ZONING STAFF REPORT

Date: November 24, 2014
Case No.: ZC14-10-092
Prior Action: postponed (11/05/14)

Meeting Date: December 2, 2014
Determination: Approved Amended Postponed Denied

Requested Change: From HC-3 (Highway Commercial District) to A-4 (Single Family Residential District)

Location:
Parcel located on the west side of US Highway 11, south of Pine Place, north of Johnny F. Smith Blvd; S26, T8S, R14E; Ward 8, District 14

Size: 32.95 acres

GENERAL INFORMATION

REQUESTED CHANGE: From HC-3 (Highway Commercial District) to A-4 (Single Family Residential District)

LOCATION:
Parcel located on the west side of US Highway 11, south of Pine Place, north of Johnny F. Smith Blvd; S26, T8S, R14E; Ward 8, District 14

SIZE: 32.95 acres

SITE ASSESSMENT

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction Land Use Zoning
North Single Family Residential, Undeveloped & Multi-Family A-4 (Single Family Residential District) & HC-3 (Highway Commercial District)
South Undeveloped & Office Warehouse HC-3 (Highway Commercial District)
East Hwy 11 & Undeveloped Undeveloped
West Office Warehouse I-2 (Industrial District)

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.

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.

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from HC-3 (Highway Commercial District) to A-4 (Single Family Residential District). The 2025 future land use plan designates the site to be developed with residential uses, commercial uses and conservation areas. Staff feels that the current zoning of the site is appropriate, considering its location along Hwy 11 and that it was rezoned from C-1 Neighborhood Commercial District to HC-3 Highway Commercial District through the comprehensive rezoning. Moreover, it is abutting HC-3 Highway Commercial zoning to the south and I-2 Industrial District to the west. Note that the site is currently developed with single family residences, which are listed as permitted uses under the HC-3 zoning district.

STAFF RECOMMENDATION:
The staff recommends that the request for an A-4 (Single Family Residential District) designation be denied.
CASE NO.: ZC14-10-092
REQUESTED CHANGE: From HC-3 (Highway Commercial District) to A-4 (Single Family Residential District)
LOCATION: Parcel located on the west side of US Highway 11, south of Pine Place, north of Johnny F. Smith Blvd; S26, T8S, R14E; Ward 8, District 14
SIZE: 32.95 acres
ZONING STAFF REPORT

Date: November 24, 2014  Meeting Date: December 2, 2014
Case No.: ZC14-10-093  Determination: Approved Amended Postponed Denied
Prior Action: postponed (11/05/14)
Posted: 11/13/14

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

SITE ASSESSMENT

ACCESS ROAD INFORMATION
Type: Parish & 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, 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 allow for the existing multiple family dwellings to remain and 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 is located along Hwy 11 and that it 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, T8S, R14E; Ward 8, District 14
SIZE: 11 acres
ORDINANCE TO AMEND THE ST. TAMMANY PARISH UNIFIED
DEVELOPMENT CODE, VOLUME I (ZONING), TO ADD A NEW
ZONING CLASSIFICATION: SECTION 5.33A AT-2 ANIMAL
TRAINING/HOUSING DISTRICT (ZC14-11-096).

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

WHEREAS, the St. Tammany Parish Council has determined that it is in the best interest of the
businesses and citizens of St. Tammany Parish to provide such clarification.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that the Unified Development Code
Volume I - Zoning, be amended by adding Sections 5.3301A AT-2 Animal Training/Housing District.

See Attachment A - Section 5.3301A AT-2 Animal Training/Housing District.

