AGENDA
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
MANDEUILLE, LOUISIANA

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 AUGUST 2, 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. 2016-294-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
2. **2016-295-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

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

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

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

AGENDA
6. **2016-345-ZC**

Existing Zoning: A-1 Suburban District  
Proposed Zoning: A-2 Suburban District  
Acres: 5 acres  
Petitioner: Robert A. & Dionne D. Mefford  
Owner: Dionne J. Prestenback & Robert A. & Dionne D. Mefford  
Council District: 3

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

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" Folsce  
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

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 Tehelencte Park Drive, S15, T7S, R10E, Ward 1, District 4  
Council District: 4
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, T3S, R10E, Ward 2, District 3
   - **Council District:** 3

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

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

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

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
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:** Duplantis Design Group/ Thomas Buckel
   - **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

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**
MINUTES OF THE
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. - TUESDAY, AUGUST 02, 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, Doherty, Drumm, Randolph
Absent: Fitzmorris
Staff Present: Helen Lambert, Cara Bartholomew, Lauren Davis, Terry Hand, Deb Henton

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

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

INVOCATION
The Invocation was presented by Mr. Randolph.

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

APPROVAL OF THE MINUTES FOR THE JULY 5, 2016 ZONING MEETING
Randolph moved to approve, second by Doherty.
Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Doherty, Drumm, Randolph
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. 2016-293-ZC
   Existing Zoning: NC-4 (Neighborhood Institutional District)
   Proposed Zoning: HC-2 (Highway Commercial District)
   Acres: 1.98 acres
   Petitioner: Jeffery Schoen
   Owner: PTP Properties, LLC - Don Scot Prieto & Carrie Deane Prieto Segrave
ZONING MEETING MINUTES, CONT.

Location: Parcel located on the southwest corner of LA Highway 59 and Lonesome Road, S36, T7S, R11E, Ward 4, District 10
Council District: 10

POSTPONED FROM 07/05/2016 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
Opposition: Bill Daniels, Tom Ballantine/Lonesome Road Coalition

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

2. 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 07/05/2016 MEETING

*Petitioner for this case requests postponement until the September 6th, 2016 meeting.

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

*Note: Community meeting for this case will be held on Monday, August 15th, at 6:00pm in the Parish Council Chambers.

3. 2016-295-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 07/05/2016 MEETING

*Petitioner for this case requests postponement until the September 6th, 2016 meeting.

Richard moved to postpone, second by Willie.
Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Doherty, Drumm, Randolph
Nay: 
Abstain:
4. **2016-314-ZC**
   - Existing Zoning: MD-1 Medical Residential District
   - Proposed Zoning: HC-2 Highway Commercial District
   - Acres: 1.199 acres
   - Petitioner: Frank D. Lamier
   - Owner: Alexander Milne Development Services - Frank D. Lamier
   - Location: Parcel located on Milne Circle, east of Alexander Drive & LA Highway 21, S5, T6S, R12E, Ward 5, District 6
   - Council District: 6

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Frank Lamier, Johanna Averill, and Linda Feringa/Milne Development Services, Richard Kivett/Mayor of Sun
Opposition: Wayne Wirth, John d'Hemecourt, and residents via signed petition

**Davis moved to deny, second by Doherty.**

**Yea:** Davis, Doherty

**Nay:** Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Drumm, Randolph

**Abstain:**

**Motion to deny failed.**

**Lorren moved to approve, second by Willie.**

**Yea:** Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Drumm

**Nay:** Davis, Doherty, Randolph

**Abstain:**

5. **2016-316-ZC**
   - Existing Zoning: A-1 Suburban District
   - Proposed Zoning: HC-2 Highway Commercial District
   - Acres: 1 acre
   - Petitioner: Michael Ivic
   - Owner: Succession of Danny K. Willingham c/o Madelynn Farmer
   - Location: Parcel located on the north side of US Highway 90, west of Honey Island Marina Road, S29, T9S, R16E, Ward 8, District 13
   - Council District: 13

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Madelynn Farmer

**Cazaubon moved to approve, second by Doherty.**

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

**Nay:**

**Abstain:**

6. **2016-324-ZC**
   - Existing Zoning: A-1 Suburban District
   - Proposed Zoning: A-2 Suburban District & MHO Manufactured Housing Overlay
   - Acres: 5 acres
   - Petitioner: Connie B. Cutrer
   - Owner: Connie B. Cutrer, Sedrue Bickham, Jr., Donoray Bickham, Lester Ray Bickham, Darryl N. Bickham, Phillip Bickham, Bessie Bickham Goodlow

**Abstain:**
ZONING MEETING MINUTES, CONT.

Location: Parcel located on the east side of LA Highway 450, south of Bickman Road, north of LA Highway 25, being 86004 Highway 450, Franklinton, S21, T4S, 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: Connie Cutrer  Opposition: none

Willie moved to approve, second by Lorren.

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

Nay:

Abstain:

7. **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

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 Randolph.

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

Nay:

Abstain:

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

Mr. Dave Mannella, Chairman
ZONING STAFF REPORT

Date: 8/29/2016
Case No.: 2016-294-ZC
Prior Action: Postponed (08/02/16)
Posted: 8/18/16

Meeting Date: 9/6/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jeffrey D. Schoen
OWNER: Archdiocese of New Orleans - John L. Eckholdt
REQUESTED CHANGE: From A-1 Suburban District to A-2 Suburban District
LOCATION: Parcel located on the north side of Sharp Road, east of Westwood Drive; S39, T7S, R11E; Ward 4, District 10
SIZE: 89.5501 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>Undeveloped</td>
<td>A-1 Suburban District</td>
</tr>
<tr>
<td>South</td>
<td>Undeveloped</td>
<td>A-2 Suburban District</td>
</tr>
<tr>
<td>East</td>
<td>Residential (Church)</td>
<td>A-2 Suburban District</td>
</tr>
<tr>
<td>West</td>
<td>Residential</td>
<td>A-4 Single-Family Residential</td>
</tr>
</tbody>
</table>

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

COMPREHENSIVE PLAN:

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

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-1 Suburban District to A-2 Suburban District. This site is located at the on the north side of Sharp Road, east of Westwood Drive. The 2025 future land use plan calls for the area to be developed as a Planned District with single family residential uses including conservation areas. Staff has no objection to the request considering that the site is directly abutting A-2 Suburban zoning on the south and east sides and A-4 on the west side.

Note that a zoning change to PUD Planned Unit Development Overlay has been submitted for the site to be developed as a single family residential subdivision (2016-295-ZC).

