou Bonfouca, S9, T9S, R14E, Ward 9, District 12
   - Council District: 12

8. **2016-387-ZC**
   - Existing Zoning: A-1(Suburban District)
   - Proposed Zoning: A-1(Suburban District) & MHO(Manufactured Housing Overlay)
   - Acres: 1.86 acres
   - Petitioner: Manuel & Kathy Hoffman
   - Owner: Manuel & Kathy Hoffman
   - Location: Parcel located on the east side of Dreamland Court, north of Bruhl Road, S19, TSS, R11E, Ward 2, District 3
   - Council District: 3
9. **2016-388-ZC**  
Existing Zoning: HC-2(Highway Commercial District)  
Proposed Zoning: HC-3(Highway Commercial District)  
Acres: 1.43 acres  
Petitioner: Marcia & Raymond Williams  
Owner: Marcia & Raymond Williams  
Location: Parcel located on the south side of East Gause Blvd, east of Amber Street, being lots 11 & 12, Square 26, Pearl Acres Subdivision, S6, T9S, R15E, Ward 8, District 13  
Council District: 13

10. **2016-389-ZC**  
Existing Zoning: NC-4(Neighborhood Institutional District) & A-4(Single Family Residential District)  
Proposed Zoning: NC-4(Neighborhood Institutional District), A-4(Single Family Residential District), & PUD(Planned Unit Development Overlay)  
Acres: 28.06 acres  
Petitioner: Kyle Associates/Franklin Kyle  
Owner: James E. Shields, Sr.  
Location: Parcel located on the south side of LA Hwy 1088, east of Trinity Drive, west of Forest Brook Blvd, S5, T8S, R12E, Ward 4, District 7.  
Council District: 7

11. **ZC06-02-011 -WITHDRAWN**  
Major amendment to PUD (Planned Unit Development Overlay)  
Acres: 285.96 acres  
Petitioner: Kyle Associates, LLC  
Owner: 285 LLC.  
Location: Parcel located on the east and west sides of LA Highway 1077, north of US Highway 190, S21, T6S, R10E, Ward 1, District 3.  
Council District: 3

**PLAN REVIEW CASES - APPLICATIONS REQUIRING REVIEW & APPROVAL OF SITE PLANS ALONG A PLANNED CORRIDOR DISTRICT BY THE ZONING COMMISSION ARE AS FOLLOWS:**

1. **PR16-10-002 - Use: Retail Building & Restaurant**  
Corridor: Planned Corridor Overlay  
Zoning: HC-2 Highway Commercial District  
Use Size: 9000 sq. ft.  
Petitioner: John S. Bowers III  
Owner: JSB Hwy 21 Lots, LLC  
Representative: G & S Engineering LLC  
Location: Parcel located on the east side of LA Highway 21, south of Azalea Drive, S47, T7S, R11E, Ward 1, District 1.  
Council District: 1

**OLD BUSINESS**

**NEW BUSINESS**

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

ROLL CALL
Present: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm
Absent: Randolph
Staff Present: Helen Lambert, Cara Bartholomew, Lauren Davis, Terry Hand

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

INVOCATION
The Invocation was presented by Mrs. Cazaubon.

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

APPROVAL OF THE MINUTES FOR THE AUGUST 2, 2016 ZONING MEETING
Doherty moved to approve, second by Davis.

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

POSTPONING OF CASES

PUBLIC HEARINGS

APPEARERS

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

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

POSTPONED FROM 08/02/2016 MEETING
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen/Jones Fussell
SEPTEMBER 6TH, 2016 ZONING MEETING MINUTES, CONT.

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

2. 2016-395-ZC
Existing Zoning: A-1 (Suburban District) & (A-2 Suburban District)
Proposed Zoning: A-2 (Suburban District) & PUD (Planned Unit Development Overlay)
Acres: 104.17 acres
Petitioner: Jeffery D. Schoen
Owner: Archdiocese of New Orleans - John L. Eckholdt
Location: Parcel located on the north side of Sharp Road, east of Westwood Drive, S39, T7S, R11E, Ward 4, District 5
Council District: 5
POSTPONED FROM 08/02/2016 MEETING
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen/Jones Fussell

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

3. 2016-325-ZC
Existing Zoning: A-4 Single-Family Residential District
Proposed Zoning: HC-1 Highway Commercial District
Acres: 20,000 sq.ft.
Petitioner: Richard A. Trask
Owner: Richard A. Trask
Location: Parcel located on the west side of US Highway 11, north of North 2nd Avenue, south of North 3rd Avenue, being lots 6, 7, 12 & 13, Square 40, Town of Alton, S23, T8S, R14E, Ward 8, District 14
Council District: 14
POSTPONED FROM 08/02/2016 MEETING
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: None
Opposition: None

Doherty moved to postpone indefinitely, second by Richard.
Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm
Nay:
Abstain:

4. 2016-329-ZC
Existing Zoning: A-3 Suburban District
Proposed Zoning: A-3 Suburban District & MHO Manufactured Housing Overlay
Acres: 22,500 sq. ft.
Petitioner: Roby Maser
Owner: Barbara A. Garcia
Location: Parcel located on the south side of Cypress Drive, west of Peach Tree Drive, being lot 20A, Square 23, River Gardens Subdivision, S32, T8S, R15E, Ward 8, District 9
Council District: 9
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: None

Opposition: None

Doherty moved to postpone, second by Lorren.

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

Nay: Abstain:

5. **2016-330-ZC**
   
   Existing Zoning: A-2 Suburban District
   
   Proposed Zoning: PF-1 Public Facilities District
   
   Acres: 7.08 acres
   
   Petitioner: Jeffrey Schoen
   
   Owner: Lambert Investments, Inc - Donald G. Lambert
   
   Location: Parcel located on the north side of Harrison Avenue, west of Flowers Drive, S2, T7S, R11E, Ward 3, District 2
   
   Council District: 2
   
   A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen/Jones Fussell
   

   Cazaubon moved to approve, second by Richardson.

   Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Fitzmorris, Doherty, Drumm

   Nay: Davis, Drumm

   Abstain:

6. **2016-345-ZC**
   
   Existing Zoning: A-1 Suburban District
   
   Proposed Zoning: A-2 Suburban District
   
   Acres: 5 acres
   
   Petitioner: Dionne J. Prestenback & Robert A. & Dionne D. Mefford
   
   Owner: Dionne J. Prestenback & Robert A. & Dionne D. Mefford
   
   
   Council District: 3
   
   A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Dionne Prestenbach, Robert Mefford, Dionne Mefford, Charles Cannizaro/owners
   
   Opposition:

   Willie moved to approve, second by Cazaubon.