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:
ORDINANCE CALENDAR NO. __________
ORDINANCE COUNCIL SERIES NO. ______

PAGE 2 OF 2

THIS ORDINANCE WAS DECLARED ADOPTED AT A REGULAR MEETING OF THE
PARISH COUNCIL ON THE_____ DAY OF _______________ AND BECOMES ORDINANCE
COUNCIL SERIES NO. _______

__________________________
R. REID FALCONER, AIA, COUNCIL CHAIRMAN

ATTEST:

__________________________
THERESA L. FORD, COUNCIL CLERK

__________________________
PATRICIA BRISTER, PARISH PRESIDENT

Published introduction: ______________, 2014
Published adoption on: ______________, 2014
Delivered to Parish President: ____________, 2014 @ ____________
Returned to Council Clerk: ____________, 2014 @ ____________
Section 5.33 AT-2 Animal Training/Housing District

5.3301 PURPOSE

The purpose of this district is to provide for the location of small scale animal related functions to minimize the conflict with nearby residential uses.

5.3302 PERMITTED USES - Use By Right subject to any minimum standards as listed in Section 8.01 of these regulations

1. Horse Riding
2. Animal Training

5.3303 Temporary Uses - None

5.3304 SITE AND STRUCTURE PROVISIONS

A. Maximum Building Size – The maximum building size in the AT-2 District shall be twenty thousand (20,000) square feet for new construction.

B. Minimum Lot Area
No new lot shall be created that is less than twenty thousand (20,000) square feet in area.

C. Maximum Lot Area
No new lot shall be created that is more than five (5) acres in area.

F. Minimum Area Regulations
1. Minimum Lot Width - For each zoning lot the minimum lot width shall be one hundred (100) feet.
2. Street Planting Areas – All areas along the street(s) or road (or roads) which a property abuts shall comply with the standards of Section 7.0106 “Street Planting Areas” of these regulations.
3. Side and Rear planting areas – All areas located along the side and rear interior property lines shall comply with the Section 7.0107 “Side and Rear Buffer Planting Area Requirements” of these regulations.
4. Transitional Yard - Where AT District adjoins a residential district, transitional yards shall be provided in accordance with paragraphs 1 and 2 listed above or the following regulations whichever is more restrictive:
   a. Where lots in AT District front on a street and at least eighty (80) percent of the frontage directly across the street between two (2) consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district.
   b. In AT District, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.
   c. In AT District, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.
   d. In AT District, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this ordinance on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.
   e. Where a building is taller than 25 feet in height, one additional foot of setback
shall be required in each yard. Each façade is measured separately and the additional depth is required perpendicular to that façade.

G. Maximum Lot Coverage
The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed fifty (50) percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.

H. Height Regulations
No building or dwelling for residential or business purposes shall exceed thirty-five (35) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, which every is higher.

I. Design criteria

1. Landscaping - All Landscaping shall be in compliance with the provisions of Section 7.01 of these regulations
2. Signage - All signage shall be in compliance with Section 7.02 of these regulations
3. Lighting - All site lighting shall be in compliance with Section 7.03 of these regulations
4. Parking/Loading - All parking and loading will be in compliance with Section 7.07 of these regulations
GENERAL INFORMATION

PETITIONER: Jeffery Schoen
OWNER: Logan's Trace, LLC
REQUESTED CHANGE: From PUD (Planned Unit Development Overlay) to CB-1 (Community Based Facilities District)
LOCATION: Parcel located on the east side of Thompson Road, north of Reilly Road; S39 & 41, T9S, R13E & 14E; Ward 9, District 11
SIZE: 60.129 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION
Type: State
Road Surface: 2 Lane, Asphalt
Condition: Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

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<thead>
<tr>
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<td>A-1 Suburban District</td>
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<tr>
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<td>Residential</td>
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<td>East</td>
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<td>A-2 Suburban 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, 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 PUD (Planned Unit Development Overlay) to CB-1 (Community Based Facilities District). The site is located on the east side of Thompson Road, north of Reilly Road. The 2025 Future Land Use Plan calls for the area to be developed as a Planned Districts including single family residences and conservation uses. The parcel in question was originally rezoned to PUD (ZC01-06-044) and received preliminary approval for a residential development called Logan’s Trace.