STAFF RECOMMENDATION:
The staff recommends that the request for an A-2 Suburban District designation be approved.
Case No.: 2016-294-ZC

PETITIONER: Jeffrey D. Schoen

OWNER: Archdiocese of New Orleans - John L. Eckholdt

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

LOCATION: Parcel located on the north side of Sharp Road, east of Westwood Drive; S39, T7S, R11E; Ward 4, District

SIZE: 89.5501 acres
ZONING STAFF REPORT

Date: 8/29/2016  Meeting Date: 9/6/2016
Case No.: 2016-293-ZC  Determination: Approved, Amended, Postponed, Denied
Prior Action: Postponed (08/02/16)  
Posted: 8/18/2016

GENERAL INFORMATION

PETITIONER: Jeffery D. Schoen  
OWNER: Archdiocese of New Orleans - John L. Eckholdt  
REQUESTED CHANGE: From A-1 Suburban District and A-2 Suburban District to PUD Planned Unit Development Overlay  
LOCATION: Parcel located on the north side of Sharp Road, east of Westwood Drive; S39, T7S, R11E; Ward 4, District  
SIZE: 104.17 acres

GENERAL INFORMATION

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

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</tr>
<tr>
<td>East</td>
<td>Church</td>
<td>A-2 Suburban District</td>
</tr>
<tr>
<td>West</td>
<td>Residential</td>
<td>A-4 Single Family Residential; District</td>
</tr>
</tbody>
</table>

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

COMPREHENSIVE PLAN:

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

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 Suburban District to A-2 Suburban District & PUD Planned Unit Development Overlay, to create a single family residential subdivision of a total of 103 lots (see chart below and see attached plan). Note that a zoning change to A-2 Suburban Zoning District (2016-294-ZC) has been submitted to establish the underlying zoning of the proposed subdivision.

<table>
<thead>
<tr>
<th>Lot Type</th>
<th>Number of lots</th>
<th>Lot size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Residence</td>
<td>36 units</td>
<td>90' to 100' in width</td>
</tr>
<tr>
<td>Single Family Residence</td>
<td>17 units</td>
<td>60' to 65' in width</td>
</tr>
<tr>
<td>Garden homes</td>
<td>50 units</td>
<td>45' X 60'</td>
</tr>
</tbody>
</table>

ACCESS

The site is proposed to be accessed from Sharp Road through a boulevard type entrance.
GENERAL PUD CRITERIA

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

DENSITY

As required under Section 6.0101 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 104.17 acre parcel of land, is at 1 units per acre based on the proposed underlying zoning of A-2 Suburban District, which would allow for a total of 104 units. Based on the yield plan submitted (see attached) the net density would allow for 104 lots/units. The proposal is for 103 lots/units.

GREENSPACE

A total of 68.45 acres of greenspace (66%) 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 1.97 acres (3%) and be developed as a park with playground equipment. The area dedicated to passive recreation, is proposed to occupy 66.46 acres (97%) and for the most part be dedicated as preserved wetlands and conservation areas. Sidewalks (concrete) along the street connecting to a nature trail (aggregate surface) are proposed to be provided as a passive amenities.

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 as a planned district with single family residences and conservation area. The proposed development meets the objectives of the 2025 future land use plan by providing a residential development at density similar to the adjacent uses. The design of the subdivision also allows to achieve the conservation criteria of the 2025 future land use plan, by preserving the existing wetlands located on the site.

STAFF RECOMMENDATION:

The staff recommends that the request for a PUD (Planned Unit Development Overlay) designation be approved.

Note that as stated above, a complete Recreational Development Plan shall be provided along with the preliminary subdivision submission. Also, in regards to the TIA, Table 2 - "LOS Sharp Rd. @ Hwy 59 AM Peak" needs to be revised. The WB Sharp Rd. "With Project – Future AM Delay" reads 42.7 seconds, this looks like a typo and it should read 36.8 seconds. Finally, one (1) complete set of construction drawings will have to be provided to the Department of Engineering for review and approval, before a work order can be issued.
Case No.: 2016-295-ZC

PETITIONER: Jeffery D. Schorn

OWNER: Archdiocese of New Orleans - John L. Eakholdt

REQUESTED CHANGE: From A-1 Suburban District & A-2 Suburban District to A-2 Suburban District & PUD Planned Unit Development Overlay

LOCATION: Parcel located on the north side of Sharp Road, east of Westwood Drive; S39, T77S, R11E; Ward 4, District

SIZE: 104.17 acres
June 30, 2016

St. Tammany Parish
Department of Development

Re: Brentwood Estates

Ron

In response to the Planned Unit Development Staff Comments of June 28, 2016 the following addresses each comment.

1. The name will be revised to "Brentwood Estates"
2. A detail of the entrance roadway has been added to show dimensions and conformity to 499 regulations.
3. The developer is requesting a waiver of the maximum Cul-De-Sac length
4. The developer is requesting a waiver of the maximum Block length
5. Street names have been added and an email sent to the 911 addressing office to confirm no duplications
6. Details of the two types of Cul-De-Sac have been added to the plan

We trust the above sufficiently addresses your comments. Please phone us at 626-5611 if you have any questions.

Sincerely,

[Signature]

Kelly J. McHugh, PE

Stereotex/BRENTWOOD PUD_REPLY LETTER

845 Galvez Street • Mandeville, LA 70448 • (985) 626-5611
Civil Engineers Land Surveyors
ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: LAND HOLDING CO.

Developer's Address: 845 GALVEZ ST. MANDEVILLE
Street: 845 City: (Business) (Cell)
State: Zip Code: 5611

Developer's Phone No: (Business) (Cell)

Subdivision Name: BRENTWOOD

Number of Acres in Development: 104.17 Number of Lots/Parcels in Development: 103

Ultimate Disposal of Surface Drainage: Bayou Tete Woods to Lake Pont.