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

   Nay: Abstain:

7. **2016-346-ZC**
   
   Existing Zoning: A-1 Suburban District & RO Rural Overlay
   
   Proposed Zoning: A-2 Suburban District, RO Rural Overlay & MHO Manufactured Housing Overlay
   
   Acres: 1 acre
   
   Petitioner: Louis H. Bonneval
   
   Owner: Louis H. Bonneval
   
   Location: Parcel located on the northeast corner of Green Valley Road & Major Lane, south of Stewart Road, S10, T6S, R10E, Ward 3, District 3
   
   Council District: 3
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Louis Bonneval, Anthony Bonneval/owners
Opposition: Timothy Smith, Tony Saragusa, Frank St. Philip

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

8. 2016-351-ZC
   Existing Zoning: A-4 Single-Family Residential District
   Proposed Zoning: ED-1 Primary Education District
   Acres: 0.574 acres
   Petitioner: Jeffrey D. Schoen
   Owner: St. Tammany Parish School Board - W.L. "Trey" Fols
   Location: Parcel located on the northeast corner of N. 5th Avenue & N. 8th Street, being lots 10-14, Square 5, Alton, S23, T8S, R14E, Ward 8, District 9
   Council District: 9

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen/Jones Fussell  
Opposition: none

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

9. 2016-352-ZC
   Existing Zoning: A-2 Suburban District
   Proposed Zoning: A-4 Single-Family Residential District
   Acres: 16.77 acres
   Petitioner: Jim Lark
   Owner: Larine B. Hart
   Location: Parcel located on the south side of Brewster Road, east of Dummyline Road, west of Tchefuncte Park Drive, S15, T7S, R10E, Ward 1, District 4
   Council District: 4

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne/Jones Fussell  
Opposition: none

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

10. 2016-353-ZC
    Existing Zoning: A-1 Suburban District
    Proposed Zoning: A-2 Suburban District
    Acres: 2 acres
    Petitioner: Colman Nave
    Owner: Glen & Chris Nave
    Location: Parcel located on the north side of Theresa Nave Road, west of LA Highway 25, S15, T5S, R10E, Ward 2, District 3
    Council District: 3
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Coleman Nave, Chris Nave/owners

Opposition: none

Willie moved to approve, second by Cazaubon.

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

Nay:

Abstain:

11. 2016-355-ZC

Existing Zoning: A-1 Suburban District

Proposed Zoning: A-3 Suburban District

Acres: 82.759 acres

Petitioner: Toby Easterly

Owner: The Marietta Trust

Location: Parcel located on the south side of US Highway 190, west of LA Highway 1077, S29, T6S, R10E, Ward 1, District 3

Council District: 3

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne/Jones Fussell

Opposition: Joan Cox/Countryside Gardens Subd.

Willie moved to approve, second by Davis.

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

Nay:

Abstain:

12. 2016-357-ZC

Existing Zoning: A-1 Suburban District

Proposed Zoning: A-3 Suburban District & PUD Planned Unit Development Overlay

Acres: 82.759 acres

Petitioner: Toby Easterly

Owner: The Marietta Trust

Location: Parcel located on the south side of US Highway 190, west of LA Highway 1077, S29, T6S, R10E, Ward 1, District 3

Council District: 3

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne/Jones Fussell

Opposition: None

Davis moved to approve, second by Willie.

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

Nay:

Abstain:

13. ZC04-04-032

Proposed Zoning: Major Amendment to the PUD Planned Unit Development Overlay

Acres: 32 acres

Petitioner: Penn Mill Place LLC

Owner: Penn Mill Place LLC

Location: Parcel located on the west side of Penn Mill Road, north of US Highway 190, S25, T6S, R10E & S30, T6S, R11E, Ward 3, District 3

Council District: 3
SEPTEMBER 6TH, 2016 ZONING MEETING MINUTES, CONT.

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne/Jones Fussell  Opposition:

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

14. ZC12-08-076
Proposed Zoning: Major Amendment to the PUD Planned Unit Development Overlay
Acres: 14.6 acres
Petitioner: Paul Mayronne
Owner: The Garden Walk, LLC
Location: Parcel located on the north of Emerald Forest Blvd, east of Falconer Drive, S29, T6S, R10E, Ward 3, District 5
Council District: 5

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne/Jones Fussell  Opposition: None

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

CONDITIONAL USE PERMIT REQUEST CASES - APPLICATIONS REQUIRING REVIEW AND APPROVAL OF THE USE BY THE ZONING COMMISSION BEFORE ISSUANCE OF A PERMIT ARE AS FOLLOWS:

1. CP07-06-096PR - Use: Commercial Building - Variance Request
Zoning: HC-2 (Highway Commercial) District
Use Size: 5477 sq.ft.
Petitioner: 3Z's Building Company, LLC
Owner: 3Z's Building Company, LLC
Location: Parcel located on the west side of LA Highway 21, north Ochsner Boulevard; S47, T7S, R11E; Ward 1, District 1

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

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

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

Mr. Dave Mannella, Chairman
ZONING STAFF REPORT

Date: 9/26/2016  Meeting Date: 10/4/2016
Case No.: 2016-329-ZC  Determination: Approved, Amended, Postponed, Denied
Prior Action: Postponed (09/06/16)  
Posted: 09/21/16

GENERAL INFORMATION

PETITIONER: Robt Maser
OWNER: Barbara A. Garcia
REQUESTED CHANGE: From A-3 Suburban District to A-3 Suburban District & MHO Manufactured Housing Overlay
LOCATION: Parcel located on the south side of Cypress Drive, west of Peach Tree Drive, being lot 20A, Square 23, River Gardens Subdivision; S32, T8S, R15E; Ward 8, District 9
SIZE: 22,500 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>Residential</td>
<td>A-3 Suburban District</td>
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<tr>
<td>South</td>
<td>Residential</td>
<td>A-3 Suburban District</td>
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<tr>
<td>East</td>
<td>Residential</td>
<td>A-3 Suburban District</td>
</tr>
<tr>
<td>West</td>
<td>Residential</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 at the on the south side of Cypress Drive, west of Peach Tree Drive, being lot 20A, Square 23, River Gardens Subdivision. The 2025 future land use plan calls for the area to be developed with residential units including manufactured housing. Staff has no objection to the request.

STAFF RECOMMENDATION:
The staff recommends that the request for a MHO Manufactured Housing Overlay designation be approved.
Case No.: 2016-329-ZC

PETITIONER: Robert Maser

OWNER: Barbara A. Garcia

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

LOCATION: Parcel located on the south side of Cypress Drive, west of Peach Tree Drive, being lot 20A, Square 23, River Gardens Subdivision; S32, T8S, R15E; Ward 8, District 9

SIZE: 22,500 sq. ft.
ZONING STAFF REPORT

Date: 9/26/2016
Case No.: 2016-368-ZC
Posted: 09/21/16

Meeting Date: 10/4/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Scotty & Veronica Eymard
OWNER: Scotty & Veronica Eymard
REQUESTED CHANGE: From A-6 Multiple Family Residential District to A-5 Two Family Residential District
LOCATION: Parcel located on the north side of Lakeview Drive, east of US Highway 11, west of Harbor View Court, being lot 80, Unit 2, Eden Isles Subdivision, 292 Lakeview Drive, Slidell; S33, T9S, R14E; Ward 9, District 13
SIZE: 12,000 sq. ft.