Staff feels that the requested zoning change would be appropriate for the area considering that the CB-1 zoning allows for the location of public and quasi-public uses that are appropriate within close proximity to residential districts. It would also meet the objectives of the Planned District definition which allows for recreational uses and for conservation area. Note that the site is proposed to be developed as a recreational facility.

STAFF RECOMMENDATION:
The staff recommends that the request for a CB-1 (Community Based Facilities District) designation be approved.
CASE NO.: ZC14-11-098
PETITIONER: Jeffery Schoen
OWNER: Logan's Trace, LLC
REQUESTED CHANGE: From PUD (Planned Unit Development Overlay) to CB-1 (Community Based Facilities District)
LOCATION: Parcel located on the east side of Thompson Road, north of Reilly Road; S39 & 41, T9S, R13E & 14E; Ward 9, District 11
SIZE: 60.129 acres
ZONING STAFF REPORT
Date: November 24, 2014
Case No.: ZC14-11-100
Prior Action: Postponed (11/05/14)
Posted: 11/17/14

Determination: Approved Amended Postponed Denied

GENERAL INFORMATION
PETITIONER: Henry Billiot
OWNER: REIHER LLC
REQUESTED CHANGE: PUD (Planned Unit Development Overlay)
LOCATION: Parcel located on the north side of LA Highway 1085, east of Willowbend Drive, west of Still Court; S3, T7S, R1OE; Ward 1, District 3
SIZE: 17.04 acres

SITE ASSESSMENT
ACCESS ROAD INFORMATION
Type: State & Parish
Road Surface: 2 lane asphalt
Condition: Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:
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</thead>
<tbody>
<tr>
<td>North</td>
<td>Undeveloped</td>
<td>I-2 (Industrial District)</td>
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<td>South</td>
<td>Undeveloped &amp; Residential</td>
<td>A-2 (Suburban District)</td>
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</tr>
<tr>
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<td>A-3 (Suburban District)</td>
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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.

Commercial – Industrial – Conservation – These planned districts would be limited to commercial and industrial uses – at varying densities, as well as conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

STAFF COMMENTS:
CHARACTERISTICS OF THE PROPOSED DEVELOPMENT
The petitioner is requesting a PUD (Planned Unit Development Overlay). A revised plan has been submitted, reducing the number of single family residential lots from 46 lots to 25 lots. As shown on the plan, different lot sizes are proposed to be provided, according to location and the configuration of the site. The design of the site takes into consideration the existing wetlands and the required detention and the Soap & Tallow Creek directly abutting the site, to the south. As shown on the plan, the site is directly abutting Hwy 1077; however, it is proposed to be accessed from Willow Bend Drive, in order to avoid creating two accesses side by side along Hwy 1077.

Note that a zoning change request (ZC14-11-101) to A-4 (Single Family Residential District) has been submitted for the same site. However, with the reduction of the number of lots, an amended request has been submitted to change the zoning to A-3 (Suburban District).
# GENERAL PUD CRITERIA

<table>
<thead>
<tr>
<th>Required information</th>
<th>Staff Comments</th>
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<tr>
<td>Title of the project, name of the developer, legal description</td>
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<tr>
<td>Existing Land Use within 500’ of all boundaries on the plan</td>
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<td>Minimum front, side, &amp; rear setbacks &amp; maximum height for Residential</td>
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<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 off site)</td>
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<td>Wetland Delineations</td>
<td>Provided as Required</td>
</tr>
<tr>
<td>Flood Zone Demarcation Lines</td>
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<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>
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## 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 \((\text{Total Area} \times 0.75 = \text{maximum net density} = \text{lots (units)})\), or the number of lots/units may be established by a yield plan.

Current gross density of this property, according to the requested zoning change to A-3 Suburban District is at 2 units per acre, which would allow for 34 units. The net density would allow for 25 units. The proposal is for 25 units with a net density would be 2 units per acre.

