ZONING STAFF REPORT

Date: December 29, 2014
Case No.: ZC14-10-093
Prior Action: postponed (12/02/14)
Posted: 12/10/14

Meeting Date: January 6, 2015
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

REQUESTED CHANGE: From HC-3 (Highway Commercial District) to A-8 (Multiple Family Residential District)
LOCATION: Parcel located on the west side of US Highway 11, north of Pine Place, south of Hunter Street; S26, T8S, R14E; Ward 8, District 14
SIZE: 11 acres

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

SITE ASSESSMENT

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Land Use</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential, Commercial &amp; Undeveloped</td>
<td>HC-3 (Highway Commercial District) &amp; A-4 (Single Family Residential District)</td>
</tr>
<tr>
<td>South</td>
<td>Residential &amp; Undeveloped</td>
<td>HC-3 (Highway Commercial 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-4 (Single Family Residential 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 HC-3 (Highway Commercial District) to A-8 (Multiple Family Residential District). The site is located on the west side of US Highway 11, north of Pine Place, south of Hunter Street. The 2025 future land use plan calls for the site to be developed with residential uses. The site is currently developed with multiple family dwellings and undeveloped land. The requested zoning change to A-8 would allows for future multi family development at a maximum density of 1 unit per 1500 square feet of property.

Staff feels that there is no compelling reason to recommend approval, considering that the site was rezoned from C-1 Neighborhood Commercial District to HC-3 Highway Commercial District through the comprehensive rezoning. Moreover, the site is currently abutting HC-3 zoning on the north and south sides. Note that the HC-3 zoning district allows for multiple family dwellings.

STAFF RECOMMENDATION:
The staff recommends that the request for an A-8 (Multiple Family Residential District) designation be denied.
CASE NO.: ZC14-10-093
REQUESTED CHANGE: From HC-3 (Highway Commercial District) to A-8 (Multiple Family Residential District)
LOCATION: Parcel located on the west side of US Highway 11, north of Pine Place, south of Hunter Street; S26, T85, R14E; Ward 8, District 14
SIZE: 11 acres
ZONING STAFF REPORT

Date: December 29, 2014  
Meeting Date: January 6, 2015  
Case No.: ZC06-06-047  
Determination: Approved Amended Postponed Denied  
Prior Action: Postponed (12/02/14)  
Posted: 12/12/14

GENERAL INFORMATION
PETITIONER: Arrow Engineering And Consulting, INC
OWNER: Tantella Development Group LLC
REQUESTED CHANGE: Major Amendment to PUD (Planned Unit Development Overlay)
LOCATION: Parcel located on the east side of LA Highway 1077 & Tantella Ranch Road, north of Magee Road; S16 & 21, T6S, R10E; Ward 1, District 3
SIZE: 252.43 acres

SITE ASSESSMENT
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>Land Use</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential &amp; Undeveloped</td>
<td>PUD (Planned Unit Development Overlay)</td>
</tr>
<tr>
<td>South</td>
<td>Residential</td>
<td>A-2 (Suburban District)</td>
</tr>
<tr>
<td>East</td>
<td>Residential &amp; Undeveloped</td>
<td>A-1 (Suburban District)</td>
</tr>
<tr>
<td>West</td>
<td>Residential &amp; Undeveloped</td>
<td>A-2 (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 site was originally approved in 2006 to be developed with 127 single family residential lots on 252.43 acres, with three different categories of lot size: 5 acres, 29,734 sq.ft. and 12,633 sq.ft.

The petitioner is now requesting a major amendment to the PUD (Planned Unit Development Overlay). The original plan submitted for major amendment has been revised, showing a reduction of the number of single family residential lots from 219 to 194 (see below chart showing the number and size of lots).

<table>
<thead>
<tr>
<th>Lot size</th>
<th>Number of lots</th>
</tr>
</thead>
<tbody>
<tr>
<td>60 X 130</td>
<td>83 lots</td>
</tr>
<tr>
<td>80 X 130</td>
<td>85 lots</td>
</tr>
<tr>
<td>Garden homes</td>
<td>16</td>
</tr>
<tr>
<td>5 acre lots</td>
<td>10 lots</td>
</tr>
</tbody>
</table>

ACCESS
As originally proposed, the subdivision will have 2 accesses, one from Highway 1077 and one from Tantella Ranch Road. Also, as part of the original tentative approval, accesses to the lots of records located along Highway 1077 and Tantella Ranch Road, from the interior streets of the subdivision, are proposed to be provided as required.
GENERAL PUD CRITERIA

<table>
<thead>
<tr>
<th>Required information</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Title of the project, name of the developer, legal description</td>
<td>Provided as Required</td>
</tr>
<tr>
<td>Existing Land Use within 500' of all boundaries on the plan</td>
<td>Provided as Required</td>
</tr>
<tr>
<td>Restrictive Covenants</td>
<td>Provided as Required</td>
</tr>
<tr>
<td>Minimum front, sides &amp; rear yard setbacks &amp; maximum height</td>
<td>Provided as Required</td>
</tr>
<tr>
<td>Water &amp; Sewer facilities</td>
<td>Provided as Required</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>

GREENSPACE
A total of 164 acres of greenspace (65%) is proposed to be provided including 0.37 acres dedicated to active recreation and 163.63 acres to passive recreation. The proposed active amenities will consist of a pool, a pool house and tennis courts and the passive amenities will consist of a walking path (gravel or crushed limestone) and a pavilion. Note that the proposed walking path should be connected to Blue Jay Drive, in order to facilitate the accessibility.