Water Surface Runoff Mitigation Proposed: NA

(Please check the following boxes below, where applicable:)
- Type of Sewerage System Proposed: ☐ Community ☐ Individual
- Type of Water System Proposed: ☐ Community ☐ Individual
- Type of Streets and/or Roads Proposed: ☐ Concrete ☐ Asphalt ☐ Aggregate ☐ Other
- Land Formation: ☐ Flat ☐ Rolling Hills ☐ Marsh ☐ Swamp ☐ Inundated ☐ Title Flow
- Existing Land Use: ☐ Undeveloped ☐ Residential ☐ Commercial ☐ Industrial ☐ Other
- Proposed Land Use: ☐ Undeveloped ☐ Residential ☐ Commercial ☐ Industrial ☐ Other
- Surrounding Land Use: ☐ Undeveloped ☐ Residential ☐ Commercial ☐ Industrial ☐ Other
- Does the subdivision conform to the major street plan? ☐ Yes ☐ No
- What will the noise level of the working development be? ☐ Very Noisy ☐ Average ☐ Very Little
- Will any hazardous materials have to be removed or brought on-site for the development? ☐ Yes ☐ No
- If yes, what are the hazardous materials?

Does the subdivision front on any waterways? ☐ Yes ☐ No
- If yes, what major streams or waterways?
- Does the subdivision front on any major arterial streets? □ Yes □ No

If yes, which major arterial streets? 

- Will any smoke, dust or fumes be emitted as a result of operational construction? □ Yes □ No

If yes, please explain:

- Is the subdivision subject to inundation? □ Frequently □ Infrequently □ None at all

- Will canals or waterways be constructed in conjunction with this subdivision? □ Yes □ No

(Does the proposed subdivision development...)

a.) have or had any landfill(s) located on the property? □ Yes □ No

b.) disrupt, alter or destroy any historical or archeological sites or district? □ Yes □ No
c.) have a substantial impact on natural, ecological recreation, or scenic resources? □ Yes □ No
d.) displace a substantial number of people? □ Yes □ No
e.) conform with the environmental plans and goals that have been adopted by the parish? □ Yes □ No
f.) cause an unwarranted increase in traffic congestion within or near the subdivision? □ Yes □ No
g.) have substantial esthetic or adverse visual impact within or near the subdivision? □ Yes □ No

h.) breach any Federal, State or Local standards relative to:

- air Quality ................................................................. □ Yes □ No
- noise ........................................................................ □ Yes □ No
- water Quality ............................................................... □ Yes □ No
- contamination of any public or private water supply ................................................ □ Yes □ No
- ground water levels .................................................................. □ Yes □ No
- flooding/inundation ................................................................ □ Yes □ No
- erosion ........................................................................... □ Yes □ No
- sedimentation .................................................................. □ Yes □ No
- rare and/or endangered species of animal or plant habitat ........................................ □ Yes □ No
- interfering with any movement of resident or migratory fish or wildlife species ........................................ □ Yes □ No
- inducing substantial concentration of population ...................................................... □ Yes □ No
- dredging and spoil placement ........................................................................ □ Yes □ No

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

ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

DATE
PLANNED UNIT DEVELOPMENT STAFF COMMENTS
FOR BRENWOOD
(as of June 28, 2016)

Please see comments below relative to the above captioned development scheduled for the July 5th, 2016 Zoning Commission meeting:

1. Brentwood is already an existing subdivision within the parish; therefore, the developer will need to come up with another name or augment the name such as “Brentwood Estates”.

2. Inset detail of the entrance road does not depict the width of the two lane exit lanes on the other side of the median. Sec. 40-032.0. 3., Ord. No. 499, requires an 80' x 100' minimum right-of-way at the entrance to all subdivisions with only one ingress/egress. Said entrance must be depicted on the plat with an inset detail depicting the following minimum standards: The developer shall design at a minimum, one (1) 14' wide ingress travel lane on one side of the median and a minimum of two (2) 10' wide each egress travel lanes on the other side of the median.

3. Since distances are not provided on the site plan it’s difficult to determine if the maximum cul-du-sac length for the first cul-du-sac street violates the 700' foot length.

4. Again, since distances are not provided on the site plan it’s difficult to determine if the maximum block length for the main street violates the 1,500' length.

5. Street names should be provided on the site plan; and only after checking with the 911 addressing office (985-898-4911) for names that are not duplicated.

6. A typical inset on the site plan need to be depicted for the roadway width and radius for the cul-du-sacs. The minimum requirements for a cul-du-sac calls for a 60' minimum radius with a 26' minimum inside turning radius and 20' wide street for the roadway.
ZONING STAFF REPORT

Date: 8/29/2016
Case No.: 2016-325-ZC
Prior Action: Postponed (08/02/16)
Meeting Date: 9/6/2016
Determination: Approved, Amended, Postponed, Denied
Posted: 8/18/16

GENERAL INFORMATION

PETITIONER: Richard A. Trask
OWNER: Richard A. Trask
REQUESTED CHANGE: From A-4 Single-Family Residential District to HC-1 Highway Commercial District
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
SIZE: 20,000 sq. ft.

GENERAL INFORMATION

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

Direction | Surrounding Use   | Surrounding Zone
-----------|-------------------|------------------------
North      | Undeveloped       | A-4 Single-Family Residential District
South      | Commercial        | A-4 Single-Family Residential District & HC-1 Highway Commercial District
East       | Undeveloped       | A-4 Single-Family Residential District
West       | Vacant & Residential | A-4 Single-Family Residential District

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

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-4 Single-Family Residential District to HC-1 Highway Commercial District. This site is 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. The 2025 future land use plan calls for the area to be developed with commercial uses. There is an existing building on the site which was previously operated as a barbershop. Staff does not have any objection to the request considering that there is an existing site, zoned HC-1 Highway Commercial Zoning District, directly to the south.

STAFF RECOMMENDATION:
The staff recommends that the request for a HC-1 Highway Commercial District designation be approved.
Case No.: 2016-325-ZC

PETITIONER: Richard A. Trask

OWNER: Richard A. Trask

REQUESTED CHANGE: From A-4 Single-Family Residential District to HC-1 Highway Commercial District

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

SIZE: 20,000 sq. ft.
Survey Map

of

in

St. Tammany Parish, Louisiana

for

HAROLD D. EALUM

Survey Number: 42777
Date: APRIL 11, 1985
Revision:

This Survey is Certified True and Correct by

Ivan M. Borgen
No. 666
GENERAL INFORMATION

PETITIONER: Roby 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 5
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:

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<tr>
<th>Direction</th>
<th>Surrounding Use</th>
<th>Surrounding Zone</th>
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<tr>
<td>North</td>
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</tr>
<tr>
<td>West</td>
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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-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 uses 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: Roby Maser

OWNER: Barbara A. Garcia

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

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: 8/29/2016
Case No.: 2016-330-ZC
Posted: 8/19/2016

Meeting Date: 9/6/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jeffrey Schoen
OWNER: Lambert Investments, Inc - Donald G. Lambert
REQUESTED CHANGE: From A-2 Suburban District to PF-1 Public Facilities District
LOCATION: Parcel located on the north side of Harrison Avenue, west of Flowers Drive; S2, T7S, R11E;
Ward 3, District 2
SIZE: 7.08 acres

GENERAL INFORMATION

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

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<tr>
<th>Direction</th>
<th>Surrounding Use</th>
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<tr>
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<td></td>
<td></td>
<td>District</td>
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<tr>
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<td>Undeveloped</td>
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<tr>
<td>West</td>
<td>Undeveloped</td>
<td>PUD Planned Unit Development</td>
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<tr>
<td></td>
<td></td>
<td>Overlay</td>
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</tbody>
</table>

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

COMPREHENSIVE PLAN:
Conservation - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of "conservation" includes a private landowner's understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simple referred to as "good stewardship"); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process.