## GREENSPACE
A total of 5.58 acres (32.75%) of greenspace is proposed to be provided within the subdivision including 0.03 acre dedicated to active recreation and 4.76 acres dedicated to passive recreation. The active amenities will include a ball field and exercise stations along the walking path. The passive amenities will include greenspace, walking path, gazebo, picnic tables and benches.

## COMPREHENSIVE PLAN ANALYSIS
The 2025 future land use plan calls for the site to be developed as a Planned District with commercial and industrial uses and conservation area. The proposed development does not meet the 2025 future land use plan. However, the proposed development is appropriate for the area considering that it is abutting the Willow Bend & Bootlegger Run residential subdivisions.

## STAFF RECOMMENDATION:
The staff recommends that the request for a PUD (Planned Unit Development Overlay) designation be approved.
CASE NO.: ZC14-11-100
PETITIONER: Henry Billiot
OWNER: REIHER LLC
REQUESTED CHANGE: PUD (Planned Unit Development Overlay)
LOCATION: Parcel located on the north side of LA Highway 1085, east of Willowbend Drive, west of Still Court; S3, T75, R10E; Ward 1, District 3
SIZE: 17.04 acres
ULTIMATE DISPOSAL OF SURFACE WATER TO LAKE PONCHARTRAIN

LEGAL DESCRIPTION FOR THE WILLOWS

LOCATED IN SECTION 3, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA

THIS TRACT CONTAINS 17.04 ACRES, MORE OR LESS.

NOTE:

1 GAZEBO, 2 PICNIC TABLES AND 4 BENCHES TO BE PLACED IN GREEN SPACE AREAS.

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREIN. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPLETING THE DATA FOR THIS SURVEY.

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS located in a special flood hazard area. It is located in Flood Zone A & C.

FIRM Panel# 225205 0205 C DATED 10-17-1989
ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: REIHER, LLC - HENRY BILLIOT

Developer's Address: 821 ASBURY DR, MANDEVILLE, LA 70471

Developer's Phone No. 985-373-0314

Subdivision Name: THE WILLOWS

Number of Acres in Development: 17.01

Ultimate Disposal of Surface Drainage: LAKE PONCHARTAIN

Water Surface Runoff Mitigation Proposed: DETENTION FACILITY (SOAP & TALLOW)

(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? 60' on Hwy 1085

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

If yes, please explain:

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

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

(Does the proposed subdivision development...)

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

b.) disrupt, alter or destroy any historical or archeological sites or districts? □ 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 aesthetic or adverse visual impact within or near the subdivision? □ Yes □ No

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

- air Quality
- noise
- water Quality
- contamination of any public or private water supply
- ground water levels
- flooding/inundation
- erosion
- sedimentation
- rare and/or endangered species of animal or plant habitat
- interfering with any movement of resident or migratory fish or wildlife species
- inducing substantial concentration of population
- dredging and spoil placement

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

[Signature]

DATE
ZONING STAFF REPORT

Date: November 24, 2014
Case No.: ZC14-11-101
Prior Action: Postponed (11/05/14)
Posted: 11/17/14

Meeting Date: December 2, 2014
Determination: Approved Amended Postponed Denied

GENERIC INFORMATION

PETITIONER: Henry Billiot
OWNER: REIHER LLC
REQUESTED CHANGE: From I-2 (Industrial District) & A-2 (Suburban District) to A-4 (Single Family Residential District)
LOCATION: Parcel located on the north side of LA Highway 1085, east of Willowbend Drive, west of Still Court. ; S3, T7S, R1OE; Ward 1, District 3
SIZE: 17.04 acres

SITE ASSESSMENT

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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<td>Based Facilities District</td>
</tr>
<tr>
<td></td>
<td></td>
<td>A-3 (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.