GENERAL INFORMATION

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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<tbody>
<tr>
<td>North</td>
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<td>A-4A Single Family Residential District</td>
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<tr>
<td>South</td>
<td>Undeveloped/Residential</td>
<td>PUD Planned Unit Development Overlay</td>
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<tr>
<td>East</td>
<td>Undeveloped/Residential</td>
<td>A-6 Multiple Family Residential District</td>
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<td>West</td>
<td>Undeveloped/Residential</td>
<td>A-6 Multiple Family Residential District</td>
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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-6 Multiple Family Residential District to A-5 Two Family Residential District. This site is located on the north side of Lakeview Drive, east of US Highway 11, west of Harbor View Court, being lot 80, Unit 2, Eden Isles Subdivision, 292 Lakeview Drive, Slidell. 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; however, the A-4A zoning classification would be more appropriate for the site.

STAFF RECOMMENDATION:
The staff recommends that the request for an A-5 Two Family Residential District designation be denied and suggest that the request be amended to A-4A Single Family Residential District.
PETITIONER: Scotty & Veronica Eymard
OWNER: Scotty & Veronica Eymard
REQUESTED CHANGE: From A-6 Multiple Family Residential District to A-5 Two Family Residential District
LOCATION: Parcel located on the north side of Lakeview Drive, east of US Highway 11, west of Harbor View Court, being lot 80, Unit 2, Eden Isles Subdivision, 292 Lakeview Drive, Slidell; S33, T9S, R14E; Ward 9, District 13
SIZE: 12,000 sq. ft.
ZONING STAFF REPORT

Date: 9/26/2016
Case No.: 2016-370-ZC
Posted: 09/22/16

Meeting Date: 10/4/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Council Motion

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

LOCATION: Parcel located on the south side of LA Highway 435, east & west of Hillcrest Blvd; S22, 23, 26 & 27, T6S, R11E & 12E; Ward 6 & 10, District 6

SIZE: 670.78 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION
Type: Access from State Highway & Interior Parish Road
Road Surface: 2 lane asphalt and gravel
Condition: Moderate

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

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<td>Undeveloped</td>
<td>A-2 Suburban District &amp; PF-2 Public Facilities District</td>
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<td>South</td>
<td>Undeveloped</td>
<td>E-4 Estate</td>
</tr>
<tr>
<td>East</td>
<td>Residential &amp; Undeveloped</td>
<td>A-4 Single Family Residential District &amp; A-1 &amp; A-3</td>
</tr>
<tr>
<td>West</td>
<td>Undeveloped</td>
<td>Suburban Districts</td>
</tr>
<tr>
<td></td>
<td></td>
<td>A-2 Suburban District &amp; MHO Manufactured Housing Overlay</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.

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 land resources so that they remain 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.

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-3 Suburban District to A-3 Suburban District & MHO Manufactured Housing Overlay over the Hillcrest Country Club Estates Subdivision & a portion of Hillcrest Country Club Subdivision. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes and with conservation uses. Staff has no objection to the request, considering that there has been a significant increase in the number of rezoning request to MHO Manufactured Housing Overlay, on individual lots, since the comprehensive rezoning. Moreover, the area is mostly developed with manufactured houses.

STAFF RECOMMENDATION:
The staff recommends that the request for a MHO Manufactured Housing Overlay be approved.
Case No.: 2016-370-ZC

PETITIONER: Council Motion

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

LOCATION: Parcel located on the south side of LA Highway 435, east & west of Hillcrest Blvd; S22, 23, 26 & 27, T6S, R11E & 12E; Ward 6 & 10, District 6

SIZE: 670.78 acres
ST. TAMMANY PARISH COUNCIL
ORDINANCE

ORDINANCE CALENDAR NO: ______  ORDINANCE COUNCIL SERIES NO: ________

COUNCIL SPONSOR: _______________ PROVIDED BY: PLANNING AND DEVELOPMENT

INTRODUCED BY: ________________  SECONDED BY: ______

ON THE ___ DAY OF ____________, 2016.

ORDINANCE TO AMEND THE ST. TAMMANY PARISH UNIFIED DEVELOPMENT CODE, VOLUME 1 (ZONING) VARIOUS TO ADD MOBILE FOOD TRUCKS AS ADMINISTRATIVE PERMIT.

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, 2016-380-ZC, has recommended to the Council of the Parish of St. Tammany, Louisiana, that the text of the Unified Development Code, Volume 1 (Zoning) to add a new use “Mobile Food Trucks” to Section 2 Definitions and as a permitted use in the following Sections; and

WHEREAS, the St. Tammany Parish Council considered the possibility that the amendment below may be advantageous to the economic development of St. Tammany Parish; and

WHEREAS, the St. Tammany Parish Council has determined that it is in the best interest of the businesses and citizens of St. Tammany Parish to implement an ordinance addressing mobile food trucks; and

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, that it amends the St. Tammany Unified Development Code, Volume I (Zoning), as follows:

Section 2 - Definitions, add a new definition as follows:

Mobile Food Truck: a double-axle vehicle (truck or trailer unit) that is completely mobile with no permanent fixed location, the vendor of which prepares all or most of its victuals on board the vehicle to serve or distribute to customers, in a form suitable for immediate ingestion or consumption.

BE IT FURTHER ORDAINED, that Mobile Food Trucks be established as an administrative permits, in the following sections:

Section 5.14  NC-1 Professional Office District
In Section 5.1403 ADMINISTRATIVE PERMITS, add a new,
"C. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations," and re-number section as necessary.

Section 5.15  NC-2 Indoor Retail and Service District
In Section 5.1503 ADMINISTRATIVE PERMITS, add a new,
"C. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations," and re-number section as necessary.

Section 5.16  NC-3 Lodging District
In Section 5.1603 ADMINISTRATIVE PERMITS, add a new,
"C. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations," and re-number section as necessary.
Section 5.17  NC-4 Neighborhood Institutional District
In Section 5.1703 ADMINISTRATIVE PERMITS, add a new,
"C. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in
Section 8.01 of these regulations," and re-number section as necessary.

Section 5.18  NC-5 Retail and Service District
In Section 5.1803 ADMINISTRATIVE PERMITS, add a new,
"C. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in
Section 8.01 of these regulations," and re-number section as necessary.