COMPREHENSIVE PLAN ANALYSIS
The proposed development does not meet the 2025 Future Land Use plan which designates the area to be developed with agricultural uses. However, the site is proposed to be developed as a residential subdivision with a total of 164 acres of greenspace, which most of it, is dedicated and proposed to be preserved as undisturbed wetlands.

STAFF RECOMMENDATION:
The staff recommends that the request for major amendment to the PUD Planned Unit Development Overlay be approved. The revised plan submitted is definitely an improvement upon the previous major amendment plan submitted, in regards to meeting the objectives of the PUD. The environmentally sensitive design of the subdivision allows for the preservation of most of the wetlands located on the site. Moreover, a variety of housing is now being provided, allowing for a greater choice of type of living units.

The revised plan also meets the requirement of the original tentative approval, which is to provide access to the lots of records located along Highway 1077 and Tantalla Ranch Road, from the interior streets of the subdivision.

Finally, the density of the Tantella subdivision is proposed to be of 0.768 lot per acre, which remains a concern, recognizing the fact that the site is mostly surrounded by undeveloped land zoned A-1 Suburban District (max density of 1 unit per 5 acres). However, the density of the proposed revised PUD is lower than the density of the approved PUD subdivisions located in proximity (Northridge Subdivision 1.63 lots/acre, Eagle Lake Subdivision 2 lots/acre and Bedico Ranch (not constructed) approved at 1.26 lots/acre).
CASE NO.: ZC06-06-047
PETITIONER: Arrow Engineering And Consulting, INC
OWNER: Tantella Development Group LLC
REQUESTED CHANGE: Major Amendment to PUD (Planned Unit Development Overlay)
LOCATION: Parcel located on the east side of LA Highway 1077 & Tantella Ranch Road, north of Magee Road; S16 & 21, T6S, R10E; Ward 1, District 3
SIZE: 256.82 acres
TANTELLA RANCH SUBDIVISION

SITE PLAN

216 Acres
Located in Section 21, Township 6 South, Range 10 East.
St. Tammany Parish, Louisiana

TOTAL LAND 216 ACRES

\[\text{Special Use Area: 104 Acres (SCF Eco-Site Area)}\]

\[\text{Passive Recreation: 1.5 Acres (Attunity, Trail, etc.)}\]

\[\text{Active Recreation: 0.37 Acres (Soccer, Tennis, etc.)}\]

\[\text{Total Transportation Site Area}\]

\[\text{Maximum Served Lot Size Will Be 2,300 SF}\]

\[\text{Lot Size Range: 2,000 SF to 2,500 SF}\]

\[\text{Average Lots 2,248 SF (Asphalt Road Surfacing)}\]

\[\text{Community Sewer System}\]

\[\text{Public Street Width: 27' (No setbacks)}\]

\[\text{No of Lots: 875 (Planned Unit Development)}\]

\[\text{Density: 2.8 Lots per Acre}\]

\[\text{Area Varies AVG. Lots 2,248 SF}\]

\[\text{Road Surfacing: Asphalt}\]

\[\text{Lots Not Towed by Developer But Remain PUD}\]

\[\text{28.165 Acres}}\]
ENVIRONMENTAL ASSESSMENT DATA FORM

Robert Bruno
Bruno Brothers Real Estate Management

Applicant's Name:

Developer's Address: 70325 Hwy 1077 Covington LA 70433

Developer's Phone No. 985-792-7111

Subdivision Name: Tantella Ranch Subdivision

Number of Acres in Development: 219.35 Number of Lots/Parcels in Development: 231

Ultimate Disposal of Surface Drainage: unnamed branch → Soap Creek → Tchefuncte River

Water Surface Runoff Mitigation Proposed: Ditches to Detention Areas

(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.

DATE

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.

DATE

SIGNATURE
Operations Division
Surveillance and Enforcement Section

Mr. Michael Henry
Hydrik Wetlands Consultants
604 West Charles Street
Hammond, Louisiana 70401

Dear Mr. Henry:

Reference is made to your request, submitted on behalf of Robert Bruno, for a U.S. Army Corps of Engineers' (Corps) jurisdictional determination on property located in Section 16 and 21, Township 6 South, Range 10 East, St. Tammany Parish, Louisiana (enclosed map). Specifically, this property is identified as a 213.18-acre tract on and northeast of LA 1077, east of Tantella Ranch Road.