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-2 Suburban District to PF-1 Public Facilities District. This site is located on the north side of Harrison Avenue, west of Flowers Drive. The 2025 future land use plan calls for the site to be developed as a conservation area and with uses that would include the preservation of the natural environment. The requested zoning change does not meet the objectives of the 2025 future land use plan. However, staff does not have any objection to the request, considering the location of the site, along a major arterial, and the purpose of the PF-1 zoning, which is to provide for the location of governmental and institutional uses to the public.

STAFF RECOMMENDATION:
The staff recommends that the request for a PF-1 Public Facilities District designation be approved.
Case No.: 2016-330-ZC

PETITIONER: Jeffrey Schoen

OWNER: Lambert Investments, Inc - Donald G. Lambert - Donald G. Lambert

REQUESTED CHANGE: From A-2 Suburban District to PF-1 Public Facilities District

LOCATION: Parcel located on the north side of Harrison Avenue, west of Flowers Drive; S2, T7S, R11E; Ward 3, District 2

SIZE: 7.08 acres
ST. TAMMANY PARISH, LA.

HARRISON AVE.

SURVEY MADE AT THE REQUEST OF PATRICK CARR FOR THE ACCT. OF DONALD HUMBERT CONST., INC.

JUNE 1, 1973
ZONING STAFF REPORT

Date: 8/29/2016
Case No.: 2016-345-ZC
Posted: 8/18/2016
Meeting Date: 9/6/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Robert A. & Dionne D. Mefford
OWNER: Dionne J. Prestenbuck & Robert A. & Dionne D. Mefford
REQUESTED CHANGE: From A-1 Suburban District to A-2 Suburban District
LOCATION: Parcel located on the west side of LA Highway 25, north of LA Highway 450, being 85275 & 85271 Highway 25, Franklinton; S28, T4S, R10E; Ward 2, District 3
SIZE: 5 acres

GENERAL INFORMATION

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

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<tr>
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<tbody>
<tr>
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<tr>
<td>South</td>
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</tr>
<tr>
<td>East</td>
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<td>A-1 Suburban District</td>
</tr>
<tr>
<td>West</td>
<td>Residential</td>
<td>A-1 Suburban District</td>
</tr>
</tbody>
</table>

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

COMPREHENSIVE PLAN:
Residential / Agricultural – Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses – widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-1 Suburban District to A-2 Suburban District. This site is located on the west side of LA Highway 25, north of LA Highway 450, being 85275 & 85271 Highway 25, Franklinton. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Staff does not see any compelling reason to recommend approval considering that the site is surrounded by residential uses and undeveloped land zoned A-1 Suburban District.

STAFF RECOMMENDATION:
The staff recommends that the request for an A-2 Suburban District designation be denied.
Case No.: 2016-345-ZC

PETITIONER: Robert A. & Dionne D. Mefford

OWNER: Dionne J. Prestenback & Robert A. & Dionne D. Mefford

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

LOCATION: Parcel located on the west side of LA Highway 25, north of LA Highway 450, being 85275 & 85271 Highway 25, Franklintown; S28, T4S, R10E; Ward 2, District 3

SIZE: 5 acres


This survey and plot are in accordance with the adopted Louisiana "Minimum Standards For Property Boundary Survey" for a Class C Survey.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SURVEYS AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREIN. ANY SURVEYS AND/OR RESTRICTIONS SHOWN ON THIS PLAN ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPLIANCE OF THE DATA FOR THIS SURVEY.

MAP PREPARED FOR: Richard J. Prestenback & Dionne Jones Prestenback and Citizens Bank & Trust Company

SHOWING A SURVEY OF: A PARCEL OF LAND LOCATED IN SECTION 28, TOWNSHIP 4 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED

CERTIFIED CORRECT: [Signature]

REGISTERED LAND SURVEYOR

SCALE: 1" = 200' DATE: APRIL 5, 1986 NUMBER: 93 - 77 - 0
ZONING STAFF REPORT
Date: 8/29/2016
Case No.: 2016-346-ZC
Posted: 8/18/16

Meeting Date: 9/6/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Louis H. Boneval
OWNER: Louis H. Boneval
REQUESTED CHANGE: From A-1 Suburban District & RO Rural Overlay to A-2 Suburban District, RO Rural Overlay & MHO Manufactured Housing Overlay
LOCATION: Parcel located on the northeast corner of Green Valley Road & Major Lane, south of Stewart Road; S10, T65, R10E; Ward 3, District 3
SIZE: 1 acre

GENERAL INFORMATION

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

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<tr>
<th>Direction</th>
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<tbody>
<tr>
<td>North</td>
<td>Residential</td>
<td>A-1 Suburban District &amp; RO Rural Overlay</td>
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<tr>
<td>South</td>
<td>Undeveloped</td>
<td>A-1 Suburban District &amp; RO Rural Overlay</td>
</tr>
<tr>
<td>East</td>
<td>Residential</td>
<td>A-1 Suburban District &amp; RO Rural Overlay</td>
</tr>
<tr>
<td>West</td>
<td>Residential</td>
<td>A-1 Suburban District &amp; RO Rural Overlay</td>
</tr>
</tbody>
</table>

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

COMPREHENSIVE PLAN:
Residential / Agricultural – Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses – widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-1 Suburban District & RO Rural Overlay to A-2 Suburban District, RO Rural Overlay and MHO Manufactured Housing Overlay. This site is located on the northeast corner of Green Valley Road & Major Lane, south of Stewart Road. The 2023 future land use plan calls for the area to be developed with residential and agricultural uses. Staff does not have any compelling reason to recommend approval of the requested zoning change, considering that the site is surrounded by residential uses & undeveloped land zoned A-1 Suburban District.