Section 5.19  NC-6 Public, Cultural and Recreational District
In Section 5.1903 ADMINISTRATIVE PERMITS, add a new,
"C. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in
Section 8.01 of these regulations," and re-number section as necessary.

Section 5.19A PBC-1 Planned Business Center
In Section 5.1903 ADMINISTRATIVE PERMITS, add a new,
"C. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in
Section 8.01 of these regulations," and re-number section as necessary.

Section 5.19B PBC-2 Planned Business Center
In Section 5.1903 ADMINISTRATIVE PERMITS, add a new,
"C. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in
Section 8.01 of these regulations," and re-number section as necessary.

Section 5.20  HC-1 Highway Commercial District
In Section 5.2003 ADMINISTRATIVE PERMITS, add a new,
"H. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in
Section 8.01 of these regulations," and re-number section as necessary.

Section 5.21  HC-2 Highway Commercial District
In Section 5.2103 ADMINISTRATIVE PERMITS, add a new,
"H. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in
Section 8.01 of these regulations," and re-number section as necessary.

Section 5.21A HC-2A Highway Commercial District
In Section 5.2103 ADMINISTRATIVE PERMITS, add a new,
"H. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in
Section 8.01 of these regulations," and re-number section as necessary.

Section 5.22  HC-3 Highway Commercial District
In Section 5.2203 ADMINISTRATIVE PERMITS, Add a new
"H. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in
Section 8.01 of these regulations," and re-number section as necessary.

Section 5.23  HC-4 Highway Commercial District
In Section 5.2303 ADMINISTRATIVE PERMITS, Add a new
"H. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in
Section 8.01 of these regulations," and re-number section as necessary.
Section 5.23A HC-5 Highway Commercial District
In Section 5.2303A ADMINISTRATIVE PERMITS, Add a new
"H. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in
Section 8.01 of these regulations." and re-number section as necessary.

Section 5.24 I-1 Industrial District
In Section 5.2403 ADMINISTRATIVE PERMITS, Add a new
"I. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in
Section 8.01 of these regulations." and re-number section as necessary.

Section 5.25 I-2 Industrial District
In Section 5.2503 ADMINISTRATIVE PERMITS, Add a new
"I. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in
Section 8.01 of these regulations." and re-number section as necessary.

Section 5.26 I-3 Heavy Industrial District
In Section 5.2603 ADMINISTRATIVE PERMITS, Add a new
"I. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in
Section 8.01 of these regulations." and re-number section as necessary.

Section 5.26A I-4 Heavy Industrial District
In Section 5.2603A ADMINISTRATIVE PERMITS, Add a new
"I. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in
Section 8.01 of these regulations." and re-number section as necessary.

Section 5.27 MDc1 Medical Residential District
In Section 5.2703A ADMINISTRATIVE PERMITS, Add a new
"C. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in
Section 8.01 of these regulations." and re-number section as necessary.

Section 5.28 MD-2 Medical Clinic District
In Section 5.2803A ADMINISTRATIVE PERMITS, Add a new
"C. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in
Section 8.01 of these regulations." and re-number section as necessary.

Section 5.29 MD-3 Medical Facility District
In Section 5.2903A ADMINISTRATIVE PERMITS, Add a new
"C. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in
Section 8.01 of these regulations." and re-number section as necessary.

Section 5.29A MD-4 Medical Research District
In Section 5.2903A ADMINISTRATIVE PERMITS, Add a new
"C. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in
Section 8.01 of these regulations." and re-number section as necessary.

Section 5.30 PF-1 Public Facilities District
In Section 5.3003 ADMINISTRATIVE PERMITS, Add a new
"H. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in
Section 8.01 of these regulations." and re-number section as necessary.
Section 5.30A PF-2 Public Facilities District
In Section 5.3003A ADMINISTRATIVE PERMITS, Add a new
"H. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in
Section 8.01 of these regulations," and re-number section as necessary.

Section 5.30B CB-1 Community Based Facilities District
In Section 5.3003B ADMINISTRATIVE PERMITS, Add a new
"F. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in
Section 8.01 of these regulations," and re-number section as necessary.

Section 5.31 ED-1 Primary Education District
In Section 5.3103A ADMINISTRATIVE PERMITS, Add a new
"C. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in
Section 8.01 of these regulations," and re-number section as necessary.

Section 5.32 ED-2 Higher Education District
In Section 5.3203A ADMINISTRATIVE PERMITS, Add a new
"C. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in
Section 8.01 of these regulations," and re-number section as necessary.

Section 5.33 AT-1 Animal Training/ Housing District
In Section 5.3303A ADMINISTRATIVE PERMITS, Add a new
"C. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in
Section 8.01 of these regulations," and re-number section as necessary.

Section 5.34 RBG Riverboat Gaming District
In Section 5.3403A ADMINISTRATIVE PERMITS, Add a new
"C. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in
Section 8.01 of these regulations," and re-number section as necessary.

Section 5.35 SWM-1 Solid Waste Management District
Add a new Section 5.3503A ADMINISTRATIVE PERMITS, Add a new
"A. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in
Section 8.01 of these regulations," and re-number section as necessary.

Section 5.36 SWM-1 Solid Waste Management District
Add a new Section 5.3607A ADMINISTRATIVE PERMITS, Add a new
"A. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in
Section 8.01 of these regulations," and re-number section as necessary.

Section 5.37 AML Advanced Manufacturing and Logistics District
In Section 5.3803A ADMINISTRATIVE PERMITS, Add a new
"8. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in
Section 8.01 of these regulations," and re-number section as necessary.
BE IT FURTHER ORDAINED, that the minimum standards for this use be established as follows:
Amend Section 8.01 Minimum Standards for Specific Uses, as follows:
Add a new *MOBILE FOOD TRUCKS

1. Licenses and permits must be displayed and affixed to the front windshield in the lower corner on the passenger side.
2. Vendors must obey all applicable parking, traffic and vehicle safety laws, regulations, and restrictions.
3. Trucks can remain in one location no longer than 4 hours.
4. Trucks may only sell food; no other goods, wares, or other items may be sold.
5. No vendor may sell alcoholic beverages unless properly permitted in accordance with all applicable regulations, including but not limited to Chapter 3, Article V, Section 101.00 et seq., Article VI, Section 116.00 et seq., Article VII, Section 154.00 et seq., Article VIII, Section 185.00 et seq., Article IX, Section 191.00 et seq. and as amended as per law.
6. No furniture or any other objects can be placed in the street, sidewalk, or any right-of-way, except a trash receptacle.
7. All vendors must provide a trash receptacle within three feet of the front or back of the truck on a public street.
8. All vendors must keep a 50 foot radius around the truck clean during operation and upon ceasing operation.
9. No horns, amplification systems, or other sound-producing devices or music systems which can be heard outside of the truck may be used.
10. No third party advertising may be displayed on any mobile food truck.
11. Trucks may not operate:
   a. Within 20 feet of any intersection;
   b. Within 20 feet of any stop sign, flashing beacon, yield sign, or other traffic control signal located on the side of a roadway;
   c. Within 3 feet of any public or private driveway, wheelchair ramp or bicycle ramp;
   d. In any manner that impedes an exit or entrance of an operating building,
   e. In any manner that impedes traffic flow on a public street, private drive or parking aisles.
EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: _______________, SECONDED BY: __________

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS ORDINANCE WAS DECLARED ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE _______ DAY OF ______________________ 2016; AND BECOMES ORDINANCE COUNCIL SERIES NO. 2016--__________.