Based on review of recent maps, aerial photography, soils data, and information provided with your request, 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 (DA) 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 of the United States that may be jurisdictional on the property (shown in blue on the map).

You and your client 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 Engineer has identified, after public notice and comment, that specific geographic areas with rapidly changing environmental conditions merit re-verification on a more frequent basis.

Should there be any questions concerning these matters, please contact Mr. Bill Nethery at (504) 862-1267 and reference our Account No. MVN 2009-00773-SQ. If you have specific questions regarding the permit process or permit applications, please contact our Eastern Evaluation Section at (504) 862-2766. The New Orleans District Regulatory Branch is committed to providing quality and timely service to our customers. In an effort to improve customer service, please complete and return the enclosed Customer Service Survey or complete the survey on our web site at http://per2.tnp.usace.army.mil/survey.html.

Sincerely,

Pete J. Serio
Chief, Regulatory Branch

Enclosures
Site Details

- Site Total 223 acres
- Area Prev. Delineated For SELA 9.82 acres
- Total Under Current Delin. 213.18 acres

Wetland/OW Area Calcs. (213.18 acre portion)

1. Wetlands 154.57 acres
2. Ponds 0.60 acres
3. Ditches/Other Waters 2652' L x 8' Avg. W (on site only) = 21,216 sq.ft (0.48 acres)

Total Wetlands 154.57 acres
Total Waters 1.08 acres

USACE

William Jethery
FOR Michael Henry

PRELIMINARY
JURISDICTIONAL DETERMINATION

*NOTE! Above wetland and upland calculations do not include acreage from the previously delineated portion for SELA. For reference those calculations are noted below and highlighted on the map above.

- Area Prev. Delineated For SELA 9.82 acres (pending approval)
- Wetlands within SELA boundary 3.45 acres
- Wetlands within SELA boundary 6.37 acres
ZONING STAFF REPORT

Date: December 29, 2014  Meeting Date: January 6, 2015
Case No.: ZC14-12-104  Determination: Approved Amended Postponed Denied
Prior Action: Postponed (12/02/14)
Posted: 12/10/14

GENERAL INFORMATION

REQUESTED CHANGE: From 1-4 (Heavy Industrial District) to A-4 (Single Family Residential District)
LOCATION: Parcel located on the east side of US Highway 11, south of Robert Road, north of Hass Road; S23, T8S, R14E; Ward 8, District 14
SIZE: 49.21 acres

SITE ASSESSMENT

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>Land Use</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential &amp; Undeveloped</td>
<td>A-3 (Suburban District)</td>
</tr>
<tr>
<td>South</td>
<td>Residential &amp; Undeveloped</td>
<td>A-3 (Suburban District)</td>
</tr>
<tr>
<td>East</td>
<td>Residential &amp; Undeveloped</td>
<td>A-3 (Suburban District)</td>
</tr>
<tr>
<td>West</td>
<td>Industrial</td>
<td>1-4 (Heavy Industrial District)</td>
</tr>
</tbody>
</table>

EXISTING LAND USE:
Existing development? No  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 a greater density of use, in exchange for public benefits that would be provided

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 1-4 (Heavy Industrial District) to A-4 (Single Family Residential District). The site is located on the east side of US Highway 11, south of Robert Road, north of Hass Road. The 2025 future land use plan calls for the area to be developed with residential uses compatible with the surrounding area including conservation areas. Staff does not have any objections to the request, considering that the site is abutting residential zoning on the north, south and west sides.

STAFF RECOMMENDATION:
The staff recommends that the request for an A-4 (Single Family Residential District) designation be approved.
CASE NO.: ZC14-12-104
REQUESTED CHANGE: From I-4 (Heavy Industrial District) to A-4 (Single Family Residential District)
LOCATION: Parcel located on the east side of US Highway 11, south of Robert Road, north of Hass Road; S23, T8S, R14E; Ward 8, District 14
SIZE: 49.21 acres
ZONING STAFF REPORT

Date: December 29, 2014  Meeting Date: January 6, 2015
Case No.: ZC14-12-105  Determination: Approved Amended Postponed Denied
Prior Action: Postponed (12/02/14)
Posted: 12/10/14

GENERAL INFORMATION

REQUESTED CHANGE: From HC-2 (Highway Commercial District) to A-4 (Single Family Residential District)
LOCATION: Parcel located on the north side of Ben Thomas Road, west of US Highway 11; S34, T8S, R14E; Ward 9, District 14
SIZE: 4.93 acres

SITE ASSESSMENT

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>Land Use</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Undeveloped</td>
<td>A-4 (Single Family Residential District)</td>
</tr>
<tr>
<td>South</td>
<td>Undeveloped, Commercial &amp; Residential</td>
<td>A-4 (Single Family Residential District)</td>
</tr>
<tr>
<td>East</td>
<td>Industrial</td>
<td>I-2 (Industrial District)</td>
</tr>
<tr>
<td>West</td>
<td>Undeveloped</td>
<td>A-4 (Single Family Residential District)</td>
</tr>
</tbody>
</table>

EXISTING LAND USE:
Existing development? No  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 a greater density of use, in exchange for public benefits that would be provided.