Commercial – Industrial – Conservation – These planned districts would be limited to commercial and industrial uses – at varying densities, as well as conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

STAFF COMMENTS:
The petitioner is requesting to change the zoning from I-2 (Industrial District) & A-2 (Suburban District) to A-4 (Single Family Residential District). The site is located on the north side of LA Highway 1085, east of Willowbend Drive, west of Still Court. The 2025 future land use plan calls for the site to be developed as a Planned District with commercial and industrial uses and conservation area. Note that a zoning change (ZC14-11-100) to Planned Unit Development Overlay has been submitted for the same site, to create a residential subdivision.

STAFF RECOMMENDATION:
Note that staff was informed (see attached letter) that the original request to rezone the site from I-2 (Industrial District) & A-2 (Suburban District) to A-4 (Single Family Residential District) is proposed to be amended to A-3 Suburban District. The staff does not object to the amended request and recommends that the A-3 (Suburban District) designation be approved.
CASE NO.: ZC14-11-101
PETITIONER: Henry Billiot
OWNER: REIHER LLC
REQUESTED CHANGE: From I-2 (Industrial District) & A-2 (Suburban District) to A-4 (Single Family Residential District)
LOCATION: Parcel located on the north side of LA Highway 1085, east of Willowbend Drive, west of Still Court; S3, T7S, R10E; Ward 1, District 3
SIZE: 17.04 acres
FLOOD ZONE TRANSITION LINE

Property is located in flood Zones AD, per FEMA Map No. 225205 0205 0, dated October 17, 1989.

BOOTLEGGER ROAD

RESERVED THAT ALL APPLICABLE SERVICES AND/OR HAVEN'T BEEN SHOWN HEREIN, ANY SERVICES AND/OR SHOWN ON THIS PLAN ARE LIMITED TO THOSE SEt FORTH IN THE PLAT AND/OR INFORMATION FURNISHED. THIS PREFERENCE FOR SUCH INFORMATION WAS NOT MADE IN COMPLIANCE WITH THE LAWS OF LOUISIANA AND SECTION OF THE UNDERSIGNED.

LEGEND

- Iron pipe found
- 1/2" iron rod found
- 1/2" iron rod set
- Reference Survey #1

REFERENCE SURVEYS:
1. Plot of Bootlegger Run by Thomas J. Fontaiberta, Surveyor, dated 11/15/97, revised 1/08/98.
2. Plot of Willow Bend Subdivision, Ph. 1, by Kelly J. McHugh, Surveyor, dated 3/10/03, latest revision 4/19/06.

John G. Cummings and Associates
Professional Land Surveyors

Survey of: A parcel of land located in Section 3, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana.

1" = 200'
JOB NO.: 06308
DATE: 9-22-06
REVISED: 2-13-07
November 24, 2014

Dear Mrs. Lambert,

Please consider my request to change the zoning (ZC14-11-101) from I-2 & A-2 to A-4 to be amended to A-3. If you have any questions, please don’t hesitate to contact me.

Sincerely,
Henry Billiot
DATE: November 24, 2014

CASE NO.: ZC14-11-102

DETERMINATION: Approved Amended Postponed Denied

PRIOR ACTION: Postponed (11/05/14)

POSTED: 11/13/2014

GENERAL INFORMATION

PETITIONER: Denise Young

OWNER: David P. Miller & Denise Young

REQUESTED CHANGE: From A-3 (Suburban District) to A-4A (Single Family Residential District)

LOCATION: Parcel located on the north side of Labarre Street, west of Albert Street, east of Atalin Street, being a portion of Square 257, Town of Mandeville Subdivision; S38, T8S, R11E; Ward 4, District 7