__________________________________________
COUNCIL CHAIRMAN, MARTY DEAN

ATTEST:

______________________________
THERESA FORD, COUNCIL CLERK

__________________________________________
PATRICIA BRISTER, PARISH PRESIDENT

Published Introduction: ___________________________ 2016
Published adoption on: ___________________________ 2016
Delivered to Parish President: ______________________ 2016 @ __________________
Returned to Council Clerk: ________________________ 2016 @ __________________
ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. _______ ORDINANCE COUNCIL SERIES NO. _______

COUNCIL SPONSOR: DEAN/BRISTER PROVIDED BY: PLANNING & DEVELOPMENT

INTRODUCED BY: __________________ SECONDED BY: __________________

ON THE _______ DAY OF __________________, 2016

An Ordinance amending the text of the Unified Development Code, Volume I (Zoning) to add a new use “Behavioral Healthcare Facility” to Section 2 Definitions and as a permitted use in Section 5.29 MD-3 Medical Facilities District.

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, 2016-381-ZC, has recommended to the Council of the Parish of St. Tammany, Louisiana, that the text of the Unified Development Code, Volume I (Zoning) to add a new use “Behavioral Healthcare Facility” to Section 2 Definitions and as a permitted use in Section 5.29 MD-3 Medical Facilities District; and

Whereas, the St. Tammany Parish Council has held its public hearing in accordance with law; and

Whereas, the St. Tammany Parish Council has found it necessary for the purpose of protecting the public health, safety and general welfare, to make such an amendment.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, that it amends the St. Tammany Unified Development Code, Volume I (Zoning), as follows:

Section 2 - Definitions, add a new definition as follows:

Behavioral Healthcare Facility is building or campus that provides a continuum of services for individuals at risk of, or suffering from, mental, behavioral, or addictive disorders. Behavioral health, as a discipline, refers to mental health, psychiatric, marriage and family counseling, and addictions treatment. Stress-related physical symptoms, ineffective patterns of health care utilization, and counseling/treatment for stress creating circumstances, including but not limited to chronic unemployment, loss or illness of family members, and homelessness. Services may be provided by social workers, counselors, psychiatrists, psychologists, neurologists, and physicians; and

BE IT FURTHER ORDAINED, that “Behavioral Healthcare Facility” be established as a permitted use, in the following section:

Section 5.29 MD-3 Medical Facilities District
In Section 5.2902 PERMITTED USES, add a new,

REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: __________, SECONDED BY: ______________________

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS ORDINANCE WAS DECLARED Duly ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE _____ DAY OF ________, 2016; AND BECOMES ORDINANCE COUNCIL SERIES NO. 16-____.

________________________
MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

________________________
THERESA L. FORD, COUNCIL CLERK

________________________
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: ________________, 2016
Published Adoption: ________________, 2016
Delivered to Parish President: ________________, 2016 at
Returned to Council Clerk: ________________, 2016 at
ZONING STAFF REPORT

Date: 9/26/2016
Case No.: 2016-386-ZC
Meeting Date: 10/4/2016
Posted: 09/21/16
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Michael Breeding
OWNER: Venora M. Galatas
REQUESTED CHANGE: From A-3 Suburban District to I-3 Heavy Industrial District
LOCATION: Parcel located at the end of Sloat Road, along Bayou Bonfouca; S9, T9S, R14E; Ward 9, District 12
SIZE: 2.928 acres

GENERAL INFORMATION

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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<tr>
<th>Direction</th>
<th>Surrounding Use</th>
<th>Surrounding Zone</th>
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<tbody>
<tr>
<td>North</td>
<td>Industrial</td>
<td>I-3 Heavy Industrial</td>
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<td>South</td>
<td>Bayou &amp; Industrial</td>
<td>City of Slidell</td>
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<td>East</td>
<td>Bayou &amp; Industrial</td>
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<tr>
<td>West</td>
<td>Industrial</td>
<td>I-2 Industrial</td>
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EXISTING LAND USE:
Existing development: No
Multi occupancy development: No

COMPREHENSIVE PLAN:

Industrial - 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 A-3 Suburban District to I-3 Heavy Industrial District. This site is located at the end of Sloat Road, along Bayou Bonfouca. The 2025 Future Land Use Plan calls for the area to be developed for industrial uses. Staff has no objection to the requested zoning change to I-3 Heavy Industrial, considering that the current zoning is incompatible with the surrounding land uses and the objectives of the Future Land Use Plan.

STAFF RECOMMENDATION:
The staff recommends that the request for I-3 Heavy Industrial District to be approved.
Case No.: 2016-386-ZC

PETITIONER: Michael Breeding

OWNER: Venora M. Galatas

REQUESTED CHANGE: From A-3 Suburban District to 1-3 Heavy Industrial District

LOCATION: Parcel located at the end of Shout Road, along Bayou Bonfouca; S9, T9S, R14E; Ward 9, District 12

SIZE: 2.928 acres
ZONING STAFF REPORT

Date: 9/26/2016  Meeting Date: 10/4/2016
Case No.: 2016-387-ZC  Determination: Approved, Amended, Postponed, Denied
Posted: 09/21/16

GENERAL INFORMATION

PETITIONER: Manuel & Kathy Hoffmann
OWNER: Manuel & Kathy Hoffmann
REQUESTED CHANGE: From A-1 Suburban District to A-1 Suburban District & MHO Manufactured Housing Overlay
LOCATION: Parcel located on the east side of Dreamland Court, north of Bruhl Road; S19, T5S, R11E; Ward 2, District 3
SIZE: 1.86 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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<tr>
<td>North</td>
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<td>Residential</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>
</tr>
</tbody>
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EXISTING LAND USE:
Existing development: None  Multi occupancy development: None

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 MHO Manufactured Housing Overlay. This site is located on the east side of Dreamland Court, north of Bruhl Road. The 2025 Future Land Use Plan calls for the area to be developed with residential uses including Manufactured Housing. Staff has no objection to the request.