STAFF COMMENTS:
The petitioner is requesting to change the zoning from HC-2 (Highway Commercial District) to A-4 (Single Family Residential District). The site is located on the north side of Ben Thomas Road, west of US Highway 11. The 2025 future land use plan calls for the area to be developed with residential uses compatible with surrounding area. Staff does not have any objections to the request considering the close proximity to existing residential uses.

STAFF RECOMMENDATION:
The staff recommends that the request for an A-4 (Single Family Residential District) designation be approved.
CASE NO.: ZC14-12-105
REQUESTED CHANGE: From HC-2 (Highway Commercial District) to A-4 (Single Family Residential District)
LOCATION: Parcel located on the north side of Ben Thomas Road, west of US Highway 11; S34, T8S, R14E; Ward 9, District 14
SIZE: 4.93 acres
GENERAL INFORMATION

PETITIONER: Willa Pitts Kramer
OWNER: Willa Pitts Kramer
REQUESTED CHANGE: From A-5 (Two Family Residential District) & HC-2 (Highway Commercial District) to A-7 (Multi Family Residential District)
LOCATION: Parcel located on the north side Walnut Street, west of Palmetto Avenue, being lots 36, 37 & 38, Square 11, Ozone Park Subdivision; S22, T7S, R11E; Ward 4, District 5
SIZE: 0.36 acres

SITE ASSESSMENT

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>Land Use</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential</td>
<td>A-5 Two Family Residential District</td>
</tr>
<tr>
<td>South</td>
<td>Residential</td>
<td>A-5 Two Family Residential District</td>
</tr>
<tr>
<td>East</td>
<td>Residential</td>
<td>A-5 Two Family Residential District</td>
</tr>
<tr>
<td>West</td>
<td>Undeveloped</td>
<td>HC-2 Highway Commercial 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-5 (Two Family Residential District) & HC-2 (Highway Commercial District) to A-7 (Multi Family Residential District). The site is located on the north side Walnut Street, west of Palmetto Avenue, being lots 36, 37 & 38, Square 11, Ozone Park Subdivision. The 2025 Future Land Use Plan calls for the area to be developed with residential uses which includes multi-family residential. The site is currently developed with a 4 plex. Staff does not object to the rezoning, considering that the objective of the request is to bring the site into compliance with the existing use.

Note that the A-7 zoning district allows for maximum net density of one unit per twenty-five hundred (2,500) square feet of property. However, the small size of the site would not allow for an increase in the number of units.

STAFF RECOMMENDATION:
The staff recommends that the request for an A-7 (Multi Family Residential District) designation be approved.
CASE NO.: ZC15-01-001
PETITIONER: Willa Pitts Kramer
OWNER: Willa Pitts Kramer
REQUESTED CHANGE: From A-5 (Two Family Residential District) & HC-2 (Highway Commercial District) to A-7 (Multi Family Residential District)
LOCATION: Parcel located on the north side Walnut Street, west of Palmetto Avenue, being lots 36, 37 & 38, Square 11, Ozone Park Subdivision; S22, T7S, R11E; Ward 4, District 5
SIZE: 0.36 acres
GENERAL INFORMATION

PETITIONER: Paul Richard
OWNER: Paul & Susan Richard
REQUESTED CHANGE: From HC-2 (Highway Commercial District) to I-2 (Industrial District)
LOCATION: Parcel located on the north side of Powell Drive, west of Doss Drive, south of I-12; S34, T8S, R14E; Ward 9, District 14
SIZE: 6 acres

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Land Use</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>I-12</td>
<td>A-4 (Single Family Residential District)</td>
</tr>
<tr>
<td>South</td>
<td>Residential</td>
<td>HC-2 (Highway Commercial District)</td>
</tr>
<tr>
<td>East</td>
<td>Commercial</td>
<td>HC-2 (Highway Commercial District)</td>
</tr>
<tr>
<td>West</td>
<td>Vacant</td>
<td>HC-2 (Highway Commercial District)</td>
</tr>
</tbody>
</table>

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

COMPREHENSIVE PLAN:

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

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from HC-2 (Highway Commercial District) to I-2 (Industrial District). The site is located on the north side of Powell Drive, west of Doss Drive, south of I-12. The 2025 future land use plan calls for the area to be developed as a Planned District with single family residences and conservation area. A portion of the site is currently developed with and existing office warehouse. Staff is not in favor of the request, considering the proximity of the residences across the street and the intensity of the uses allowed under the I-2 Industrial.