Staff does not have any objection to the requested zoning change to allow for a MHO Manufactured Housing Overlay.

STAFF RECOMMENDATION:
The staff recommends that the request for an A-2 Suburban District designation be denied and the request of a MHO Manufactured Housing Overlay designation be approved.
Case No.: 2016-346-ZC

PETITIONER: Louis H. Bonneval

OWNER: Louis H. Bonneval

REQUESTED CHANGE: From A-1 Suburban District & RO Rural Overlay to A-2 Suburban District, RO Rural Overlay & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the northeast corner of Green Valley Road & Major Lane, south of Stewart Road; S10, T6S, R10E; Ward 3, District 3

SIZE: 1 acre
A Survey of the Property of Michael S. Cauley

5° 59' 57" E
639.00

5.50 ACRES

SITE

N 89° 55' W

GRANAD ROAD

LEGEND

\% SP IRON ROD FOUND
\% SP IRON ROD FOUND
\% SP IRON PIPE & WOOD
\% SP IRON ROD FOUND

A CERTAIN PIECE OR PORTION OF GROUND situated in Section 10, Township 6 South, Range 10 East, St. Tammany Parish, Louisiana, and more fully described as follows:

From a 7/8-inch iron pipe and a wood stob located at the Section Corner common to Sections 9, 10, 15, and 38, go South 89 degrees 51 minutes 45 seconds East 696.46 feet (Title-South 89 degrees 54 minutes East) to a 5/8-inch iron rod located on the eastern edge of Green Valley Road; thence go along the eastern edge of said road North 00 degrees 02 minutes East 749.83 feet (Title-North 00 degrees 02 minutes West) to an 1/2-inch square iron rod located on the northerly edge of a gravel road and the point of beginning. From the point of beginning, continue North 00 degrees 02 minutes East 375.0 feet (Title-North 00 degrees 02 minutes West) along the eastern edge of Green Valley Road to an 1/2-inch square iron rod; thence South 89 degrees 57 minutes 30 seconds East 639.06 feet to an 1/2-inch square iron rod; thence South 00 degrees 01 minutes West 374.90 feet to an 1/2-inch square iron rod located on the northern edge of a gravel road; thence go along the northern edge of said gravel road North 89 degrees 58 minutes West 639.17 feet to an 1/2-inch square iron rod located on the eastern edge of Green Valley Road and the point of beginning.

Said property contains 5.50 acres.

A Portion of Ground situated in Section 10, Township 6 South, Range 10 East,
St. Tammany Parish, Louisiana.

H. C. Sander:
Civil Engineers
The Foun
Post Office Drawer 17

ST-80-9

Job No.

Drawn

Check

RCS
ZONING STAFF REPORT

Date: 8/29/2016
Case No.: 2016-351-ZC
Posted: 8/19/2016
Meeting Date: 9/6/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION
PETITIONER: Jeffrey D. Schoon
OWNER: St. Tammany Parish School Board - W.L. "Trey" Fosse
REQUESTED CHANGE: From A-4 Single-Family Residential District to ED-1 Primary Education District
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
SIZE: 0.574 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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<tbody>
<tr>
<td>North</td>
<td>Residential</td>
<td>A-4 Single Family Residential</td>
</tr>
<tr>
<td>South</td>
<td>Undeveloped</td>
<td>A-4 Single Family Residential</td>
</tr>
<tr>
<td>East</td>
<td>Undeveloped</td>
<td>A-4 Single Family Residential</td>
</tr>
<tr>
<td>West</td>
<td>Primary School</td>
<td>ED-1 Primary Education</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-4 Single-Family Residential District to ED-1 Primary Education District. This site is located on the northeast corner of N. 5th Avenue & N. 8th Street, being lots 10-14, Square 5, Alton. The 2025 future land use plan calls for the area to be developed with residential uses. The zoning change is being requested in order to allow for the site to be developed with educational uses associated with the abutting Alton Elementary School.

STAFF RECOMMENDATION:
The staff recommends that the request for an ED-1 Primary Education District designation be approved.
Case No.: 2016-351-ZC

PETITIONER: Jeffrey D. Schouen

OWNER: St. Tammany Parish School Board - W.L. "Trey" Folse

REQUESTED CHANGE: From A-4 Single-Family Residential District to ED-1 Primary Education District

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

SIZE: 0.574 acres
ZONING STAFF REPORT

Date: 8/29/2016  Meeting Date: 9/6/2016
Case No.: 2016-352-ZC  Determination: Approved, Amended, Postponed, Denied
Posted: 8/18/16

GENERAL INFORMATION

PETITIONER: Jim Lark
OWNER: Larine B. Hart
REQUESTED CHANGE: From A-2 Suburban District to A-4 Single-Family Residential District
LOCATION: Parcel located on the south side of Brewster Road, east of Dummyline Road, west of Tchefuncte Park Drive; S15, T75, R10E, Ward 1, Districts 4 & 1
SIZE: 16.77 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-4 Single Family Residential District</td>
</tr>
<tr>
<td>South</td>
<td>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: 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 A-2 Suburban District to A-4 Single-Family Residential District. This site is located on the south side of Brewster Road, east of Dummyline Road, west of Tchefuncte Park Drive. The 2025 future land use plan calls for the area to be developed with residential uses. Although, there are some existing residential subdivisions zoned A-4 in close proximity, (Three Rivers Heights, across the site & Fairfield Oaks to the west), staff does not see any compelling reason to recommend approval of the requested zoning change, considering that the site is abutting undeveloped land on the south and west sides and a residential subdivision (Tchefuncte Park) to the east, also zoned A-2.

STAFF RECOMMENDATION:
The staff recommends that the request for an A-4 Single-Family Residential District designation be denied.
Case No.: 2016-352-ZC

PETITIONER: Jim Lark

OWNER: Larine B. Hart

REQUESTED CHANGE: From A-2 Suburban District to A-4 Single-Family Residential District

LOCATION: Parcel located on the south side of Brewster Road, east of Dummyline Road, west of Tchefuncte Park Drive; S15, T7S, R10E; Ward 1, Districts 4 & 1

SIZE: 16.77 acres
MARIE ANGELETTI BAHAM
17.33 TOTAL AC.
- .50 AC. IN ROAD
16.77 NET AC.