STAFF RECOMMENDATION:
Staff recommends that the request for a MHO Manufactured Housing Overlay designation be approved.
Case No.: 2016-387-ZC

PETITIONER: Manuel & Kathy Hoffmann

OWNER: Manuel & Kathy Hoffmann

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

LOCATION: Parcel located at the on the east side of Dreamland Court, north of Bruhl Road; S19, T5S, R11E; Ward 2, District

SIZE: 1.86 acres
THIS POINT IS N00°27'46"W, 1336.76'; N00°30'W, 685.39' FROM THE ¼ CORNER COMMON TO SECTIONS 19 & 30 TOWNSHIP 5 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PROPERTY IS LOCATED IN FLOOD ZONES A & C, AS PER FEMA FIRM COMM. PANEL NO. 225206 0125 C. MAP DATE 10-17-1989.

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE MINIMUM STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A D SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN IAC 46:LXI.

MAP PREPARED FOR

Tina M. wife/of and
Jeremy M. Welch

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN

Section 19, Township 5 South,
Range 11 East, St. Tammany Parish, Louisiana

THIS MAP IS IN ACCORDANCE WITH A TOPICAL SURVEY MADE ON THE LAND AND UNDER THE SUPERVISION OF THE UNDERSIGNED.

LAND SURVEYING Inc.
CONVENTION, LOUISIANA

SCALE: 1" = 100' DATE: May 10, 2000 No. 11,263

JERON R. PETRONELL, L.S.
LA. LICENSED LAND SURVEYOR
REB. NO. 1252414

1/2" Rebar Pound
1/2" Rebar Set
393.65' 273.66' 1/2" Rebar Pound

N9°28'12.2"E 252.62' N25°13.55'E 17.5 35' Right-of-Way 1.86 Acres

Flood Zone C
Flood Zone A

60' Right-of-Way to Brush Road (Dreamland Court)
ZONING STAFF REPORT

Date: 9/26/2016
Case No.: 2016-388-ZC
Posted: 09/21/16

Meeting Date: 10/4/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Marcia & Raymond Williams

OWNER: Marcia & Raymond Williams

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

LOCATION: Parcel located on the south side of East Gause Blvd, east of Amber Street, being lots 11 & 12, Square 26, Pearl Acres Subdivision; S6, T9S, R15E; Ward 8, District 13

SIZE: 1.43 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Federal
Road Surface: 5 lane asphalt
Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Direction</th>
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<th>Surrounding Zoning</th>
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<tbody>
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<td>North</td>
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<td>HC-2 Highway Commercial</td>
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<td>South</td>
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<td>West</td>
<td>Vacant/Commercial</td>
<td>HC-2 Highway Commercial</td>
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</tbody>
</table>

EXISTING LAND USE:

Existing development: Yes
Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from HC-2 Highway Commercial District to HC-3 Highway Commercial District. This site is located on the south side of East Gause Blvd, east of Amber Street, being lots 11 & 12, Square 26, Pearl Acres Subdivision. The 2025 Future land use plan calls for the area to be developed for commercial uses. Staff has no objection to the request.

STAFF RECOMMENDATION:

The staff recommends that the request for a HC-3 Highway Commercial District designation be approved.
Case No.: 2016-388-ZC

PETITIONER: Marcia & Raymond Williams

OWNER: Marcia & Raymond Williams

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

LOCATION: Parcel located on the south side of East Gause Blvd, east of Amber Street, being lots 11 & 12, Square 26, Pearl Acres Subdivision; S6, T9S, R15E; Ward 8, District 13

SIZE: 1.43 acres
SURVEY MAP

LOTS NO. 11, 12, 13, AND 14 OF SQUARE NO. 26 AND LOT NO. 1 OF SQUARE NO. 27 OF PEARL RIVER SUBDIVISION, ST TAMMANY PARISH, LOUISIANA

FOR
RAYMOND WILLIAMS

THIS SURVEY IS CERTIFIED TRUE AND CORRECT BY

IVAN M. BORGÉN
REG. NO. 635
REGISTERED

DATE: APRIL 26, 1972
REV.
SCALE: 1" = 100'
ZONING STAFF REPORT

Date: 9/26/2016
Case No.: 2016-389-ZC
Posted: 09/21/16

Meeting Date: 10/4/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Kyle Associates LLC - Franklin Kyle

OWNER: James E. Shields

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

LOCATION: Parcel located on the south side of LA Highway 1088, east of Trinity Drive, west of Forest Brook Blvd; S5, T88, R12E, Ward 4, District 13

SIZE: 28.05 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 &amp; Commercial</td>
<td>NC-4 Neighborhood Institutional District</td>
</tr>
<tr>
<td>South</td>
<td>Single Family Residential</td>
<td>A-4 Single-Family Residential District</td>
</tr>
<tr>
<td>East</td>
<td>Single Family Residential</td>
<td>A-4 Single-Family Residential District &amp; NC-4 Neighborhood Institutional District</td>
</tr>
<tr>
<td>West</td>
<td>Single Family Residential &amp; Commercial</td>
<td>A-4 Single-Family Residential District NC-1 Professional Office District &amp; NC-4 Neighborhood Institutional 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-4 Single-Family Residential District & NC-4 Neighborhood Institutional District to A-4 Single-Family Residential District, NC-4 Neighborhood Institutional District & PUD Planned Unit Development Overlay. The site is proposed to be developed with 43 single family residential lots, a duplex, a fourplex and a sports complex and outdoor recreation area.

Note that the existing sports complex is proposed to be integrated in the PUD, making its amenities available to the resident of the subdivision. Also, the exiting single family residence, duplex and fourplex will be integrated into the PUD. Considering that the lack of variety in lot size within the proposed subdivision, the integration of the duplex, fourplex and the sports complex will allow for a variety of housing type within the subdivision and easy access to active and passive recreational activities.

ACCESS
The site is proposed to be accessed through a boulevard type driveway from Highway 1088. The proposed driveway will be internally connected to the parking lot of the sports complex. The 2 existing independent driveways for the sports complex will remain in place.
<table>
<thead>
<tr>
<th>Sports Complex</th>
<th>Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum sq. ft. &amp; maximum height</td>
<td>28,500 sq. ft. &amp; 20 feet</td>
</tr>
<tr>
<td>Allowable Uses</td>
<td>Office, Gymnasium, Snack Bar, Retail, Pool, Outdoor activities</td>
</tr>
<tr>
<td>Regulation</td>
<td>Subject to all Parish Landscaping, Lighting, Parking &amp; Signage Requirements</td>
</tr>
</tbody>
</table>

**GENERAL INFORMATION**

<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>Water &amp; Sewer facilities</td>
<td>Provided as Required (to be located off site, connection to Tammany Utilities)</td>
</tr>
<tr>
<td>Wetland Delineations</td>
<td>Provided on plan; however, need initial wetland delineation determined by a qualified wetlands consultant</td>
</tr>
<tr>
<td>Flood Zone Demarcation Lines</td>
<td>Must be Provided as Required (Indicate FIRM Map and panel number)</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 28.06 acre parcel of land, is at 4 units per acre based on the proposed underlying zoning of A-4 Single Family Residential District, which would allow for a total of 112 units. Based on the formula the net density would allow for 84 lots/units. The proposal is for 49 lots, 1 duplex and 1 fourplex.