Note that the site was zoned M-1 Light Industrial District (ZC89-01-004) prior to the Comprehensive Rezoning.

STAFF RECOMMENDATION:
The staff recommends that the request for an I-2 (Industrial District) designation be denied.
CASE NO.: ZC15-01-002
PETITIONER: Paul Richard
OWNER: Paul & Susan Richard
REQUESTED CHANGE: From HC-2 (Highway Commercial District) to I-2 (Industrial District)
LOCATION: Parcel located on the north side of Powell Drive, west of Doss Drive, south of I-12; S34, T8S, R14E; Ward 9, District 14
SIZE: 6 acres
GENERAL INFORMATION

PETITIONER: Nicholas Carboni
OWNER: Nicholas Carboni
REQUESTED CHANGE: From A-I (Suburban District) to A-I (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the south side of Baham Road, west of LA Highway 1077, being 12274 Baham Road, Covington; S33, T6S, R10E; Ward 1, District 3
SIZE: 3 acres

SITE ASSESSMENT

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>Land Use</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential</td>
<td>A-I Suburban District</td>
</tr>
<tr>
<td>South</td>
<td>Residential</td>
<td>A-I Suburban District</td>
</tr>
<tr>
<td>East</td>
<td>Residential</td>
<td>A-I Suburban District</td>
</tr>
<tr>
<td>West</td>
<td>Residential</td>
<td>A-I Suburban District</td>
</tr>
</tbody>
</table>

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

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-I (Suburban District) to A-I (Suburban District) & MHO (Manufactured Housing Overlay). The site is located on the south side of Baham Road, west of LA Highway 1077, being 12274 Baham Road, Covington. The 2025 Future Land Use Plan calls for the area to be developed with residential uses including manufactured homes. Staff does not object to the requested zoning change as there are several mobile homes in the near vicinity.

STAFF RECOMMENDATION:
The staff recommends that the request for a MHO (Manufactured Housing Overlay) designation be approved.
CASE NO.: ZC15-01-003
PETITIONER: Nicholas Carboni
OWNER: Nicholas Carboni
REQUESTED CHANGE: From A-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the south side of Baham Road, west of LA Highway 1077, being 12274 Baham Road, Covington; S33, T6S, R10E; Ward 1, District 3
SIZE: 3 acres
This property is located in Flood Zones A and C, as per FEMA FIR, Comm. Panel No. 225205, C205 C, map dated 10-11-1984. Servitudes shown hereon (if any) are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereon 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 C survey and the applicable standards of practice cited in LAC 46: LXI.

1/2" Rebar Found

MAP PREPARED FOR Nicholas J. Carboni

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 33 Township 6 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. SIGNATURE AND STAMPED SEAL MUST BE IN FED OR THIS PLAT IS NOT A TRUE COPY. CERTIFIED CORRECT

LAND SURVEYING Inc.

COVINGTON, LOUISIANA

SCALE: 1" = 100'
DATE: September 4, 2009
NUMBER: 14060
ZONING STAFF REPORT

Date: December 29, 2014
Case No.: ZC15-01-004
Posted: 12/10/2014

Meeting Date: January 6, 2015
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER: Tommy Trapp
OWNER: Tommy & Noris Trapp
REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located on the north side of US Highway 190; S34, T8S, R13E; Ward 9, District 11
SIZE: 0.997 acre

SITE ASSESSMENT

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>Land Use</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential/Undeveloped</td>
<td>A-3 Suburban District</td>
</tr>
<tr>
<td>South</td>
<td>Residential</td>
<td>NC-4 Neighborhood Institutional District</td>
</tr>
<tr>
<td>East</td>
<td>Residential</td>
<td>NC-4 Neighborhood Institutional District</td>
</tr>
<tr>
<td>West</td>
<td>Residential</td>
<td>NC-4 Neighborhood Institutional 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 NC-4 (Neighborhood Institutional District) to HC-2 (Highway Commercial District). The site is located on the north side of US Highway 190. The 2025 Future Land Use Plan calls for the area to be developed with residential uses. The parcel is surrounded by NC-4 zoning except on the northern side, where it abuts residentially zoned property. Staff feels the existing zoning is appropriate for the location and sees no compelling reason to increase the intensity of the commercial zoning at this time.