MAP PREPARED FOR
SHOWING A SURVEY MADE OF PROPERTY LOCATED IN
Section 15 Township 7 South.
Range 10 East, St. Tammany Parish, Louisiana

CERTIFIED CORRECT

LAND SURVEYING Inc.
COVINGTON, LOUISIANA

Jeron R. Fitzmorris
REb. No. 3403
REG. 1979

LOUISIANA REGISTERED LAND SURVEYOR

Scales 1" = 200'
DATE: MAY 12, 1980
NUMBER 2028
ZONING STAFF REPORT

Date: 8/29/2016
Case No.: 2016-353-ZC
Posted: 08/18/16

Meeting Date: 9/6/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Colman Nave
OWNER: Glen & Chris Nave
REQUESTED CHANGE: From A-1 Suburban District to A-2 Suburban District
LOCATION: Parcel located on the north side of Theresa Nave Road, west of LA Highway 25; S15, T5S, R10E;
Ward 2, District 3
SIZE: 2 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION
Type: Parish
Road Surface: 1 Lane Asphalt
Condition: Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Surrounding Use</th>
<th>Surrounding Zone</th>
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</thead>
<tbody>
<tr>
<td>North</td>
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</tr>
<tr>
<td>West</td>
<td>Undeveloped</td>
<td>A-1 Suburban Residential</td>
</tr>
</tbody>
</table>

EXISTING LAND USE:
Existing development: None
Multi occupancy development: None

COMPREHENSIVE PLAN:
Residential/Agricultural - Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses - widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-1 Suburban District to A-2 Suburban District. This site is located on the north side of Theresa Nave Road, west of LA Highway 25. The 2025 future land use plan calls for the area to be developed residential & agricultural uses. Staff does not see any compelling reason to recommend approval of the request considering that the site is surrounded by residential uses and undeveloped land zoned A-1.

STAFF RECOMMENDATION:
The staff recommends that the request for an A-2 Suburban District designation be denied.
Case No.: 2016-353-2C

PETITIONER: Colman Nave

OWNER: Glen & Chris Nave

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

LOCATION: Parcel located on the north side of Theresa Nave Road, west of LA Highway 25; S15, T5S, R10E; Ward 2, District 3

SIZE: 2 acres
ZONING STAFF REPORT

Date: 8/29/2016
Case No.: 2016-355-ZC
Posted: 08/18/16

Meeting Date: 9/6/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Toby Easterly
OWNER: The Marietta Trust
REQUESTED CHANGE: From A-1 Suburban District to A-3 Suburban District
LOCATION: Parcel located on the south side of US Highway 190, west of LA Highway 1077; S29, T6S, R10E;
Ward 1, District 3
SIZE: 82.759 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>
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<td>A-1 Suburban District &amp; NC-5 Retail and Service District</td>
</tr>
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<td></td>
<td></td>
<td>District &amp; NC-2 Indoor Retail and Service District</td>
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</tr>
<tr>
<td>West</td>
<td>Undeveloped</td>
<td>A-1 Suburban District</td>
</tr>
</tbody>
</table>

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

COMPREHENSIVE PLAN:
Agriculture (nursery, sod) - Use of land for horticulture, floriculture, and the necessary or associated uses for packing, treating, storing the produce or using it for education.

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-1 Suburban District to A-3 Suburban District. This site is located on the south side of US Highway 190, west of LA Highway 1077. The 2025 future land use plan calls for the area to be developed with agricultural uses. The zoning change is being requested to allow for the site to be developed as a residential subdivision at a density of 2 units per acre. Staff does not have any objection, considering that the site is abutting A-3 Suburban District on the east side.

Note that a zoning change to PUD Planned Unit Development Overlay (2016-357-ZC) has been submitted for the same site.

STAFF RECOMMENDATION:
The staff recommends that the request for an A-3 Suburban District designation be approved.
Case No.: 2016-335-ZC

PETITIONER: Toby Easterly

OWNER: The Marietta Trust

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

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

SIZE: 82.759 acres
ZONING STAFF REPORT

Date: 8/29/2016  Meeting Date: 9/6/2016
Case No.: 2016-357-ZC  Determination: Approved, Amended, Postponed, Denied
Posted: 08/18/16

GENERAL INFORMATION

PETITIONER: Toby Easterly
OWNER: The Marietta Trust
REQUESTED CHANGE: From A-1 Suburban District to A-3 Suburban District & PUD Planned Unit Development Overlay
LOCATION: Parcel located on the south side of US Highway 190, west of LA Highway 1077; S29, T6S, R10E; Ward 1, District 3
SIZE: 82.759 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>Undeveloped &amp; Residential</td>
<td>A-1 Suburban District &amp; NC-5 Retail and Service District</td>
</tr>
<tr>
<td>South</td>
<td>Undeveloped</td>
<td>A-1 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-1 Suburban District</td>
</tr>
</tbody>
</table>

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

COMPREHENSIVE PLAN:
Agriculture (nursery, sod) - Use of land for horticulture, floriculture, and the necessary or associated uses for packing, treating, storing the produce or using it for education.

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-1 Suburban District to A-3 Suburban District & PUD Planned Unit Development Overlay. The site is proposed to be developed as a 165 unit single family residential subdivision. The size of the lots will vary from 50 feet, 60 feet and 70 feet in width.

Note that a zoning change to A-3 Suburban District is being requested for the same site (2016-355-ZC) to establish the underlying zoning and density of the proposed development.

ACCESS
The site is proposed to be access from US Highway 190, from two driveways, located at each end of the subdivision. A third driveway will also be required to be provided for lot 163, considering that the site is not accessible from the streets located inside of the subdivision.
## GENERAL PUD CRITERIA

<table>
<thead>
<tr>
<th>Required information</th>
<th>Staff Comments</th>
</tr>
</thead>
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<tr>
<td>Title of the project, name of the developer, legal</td>
<td>Provided as Required</td>
</tr>
<tr>
<td>description</td>
<td></td>
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<tr>
<td>Existing Land Use within 500' of all boundaries on the</td>
<td>Provided as Required</td>
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<tr>
<td>plan</td>
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<tr>
<td>Restrictive Covenants</td>
<td>Provided as Required</td>
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<tr>
<td>Water &amp; Sewer facilities</td>
<td>Provided as Required (to be located on site, as</td>
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<tr>
<td></td>
<td>identified on plan)</td>
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<tr>
<td>Wetland Delineations</td>
<td>Provided as Required</td>
</tr>
<tr>
<td>Flood Zone Demarcation Lines</td>
<td>Provided as Required</td>
</tr>
<tr>
<td>Ultimate Disposal of Surface Drainage</td>
<td>Provided as Required</td>
</tr>
<tr>
<td>Environmental Assessment Data Form</td>
<td>Provided as Required</td>
</tr>
</tbody>
</table>

## DENSITY

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

The gross density of the 82.8 acre parcel of land, is at 2 units per acre based on the proposed underlying zoning of A-3 Suburban District, which would allow for a total of 165 units. Based on the yield plan submitted (see attached) the net density would allow for 165 lots/units. The proposal is for 165 lots/units.