**GREENSPACE**

A total of 11.78 acres of greenspace (42%) is proposed to be provided throughout the subdivision, including non-disturbed wetlands area and active & passive recreation areas. The active recreation area is proposed to occupy 0.92 acres (3.3%) and will include a sports complex providing a variety of activities and a pool. The passive recreation is proposed to occupy 10.9 acres (38.7%) and is for the most part dedicated as preserved wetlands and greenspace areas. Note that formal walking paths (aggregate, semi-hard or hard-surfaced materials) should be provided within the greenspace area, connecting to the sports complex. Also, picnic tables, gazebos and benches should be provided within the greenspace area.

Additional information required:

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

**COMPREHENSIVE PLAN ANALYSIS**

The 2025 future land use plan calls for the site to be developed residential uses. The proposed development meets that objectives of the 2025 future land use plan by proposing a residential development with open space, allowing for the preservation of the wetlands.

**STAFF RECOMMENDATION:**

The staff recommends that the request for a PUD Planned Unit Development Overlay designation be approved.
Case No.: 2016-389-ZC

PETITIONER: Kyle Associates LLC - Franklin Kyle

OWNER: James E. Shields

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

LOCATION: Parcel located on the south side of LA Highway 1088, east of Trinity Drive, west of Forest Brook Blvd; S5, T8S, R12E; Ward 4, District 13

SIZE: 28.06 acres
ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant’s Name: James Shields, Sr.

Developer’s Address: 30 New England Court Metairie, LA 70053

Developer’s Phone No. 504-348-2404 504-370-1944

Subdivision Name: Pelican Point

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

Ultimate Disposal of Surface Drainage: Lake Ponchartrain

Water Surface Runoff Mitigation Proposed: Detention Pond

(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?

2016-389-2C
- Does the subdivision front on any major arterial streets? ☑ Yes ☐ No

If yes, which major arterial streets? LA 1088

- 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 migratory fish or wildlife species ................................................................. ☑ Yes ☐ No
- inducing substantial concentration of population ................................................................. ☑ Yes ☐ No
- dredging and spoil placement ................................................................. ☑ Yes ☐ No

I hereby certify to the best of my knowledge and ability, that this subdivision development will not adversely impact the surrounding environment, inclusive of all the information contained herein; and further, said information provided and answered above is accurate, true and correct.

[Signature]

ENGINEER/SURVEYOR/ DEVELOPER DATE

(SIGNATURE) 8/12/2016
DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, NEW ORLEANS DISTRICT
P.O. BOX 60367
NEW ORLEANS, LOUISIANA 70160-0367

Operations Division
Surveillance and Enforcement Section

Mr. Thomas Brown
Biological Surveys, Inc.
P.O. Box 94
Covington, LA 70433

Dear Mr. Brown:

Reference is made to your request, on behalf of Mr. Jimmy Shields, for a U.S. Army Corps of Engineers’ jurisdictional determination on property located in Section 5, Township 8 South, Range 12 East, St. Tammany Parish, Louisiana (enclosed map). Specifically, this property is identified as 28 acres south of Hwy 1088 in Mandeville, Louisiana.

A field inspection of the property was conducted on March 4, 2016. Based on the results of this investigation, we have determined that part of the property is wetland and may be subject to Corps’ jurisdiction. The approximate limits of the wetland are designated in red on the map. A Department of the Army permit under Section 404 of the Clean Water Act will be required prior to the deposition or redistribution of dredged or fill material into wetlands that are waters of the United States. Additionally, a DA permit will be required if you propose to deposit dredged or fill material into other waters subject to Corps’ jurisdiction. Other waters that may be subject to Corps’ jurisdiction are indicated in blue on the map.

You are advised that this preliminary jurisdictional determination is valid for a period of 5 years from the date of this letter unless new information warrants revision prior to the expiration date or the District Commander has identified, after public notice and comment, that specific geographic areas with rapidly changing environmental conditions merit re-verification on a more frequent basis.

Please be advised that this property is in the Louisiana Coastal Zone and a Coastal Use Permit may be required prior to initiation of any activities on this site. For additional information, contact Ms. Christine Carrier, Office of Coastal Management, Louisiana Department of Natural Resources at (225) 342-7953.

Should there be any questions concerning these matters, please contact Mr. Andrew Bennett at (504) 862-2227 and reference our Account No. MVN-2086-04964-1-SJ. If you have specific questions regarding the permit process or permit applications, please contact our Eastern Evaluation Section at (504) 862-2292.

Sincerely,

Martin S. Mayer
Chief, Regulatory Branch

Enclosures
PLAN REVIEW STAFF REPORT

Date: 09/26/16
CASE NO.: PR16-10-002
Posted: 09/22/16

PETITIONER: John S. Bowers III
OWNER: JSB Hwy 21 Lots, LLC
PROPOSED USE: Retail Building & Restaurant
PREVIOUS/CURRENT USE: Undeveloped
SQ. FT. OF USE: 9000 sq. ft.
GROSS AREA LOT SIZE: 1.25 acres
ZONING CLASSIFICATION: HC-2 Highway Commercial District
CORRIDOR: Planned Corridor Overlay
LOCATION: Parcel located on the east side of LA Highway 21, south of Azalea Drive; S47, T7S, R11E; Ward 1, District 1

Meeting Date: October 4, 2016
Determination: Approved Amended Postponed Denied

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

SITE ASSESSMENT
Direction Land Use Zoning
North Apartments & Undeveloped HC-2 Highway Commercial District
South Single Family Residential A-2 Suburban District
East Undeveloped HC-2 Highway Commercial District
West Commercial/Office HC-2 Highway Commercial District

Existing development? No Multi occupancy development? Yes

STAFF COMMENTS:
Petitioner is proposing Retail Building & Restaurant on a parcel located on the east side of LA Highway 21, south of Azalea Drive. A site and landscape plan has been provided as required. Additional information shall be provided as listed below.