STAFF RECOMMENDATION:
The staff recommends that the request for a HC-2 (Highway Commercial District) designation be denied.
CASE NO.: ZC15-01-004
PETITIONER: Tommy Trapp
OWNER: Tommy & Noris Trapp
REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located on the north side of US Highway 190; S34, T8S, R13E; Ward 9, District 11
SIZE: 0.997 acre
GENERAL INFORMATION

PETITIONER: Michael Shields
OWNER: The State of Louisiana
REQUESTED CHANGE: From A-i (Suburban District) to PF-1 (Public Facilities District)
LOCATION: Parcel located on the west side of LA Highway 1083, south of LA Highway 40; S15, T5S, R12E; Ward 5, District 6
SIZE: 10.13 acres

SITE ASSESSMENT

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>Land Use</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential</td>
<td>A-2 (Suburban District)</td>
</tr>
<tr>
<td>South</td>
<td>Residential</td>
<td>A-1 (Suburban District)</td>
</tr>
<tr>
<td>East</td>
<td>Residential/Undeveloped</td>
<td>A-1 (Suburban District)</td>
</tr>
<tr>
<td>West</td>
<td>Residential/Undeveloped</td>
<td>A-1 (Suburban District)</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-i (Suburban District) to PF-1 (Public Facilities District). The site is located on the west side of LA Highway 1083, south of LA Highway 40. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Staff does not have any objections to the request considering that the purpose of the PF-1 zoning district is to provide for the location of governmental and other institutional uses to the public.

Note that the site is proposed to be developed with a cellular tower.

STAFF RECOMMENDATION:
The staff recommends that the request for a PF-1 (Public Facilities District) designation be approved.
CASE NO.: ZC15-01-005
PETITIONER: Michael Shields
OWNER: The State of Louisiana
REQUESTED CHANGE: From A-1 (Suburban District) to PF-1 (Public Facilities District)
LOCATION: Parcel located on the west side of LA Highway 1083, south of LA Highway 40; S15, T5S, R12E; Ward 5, District 6
SIZE: 10.13 acres
ZONING STAFF REPORT

Date: December 29, 2014
Case No.: ZC15-01-006
Posted: 12/10/14
Meeting Date: January 6, 2015
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

REQUESTED CHANGE: From A-4 (Single Family Residential District) & A-3 (Suburban District) to PF-1 (Public Facilities District)
LOCATION: Parcel located on the south side of LA Highway 36, east of Otis Road; S21, T7S, R13E; Ward 6, District 11
SIZE: 74.46 acres

SITE ASSESSMENT

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>Land Use</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Undeveloped</td>
<td>A-3 (Suburban District)</td>
</tr>
<tr>
<td>South</td>
<td>Undeveloped</td>
<td>A-3 (Suburban District)</td>
</tr>
<tr>
<td>East</td>
<td>Undeveloped</td>
<td>A-3 (Suburban District)</td>
</tr>
<tr>
<td>West</td>
<td>Residential &amp; Undeveloped</td>
<td>A-4 (Single Family Residential District)</td>
</tr>
</tbody>
</table>

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

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-4 (Single Family Residential District) & A-3 (Suburban District) to PF-1 (Public Facilities District). The site is located on the south side of LA Highway 36, east of Otis Road. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Staff does not have any objections to the request considering that the purpose of the PF-1 zoning district is to provide for the location of governmental and other institutional uses to the public.

Note that a portion of the site is currently developed with the St. Tammany Parish Animal Services Department Building and a cellular tower.

STAFF RECOMMENDATION:
The staff recommends that the request for a PF-1 (Public Facilities District) designation be approved.
CASE NO.: ZC15-01-006
REQUESTED CHANGE: From A-4 (Single Family Residential District) & A-3 (Suburban District) to PF-1 (Public Facilities District)
LOCATION: Parcel located on the south side of LA Highway 36, east of Otis Road; S21, T7S, R13E; Ward 6, District 11
SIZE: 74.46 acres
SURVEY

JUL-03-2004 THU 02:53 PM
St. Tammany Parish Inst #12704739 Pg 7 of 7

Overhead 15' wide on both sides

Underground 10' wide
ZONING STAFF REPORT

Date: December 29, 2014  Meeting Date: January 6, 2015
Case No.: ZC15-01-007  Determination: Approved Amended Postponed Denied
Posted: 12/10/2014

GENERAL INFORMATION

REQUESTED CHANGE: From A-4 (Single Family Residential District) to A-4 (Single Family Residential District) & MHO (Manufactured Housing Overlay)

LOCATION: Parcel located on the south side of Powell Drive, west of Grace Drive; S34, T8S, R14E; Ward 9, District 14

SIZE: 7.47 acres

SITE ASSESSMENT

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>Land Use</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Commercial</td>
<td>HC-2 Highway Commercial District</td>
</tr>
<tr>
<td>South</td>
<td>Residential/Undeveloped</td>
<td>A-4 Suburban District</td>
</tr>
<tr>
<td>East</td>
<td>Residential</td>
<td>A-2 Suburban District</td>
</tr>
<tr>
<td>West</td>
<td>Residential</td>
<td>A-4 Suburban District</td>
</tr>
</tbody>
</table>

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

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-4 (Single Family Residential District) to A-4 (Single Family Residential District) & MHO (Manufactured Housing Overlay). The site is located on the south side of Powell Drive, west of Grace Drive. The 2025 Future Land Use Plan calls for the area to be developed with single family residences including manufactured homes. Staff has no objection to the request for a Manufacture Housing Overlay as there are several mobile homes in the vicinity and the request fits with the existing land use of the area.