## GREENSPACE

A total of 40,677 acres of greenspace (49%) is proposed to be provided throughout the subdivision, including undisturbed wetlands area and active & passive recreation areas. The active recreation area is proposed to occupy 1,229 acres (2.8%) and be developed as a park with playground equipment, a half basketball court and a pavilion. The area dedicated to passive recreation, is proposed to occupy 39,458 acres (97%) and for the most part be dedicated as preserved wetlands and conservation areas. A walking trail (concrete) is proposed to be provided as a passive amenity.

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 area to be developed with agricultural uses. The proposed development does not meet the objectives of the 2025 future land use plan; however, the design of the residential subdivision will allow for the preservation of most of the existing wetlands located on the site.

## STAFF RECOMMENDATION:

The staff recommends that the request for a PUD Planned Unit Development Overlay designation be approved. Although there is a lack of variety of lot size and type of housing within the proposed PUD, staff feels that the design of the development is environmentally sensitive to the presence of wetlands and is of a higher quality than the current and requested underlying zoning would allow.
Case No.: 2016-357-ZC

PETITIONER: Toby Easterly

OWNER: The Marietta Trust

REQUESTED CHANGE: From A-1 Suburban District to A-3 Suburban District & PUD Planned Unit Development Overlay

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

SIZE: 82.759 acres
ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name:  

Developer's Address: 1244 S. RANGE AVE, DENHAM SPRINGS LA 70726
Street City State Zip Code

Developer's Phone No: 225-791-6860
(Business) (Cell)

Subdivision Name: PRESTON VINEYARD

Number of Acres in Development: 82.769  Number of Lots/Parcels in Development: 105

Ultimate Disposal of Surface Drainage: LAKE PINTCHART RAIN

Water Surface Runoff Mitigation Proposed: NO

(Please check the following boxes below, where applicable):

- Type of Sewerage System Proposed: ☐ Community  ☑ Individual
- Type of Water System Proposed: ☐ Community  ☑ Individual
- Type of Streets and/or Roads Proposed: ☑ Concrete ☐ Asphalt ☐ Aggregate ☐ Other
- Land Formation: ☐ Flat ☐ Rolling Hills ☐ Marsh ☐ Swamp ☐ Inundated ☐ Title Flow
- Existing Land Use: ☐ Undeveloped ☐ Residential ☐ Commercial ☐ Industrial ☐ Other
- Proposed Land Use: ☐ Undeveloped ☑ Residential ☐ Commercial ☐ Industrial ☐ Other
- Surrounding Land Use: ☐ Undeveloped ☐ Residential ☐ Commercial ☐ Industrial ☐ Other
- Does the subdivision conform to the major street plan? ☐ Yes ☐ No
- What will the noise level of the working development be? ☐ Very Noisy ☐ Average ☐ Very Little
- Will any hazardous materials have to be removed or brought on-site for the development? ☐ Yes ☐ No

If yes, what are the hazardous materials?

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

If yes, what major streams or waterways?
- Does the subdivision front on any major arterial streets? □ Yes □ No
  If yes, which major arterial streets? U.S. HIGHWAY 190

- 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/mudslide  ...................................................................................................................................... □ Yes □ No
  - erosion  ......................................................................................................................................................... □ Yes □ No
  - sedimentation  ............................................................................................................................................ □ Yes □ No
  - rare and/or endangered species of animal or plant habitat ........................................................................... □ Yes □ No
  - interfering with any movement of resident or migratory fish or wildlife species .................................... □ Yes □ No
  - inducing substantial concentration of population ...................................................................................... □ Yes □ No
  - dredging and spoil placement ..................................................................................................................... □ Yes □ No

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

ENGINEER/SURVEYOR/OR DEVELOPER (SIGNATURE)  .................................................. DATE  08-25-2016
ZONING STAFF REPORT

Date: 8/29/2016
Case No.: ZC04-04-032
Posted: 8/18/2016
Meeting Date: 9/6/2016
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 US Highway 190, S25, T6S, R10E & S30, T6S, R11E; Ward 3, District 3
SIZE: 32 acres

GENERAL INFORMATION

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

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-1A Suburban District</td>
</tr>
<tr>
<td>South</td>
<td>Undeveloped</td>
<td>A-1A Suburban District</td>
</tr>
<tr>
<td>East</td>
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<tr>
<td>West</td>
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<td>A-1 Suburban District</td>
</tr>
</tbody>
</table>

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

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

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

STAFF COMMENTS:
The petitioner is requesting a major amendment to the PUD Planned Unit Development Overlay. The request consist of a modification of the rear and front setback requirements. The objective of the request is to allow for a particular housing size & style to be built on the lots. Staff does not have any objection to the request.

<table>
<thead>
<tr>
<th>Setbacks</th>
<th>Existing</th>
<th>Proposed</th>
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</thead>
<tbody>
<tr>
<td>Front</td>
<td>20'</td>
<td>17'</td>
</tr>
<tr>
<td>Rear</td>
<td>15'</td>
<td>10'</td>
</tr>
</tbody>
</table>

STAFF RECOMMENDATION:
The staff recommends that the request for a Major Amendment to the PUD Planned Unit Development Overlay designation be approved.
Case No.: 2004-04-032

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 US Highway 190, S25, T6S, R10E & S30, T6S, R11E; Ward 3, District

SIZE: 32 acres
ZONING STAFF REPORT

Date: 8/29/2016
Case No.: ZC12-08-076
Post: 08/18/16

Meeting Date: 9/6/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: The Garden Walk LLC
OWNER: The Garden Walk LLC
REQUESTED CHANGE: Major Amendment to the PUD Planned Unit Development Overlay
LOCATION: Parcel located on the north of Emerald Forest Blvd, east of Falconor Drive, S29, T6S, R10E, Ward 3, District 5
SIZE: 14.6 acres

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>
<td>Hospital</td>
<td>MD-2 Medical Clinic District</td>
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<td>Apartments &amp; Undeveloped</td>
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<tr>
<td>East</td>
<td>Single Family Residential</td>
<td>A-4 Single Family Residential District</td>
</tr>
<tr>
<td>West</td>
<td>Undeveloped</td>
<td>NC-4 Neighborhood Institutional District</td>
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EXISTING LAND USE:
Existing development: Yes
Multi occupancy development: Yes

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

STAFF COMMENTS:
The petitioner is requesting a major amendment to the PUD. The request consist of the removal of a residential lot (lot 25), to provide additional greenspace (see below chart), a swimming pool, a cabana and a parking area for the amenities. Staff does not have any objection to the request.