STAFF RECOMMENDATIONS:
The staff recommends postponing of this proposal.
Should the Zoning Commission wishes to grant approval of the request, it should be subject to all applicable regulations and the following conditions:

1. Provide a revised scaled landscape plan showing the size and location of all existing trees to be preserved and any new plant materials to meet the applicable landscaping requirements (see attached chart). The size, caliper, and species of the proposed trees shall be shown on the revised landscape plan. Note that the size of the Class A & Class B trees has to be a minimum of 10" to 12" high. The caliper of Class A trees has to be a minimum of 2" and the caliper of Class B trees has to be a minimum of 1½" measured at 1½ feet above the ground. Considering that the property is heavily wooded, a trees survey shall be provided showing all existing trees to be preserved within the buffers and all cypress & live oak trees to be preserved on the site.

2. Indicate, on the plan, the abutting land use on the north, south, east & west sides of the site.

3. Provide location, dimensions, depth and description of any retention/detention ponds or retention/detention areas on, or to be placed on, the property.

4. Provide a revised plan showing a reconfiguration of the ingress/egress driveway onto the site. Show dimensions of the driveways on the plan and identify location of drive thru, if applicable.

5. Note the existing location of the property, the proposed driveway, from Hwy 21, will have to be permitted by the Department of Transportation. Access routes through the periphery of an off street parking or other vehicular use area shall be a minimum of 24' to a maximum of 35' wide for 2 way traffic; and a minimum of 12' to 15' wide for one way traffic.

6. Provide the required number of parking spaces according to the UDC Section 7.07 for retail & restaurant.

7. Provide 9' wide island at the end of each row of parking.

8. Provide required 7' opaque screening around the dumpster.

9. Separate permit application will have to be submitted for fences & monument signs.

10. A land clearing permit will have to be obtained before applying for a building permit.

11. The property owner shall be responsible for the maintenance and the replacement of the required plant materials.

12. During construction, planting or open ground areas surrounding preserved trees shall be wired off with a properly flagged, reinforced & rolled wire mesh.

13. Sight triangle shall have 25 feet at the intersection of a public street and 15 feet along a private access way. No parking, wall, fence, sign, structure or plant material shall be placed within the sight distance area so as not to impede vision between a height of 2½ feet and 10 feet above the center line grades of the intersecting streets and/or driveways.

14. No plant material except grass or ground cover shall be located closer than 3 feet from the edge of any access way pavement.

15. Provide an exterior lighting plan so all exterior lighting shall be shaded or inwardly directed in such a manner so that no direct lighting or glare is cast beyond the property line. The intensity of such lighting shall not exceed one foot candle as measured at the abutting property line. Outdoor lighting illumination shall follow the recommended guidelines for the luminescence as established in the IESNA Lighting Handbook.

NOTE TO PETITIONER:
There is a 10 day appeals period following the Zoning Commission decision. If the request is approved, permits will not be issued until this 10 day period has elapsed. The petitioner shall have one year to obtain the appropriate building permits or occupy the site from the date of approval of the St. Tammany Parish Zoning Commission, unless otherwise stipulated by the St. Tammany Parish Zoning Commission.
CASE NO.: PR16-10-002
APPLICANT: John S. Bowers III
PROPOSED USE: Retail Building & Restaurant
PREVIOUS/CURRENT USE: Undeveloped
SQ. FT. OF USE: 9000 sq. ft.
GROSS AREA LOT SIZE: 1.25 acres
ZONING CLASSIFICATION: HC-2 Highway Commercial District
CORRIDOR: Planned Corridor Overlay
LOCATION: Parcel located on the east side of LA Highway 21, south of Azalea Drive; S47, T7S, R11E; Ward 1, District 1
<table>
<thead>
<tr>
<th>Affected Area</th>
<th>Planned Corridor</th>
<th>Minimum Requirements</th>
<th>Petitioner Provided</th>
<th>Staff Recommends</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street</td>
<td>50' planting area &amp; parking setback</td>
<td>30' planting area</td>
<td>77' planting area &amp; parking setback</td>
<td>Provide an additional 3 Class A &amp; 4 Class B trees</td>
</tr>
<tr>
<td>Planting HWY 21</td>
<td>19 Class A</td>
<td>4 Class A</td>
<td>16 Class A</td>
<td></td>
</tr>
<tr>
<td>111 ft.</td>
<td>28 Class B</td>
<td>4 Class B</td>
<td>24 Class B</td>
<td></td>
</tr>
<tr>
<td></td>
<td>11 shrubs</td>
<td>11 shrubs</td>
<td>26 Shrubs</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Living screen or 3' berm</td>
<td></td>
<td>3' berm</td>
<td></td>
</tr>
<tr>
<td>South</td>
<td>30' planting area</td>
<td>30' planting area</td>
<td>30' planting area</td>
<td>Approved as proposed - show all trees over 6&quot; in caliper to be preserved</td>
</tr>
<tr>
<td>Perimeter</td>
<td>6 Class A</td>
<td>6 Class A</td>
<td>6 Class A</td>
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<tr>
<td>Planting 169.67 ft.</td>
<td>6 Class B</td>
<td>6 Class B</td>
<td>6 Class B</td>
<td></td>
</tr>
<tr>
<td></td>
<td>8' opaque fence</td>
<td>8' opaque fence</td>
<td>8' opaque fence</td>
<td></td>
</tr>
<tr>
<td>East</td>
<td>10' planting area</td>
<td>10' planting area</td>
<td>10' planting area</td>
<td>Approved as proposed - show all trees over 6&quot; in caliper to be preserved</td>
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<tr>
<td>Perimeter</td>
<td>11 Class A</td>
<td>11 Class A</td>
<td>14 Class A</td>
<td></td>
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<tr>
<td>Planting 337.90 ft.</td>
<td>11 Class B</td>
<td>11 Class B</td>
<td>14 Class B</td>
<td></td>
</tr>
<tr>
<td>West</td>
<td>10' planting area</td>
<td>10' planting area</td>
<td>10' planting area</td>
<td>Approved as proposed - show all trees over 6&quot; in caliper to be preserved</td>
</tr>
<tr>
<td>Perimeter</td>
<td>11 Class A</td>
<td>11 Class A</td>
<td>12 Class A</td>
<td></td>
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<tr>
<td>Planting 337.90 ft.</td>
<td>11 Class B</td>
<td>11 Class B</td>
<td>12 Class B</td>
<td></td>
</tr>
<tr>
<td>Parking</td>
<td>1 Class A in Island / 12 spaces &amp; in island at ends of row (minimum of 9' wide);</td>
<td>1 Class A / 12 spaces &amp; in islands at ends of row (minimum of 9' wide);</td>
<td>1 Class A / 12 spaces &amp; in islands at ends of row</td>
<td>Provide the required number of parking spaces according to the UDC Section 7.07 for retail &amp; restaurant Provide 9' wide island at the end of each row</td>
</tr>
<tr>
<td>Planting</td>
<td></td>
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<tr>
<td>Spaces</td>
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<td></td>
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