STAFF RECOMMENDATION:
The staff recommends that the request for a MHO (Manufactured Housing Overlay) designation be approved.
CASE NO.: ZC15-01-007
REQUESTED CHANGE: From A-4 (Single Family Residential District) to A-4 (Single Family Residential District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the south side of Powell Drive, west of Grace Drive; S34, T8S, R14E; Ward 9, District 14
SIZE: 7.47 acres
ZONING STAFF REPORT

Date: December 29, 2014
Case No.: ZC15-01-008
Posted: 12/10/2014
Meeting Date: January 6, 2015
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER: Jason Dalton
OWNER: Scarlett Dalton
REQUESTED CHANGE: From A-i (Suburban District) to AT-i (Animal Training/Housing District)
LOCATION: Parcel located on the north side of LA Highway 1085, west of White Chapel Road, being 14279 LA Highway 1085, Covington; S2, T7S, R10E; Ward 1, District 3
SIZE: 6.061 acres

SITE ASSESSMENT

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>Land Use</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Undeveloped</td>
<td>A-1 Suburban District</td>
</tr>
<tr>
<td>South</td>
<td>Residential/Undeveloped</td>
<td>A-1 Suburban District, PUD Planned Unit Development</td>
</tr>
<tr>
<td>East</td>
<td>Residential</td>
<td>A-1A Suburban District</td>
</tr>
<tr>
<td>West</td>
<td>Residential/Warehouse</td>
<td>A-1A Suburban District</td>
</tr>
</tbody>
</table>

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

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-1 (Suburban District) to AT-1 (Animal Training/Housing District). The site is located on the north side of LA Highway 1085, west of White Chapel Road, being 14279 LA Highway 1085, Covington. The 2025 Future Land Use Plan recommends that the area be developed with residential uses. The site is currently developed with a commercial kennel. Staff does not object to the rezoning considering that the objectives of the request is to bring the site into compliance with the appropriate zoning.

Note: The property was zoned SA Suburban Agriculture prior to the Comprehensive Rezoning. A Commercial Kennel was listed as an allowable use under the SA zoning.

STAFF RECOMMENDATION:
The staff recommends that the request for an AT-1 (Animal Training/Housing District) designation be approved.
CASE NO.: ZC15-01-008
PETITIONER: Jason Dalton
OWNER: Scarlett Dalton
REQUESTED CHANGE: From A-1 (Suburban District) to AT-1 (Animal Training/Housing District)
LOCATION: Parcel located on the north side of LA Highway 1085, west of White Chapel Road, being 14279 LA Highway 1085, Covington; S2, T7S, R10E; Ward 1, District 3
SIZE: 6.061 acres
Survey of
A PORTION OF LOT 3 OF A SUBDIVISION OF THE N.E. 1/4
OF SECTION 2, TOWNSHIP 7 SOUTH — RANGE 10 EAST
ST. TAMMANY PARISH, LOUISIANA
FOR
LARRY BROOKS
DELA TITLE CORPORATION
CAPITAL ONE, N.A.

APPROPRIATE LOCATION
OF FEMA FLOOD ZONE
TRANSITION LINE

DENOTES "..." RON OD "..." NOTE IF OTHERWISE NOTED.

NOTE: This is to certify that I have consulted the Federal
Insurance Administration Flood Hazard Boundary Map
and found the property described located in a special flood hazard area. It is located in Flood Zone

228 W. Causeway App. Mandeville, LA 70448
(985) 624-5388 FAX (985) 624-5309

Professional Land Surveyors
Planners Consultants

SURVEYED IN ACCORDANCE WITH THE LOUISIANA
"MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS A SURVEY.

Date: JUNE 19, 2008
Survey No. 66328
Scale: 1"=100’
Drawn By: RBC
Surveyed: 6-22-08/BRC/location improvements only
10-8-08/BRC/locate
improvements only
10-13-08/BRC/locate
improvements only

Randall W. Brown, P.L.S.
Professional Land Surveyor
LA Registration No. 04988

NO CREDIT″ is described to be
500’ north, 263’23; and
58/58’80’E, 259’4 from the
quarter corner of Section 2,
TOWNSHIP 7 SOUTH — RANGE 10
EAST, ST. TAMMANY PARISH,
LOUISIANA.

APPROXIMATE LOCATION
OF FEMA FLOOD ZONE
TRANSITION LINE

228 W. Causeway App. Mandeville, LA 70448
(985) 624-5388 FAX (985) 624-5309

Randall W. Brown, P.L.S.
Professional Land Surveyor
LA Registration No. 04988

"MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS A SURVEY.