<table>
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<th>Greenspace</th>
<th>Currently Approved</th>
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<tr>
<td>Total</td>
<td>3.92 acres (25%)</td>
<td>4.20 acres (27%)</td>
</tr>
</tbody>
</table>

STAFF RECOMMENDATION:
The staff recommends that the request for a major amendment to the PUD be approved.
Case No.: ZC12-08-076

PETITIONER: The Garden Walk LLC

OWNER: The Garden Walk LLC

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

LOCATION: Parcel located on the north of Emerald Forest Blvd, east of Falconer Drive, S29, T6S, R10E, Ward 3, District 5

SIZE: 14.6 acres
ZONING STAFF REPORT

Date: 08/29/16
Case No.: CP07-06-096PR
Meeting Date: 09/06/16
Posted: 08/18/16
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Duplantis Design Group/ Thomas Buckel
OWNER: 32's Building Company, LLC
PROPOSED USE: Commercial Building – Variance Request
SQ. FT. OF PROPOSED USE: 5477 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: 32,538 sq. ft.

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>
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<tbody>
<tr>
<td>North</td>
<td>Commercial</td>
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<td>Hwy 21/ Commercial</td>
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</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. Two variances were previously approved on this site to reduce the size of the buffer along the west property line and to allow the dumpster to be located within the same buffer. The current request consists of a reduction in the required number of trees in the south buffer and the Hwy 21 buffer. The applicant feels that the required number of trees planting within these buffers would result in inadequate space for trees to properly grow. Staff has no objection to the reduction in the required number of trees, considering that the proposed number of trees will sufficiently fill the southern and Hwy 21 buffers and provides ample screening and shade.

STAFF RECOMMENDATION:
The staff recommends that the requested variances be approved, subject to all applicable regulations and the following conditions:
1. Before applying for building permit, provide a landscape plan signed by landscape architect or landscape contractor, meeting the landscaping requirements and as per the requested tree variances.
2. Access ways 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.
3. Dumpster shall be surrounded by a 7' opaque screening.
4. The property owner shall be responsible for the maintenance and the replacement of the required plant materials. During construction, planting or open ground areas surrounding preserved trees shall be wired off with a properly flagged, reinforced & rolled wire mesh.
5. 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 drives.
6. Provide an exterior lighting plan meeting the Unified Development Code Section 7.03 Lighting Regulation

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.
Case No.: CP07-06-096PR

PETITIONER: Duplantis Design Group/ Thomas Buckel

OWNER: 3Z's Building Company, LLC

PROPOSED USE: Commercial Building - Variance Request

SQ. FT. OF PROPOSED USE: 5477 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: 32,538 sq. ft.
### APPENDIX A

**CASE NO.: CP07-06-096**

**LANDSCAPE CHART**

FOR COMMERCIAL/INDUSTRIAL/INSTITUTIONAL/MULTI-FAMILY USES ONLY

<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>Hwy 21 Street Plating</td>
<td>50' planting area&lt;br&gt;1 Class A/300sf&lt;br&gt;1 Class B/200sf&lt;br&gt;1 shrub/10' linear ft. shrubs to screen parking</td>
<td>25' planting area&lt;br&gt;6 Class A&lt;br&gt;6 Class B&lt;br&gt;18 Shrubs parking screen</td>
<td>50' planting area&lt;br&gt;29 Class A&lt;br&gt;17 Class B trees&lt;br&gt;94 shrubs parking screen&lt;br&gt;variance requested</td>
<td>Approve as shown</td>
</tr>
<tr>
<td>8700 sf 174'</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>North Perimeter Planting</td>
<td>10' planting area&lt;br&gt;1 Class A/30' 1 Class B/30'</td>
<td>10' planting area&lt;br&gt;7 Class A 7 Class B</td>
<td>10' planting area&lt;br&gt;7 Class A 7 Class B</td>
<td>Approve as shown</td>
</tr>
<tr>
<td>187 ft.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>South Perimeter Planting</td>
<td>10' planting area&lt;br&gt;1 Class A/30' 1 Class B/30'</td>
<td>10' planting area*&lt;br&gt;7 Class A 7 Class B*</td>
<td>10' planting area&lt;br&gt;6 Class A* 6 Class B* variance requested</td>
<td>Approve as shown</td>
</tr>
<tr>
<td>187 ft.</td>
<td></td>
<td>*variance approved to reduce to 3' @ dumpster</td>
<td></td>
<td></td>
</tr>
<tr>
<td>West Perimeter Planting</td>
<td>10' planting area&lt;br&gt;1 Class A/30' 1 Class B/30'</td>
<td>10' planting area&lt;br&gt;6 Class A 6 Class B</td>
<td>10' planting area&lt;br&gt;6 Class A 6 Class B</td>
<td>Approve as shown</td>
</tr>
<tr>
<td>174 ft.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking Planting</td>
<td>1 Class A in island / 12 spaces &amp; in island at ends of row;</td>
<td>1 class A trees provided at ends of rows per code</td>
<td>1 class A trees provided at ends of rows per code</td>
<td>Approve as shown</td>
</tr>
<tr>
<td>Spaces Required</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking</td>
<td>Restaurant: 1/3 occupants at max capacity &amp; 1 per employee @max shift. Clinic: 1/175 sf, 1 per doctor &amp; 2/3 employees</td>
<td>45 seats, 5 employees=20 spaces required&lt;br&gt;2 doc, 6 staff,1411 sf = 14 spaces required&lt;br&gt;34 spaces required/34 spaces provided</td>
<td>45 seats, 5 employees=20 spaces required&lt;br&gt;2 doc, 6 staff,1411 sf = 14 spaces required&lt;br&gt;34 spaces required/34 spaces provided</td>
<td>Approve as shown</td>
</tr>
</tbody>
</table>

*reduction of trees due to reduction of space near dumpster which was granted with previous variance