Date: JUNE 19, 2008
Survey No. 66328
Scale: 1"=100’
Drawn By: RBC
Surveyed: 6-22-08/BRC/locate improvements only
10-8-08/BRC/locate
improvements only
10-13-08/BRC/locate
improvements only

Randall W. Brown, P.L.S.
Professional Land Surveyor
LA Registration No. 04988

"MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS A SURVEY.

Date: JUNE 19, 2008
Survey No. 66328
Scale: 1"=100’
Drawn By: RBC
Surveyed: 6-22-08/BRC/locate improvements only
10-8-08/BRC/locate
improvements only
10-13-08/BRC/locate
improvements only

Randall W. Brown, P.L.S.
Professional Land Surveyor
LA Registration No. 04988

"MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS A SURVEY.

Date: JUNE 19, 2008
Survey No. 66328
Scale: 1"=100’
Drawn By: RBC
Surveyed: 6-22-08/BRC/locate improvements only
10-8-08/BRC/locate
improvements only
10-13-08/BRC/locate
improvements only

Randall W. Brown, P.L.S.
Professional Land Surveyor
LA Registration No. 04988

"MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS A SURVEY.

Date: JUNE 19, 2008
Survey No. 66328
Scale: 1"=100’
Drawn By: RBC
Surveyed: 6-22-08/BRC/locate improvements only
10-8-08/BRC/locate
improvements only
10-13-08/BRC/locate
improvements only

Randall W. Brown, P.L.S.
Professional Land Surveyor
LA Registration No. 04988

"MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS A SURVEY.

Date: JUNE 19, 2008
Survey No. 66328
Scale: 1"=100’
Drawn By: RBC
Surveyed: 6-22-08/BRC/locate improvements only
10-8-08/BRC/locate
improvements only
10-13-08/BRC/locate
improvements only

Randall W. Brown, P.L.S.
Professional Land Surveyor
LA Registration No. 04988

"MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS A SURVEY.

Date: JUNE 19, 2008
Survey No. 66328
Scale: 1"=100’
Drawn By: RBC
Surveyed: 6-22-08/BRC/locate improvements only
10-8-08/BRC/locate
improvements only
10-13-08/BRC/locate
improvements only

Randall W. Brown, P.L.S.
Professional Land Surveyor
LA Registration No. 04988

"MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS A SURVEY.

Date: JUNE 19, 2008
Survey No. 66328
Scale: 1"=100’
Drawn By: RBC
Surveyed: 6-22-08/BRC/locate improvements only
10-8-08/BRC/locate
improvements only
10-13-08/BRC/locate
improvements only

Randall W. Brown, P.L.S.
Professional Land Surveyor
LA Registration No. 04988

"MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS A SURVEY.

Date: JUNE 19, 2008
Survey No. 66328
Scale: 1"=100’
Drawn By: RBC
Surveyed: 6-22-08/BRC/locate improvements only
10-8-08/BRC/locate
improvements only
10-13-08/BRC/locate
improvements only

Randall W. Brown, P.L.S.
Professional Land Surveyor
LA Registration No. 04988

"MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS A SURVEY.
ORDINANCE TO AMEND THE ST. TAMMANY PARISH UNIFIED DEVELOPMENT CODE, VOLUME I SECTION 2 DEFINITIONS, TO ADD THE DEFINITION OF BREEZEWAY, (ZC15-01-009).

WHEREAS, it is in the best interest for the citizens of St. Tammany Parish to clearly define terms that may have a meaning beyond that in common usage, AND

WHEREAS, it is necessary to amend the St. Tammany Parish Unified Development Code, Volume 1 (Zoning), specifically to provide a definition of a breezeway.

NOW, THEREFORE, the Parish of St. Tammany hereby ordains, that it amends the St. Tammany Unified Development Code, Volume I (Zoning), Section 2, Definitions, by adding the following term to the existing definitions in alphabetical order:

Breezeway: A covered walkway open on at least two sides from the eaves of the roof to the ground, connecting a main structure with an accessory structure on the same building site. A breezeway less than 10 feet in width will not be sufficient connection for two distinct spaces to be considered a single structure. The covering must be greater than 10 feet in width or be connected by a fully enclosed structure with access to both spaces.
ORDINANCE CALENDAR NUMBER: __________
ORDINANCE COUNCIL SERIES NO. 2015-________

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 ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE _______ DAY OF _____________ 2015; AND BECOMES ORDINANCE COUNCIL SERIES NO. 2015-________.

__________________________
R. REID FALCONER, AIA,, COUNCIL CHAIRMAN

ATTEST:

__________________________
THERESA FORD, COUNCIL CLERK

PATRICIA BRISTER, PARISH PRESIDENT

Published introduction: _____________, 2015
Published adoption on: _____________, 2015
Delivered to Parish President: _____________, 2015 @___________
Returned to Council Clerk: _____________, 2015 @___________