SIZE: 4.89 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt & unopened

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Land Use</th>
<th>Zoning</th>
</tr>
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<tbody>
<tr>
<td>North</td>
<td>Residential</td>
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<tr>
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<td>Undeveloped</td>
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<tr>
<td>East</td>
<td>Residential</td>
<td>A-4 Suburban District</td>
</tr>
<tr>
<td>West</td>
<td>Residential/Undeveloped</td>
<td>A-4 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-3 (Suburban District) to A-4A (Single Family Residential District). The site is located on the north side of Labarre Street, west of Albert Street, east of Atalin Street, being a portion of Square 257, Town of Mandeville Subdivision. The 2025 Future Land Use Plan calls for the area to be developed with residential uses. Staff sees no compelling reason to increase the density to A-4A; however, staff would not object to a request to change the zoning to A-4, as the parcel abuts properties zoned A-4 on 3 sides.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-4A (Single Family Residential District) designation be denied.
CASE NO.: ZC14-11-102
PETITIONER: Denise Young
OWNER: David P. Miller & Denise Young
REQUESTED CHANGE: From A-3 (Suburban District) to A-4A (Single Family Residential District)
LOCATION: Parcel located on the north side of Labarre Street, west of Albert Street, east of Atalin Street, being a portion of Square 257, Town of Mandeville Subdivision; S38, T8S, R11E; Ward 4, District 7
SIZE: 4.89 acres
A PORTION OF SQUARE 257
(4.89 ACRES)

DARLING DESIGN HOMES

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

SCALE: 1” = 20’
DATE: 09-12-14
DRAWN: ORJ
JOB NO.: 14-166
REVISED:
ZONING STAFF REPORT

Date: November 24, 2014
Case No.: ZCO6-06-047
Prior Action: Postponed (11/05/14)
Posted: 11/17/14

Meeting Date: December 2, 2014
Determination: Approved Amended Postponed Denied

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: 191.97 acres

SITE ASSESSMENT

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:
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<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 petitioner is requesting a major amendment to the PUD (Planned Unit Development Overlay). The site is located on the east side of LA Highway 1077 & Tantella Ranch Road, north of Magee Road. The site was originally proposed to be developed with 127 single family residential lots on 254.74 acres, with three different categories of lot size: 5 acres, 29,734 sq.ft. and 12,633 sq.ft. The new proposal consists of 219 single family residential lots on 191.97 acres, with 209 lots ranging in sizes between 6,500 sq.ft. to 10,000 sq.ft and 10 lots ranging in size between 11,000 sq.ft. to 18,000 sq.ft. According to the wetland determination map submitted, the plan shows that the majority of the 219 lots are proposed to be located outside of the wetlands area. As originally proposed, the subdivision will have 2 accesses, one from Highway 1077 and one from Tantella Ranch Road.
GENERAL PUD CRITERIA

<table>
<thead>
<tr>
<th>Required information</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Title of the project, name of the developer, legal description</td>
<td>Provided as Required</td>
</tr>
<tr>
<td>Existing Land Use within 500' of all boundaries on the plan</td>
<td>Provided as Required</td>
</tr>
<tr>
<td>Minimum front, side, &amp; rear setbacks &amp; maximum height for Residential</td>
<td>Must be Provided as Required</td>
</tr>
<tr>
<td>Restrictive Covenants</td>
<td>Provided as Required</td>
</tr>
<tr>
<td>Water &amp; Sewer facilities</td>
<td>Provided as Required (to be located on site)</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 133.8 acres of greenspace (69.7%) is proposed to be provided including 0.35 acres dedicated to active recreation and 133.45 acres to passive recreation. The proposed active amenities will consist of a pool 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 133.8 acres of greenspace, which most of it, is dedicated and proposed to be preserved as undisturbed wetlands.

STAFF RECOMMENDATION:

The staff recommends that the major amendment to the PUD (Planned Unit Development Overlay) designation be denied. The revised plan meets the objective of the PUD by preserving the wetlands located on the site; however, it fails to provide a variety of housing and creativity in its design. Moreover, staff is concerned by the significant increase in the density. Finally, the revised plan does not meet the condition of the tentative approval, which is to provide access to the lots of records located along Highway 1077 and Tantalla Ranch Road, that border the subdivision, from the interior subdivision streets (see attached originally approved PUD plan).
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, R1OE; Ward 1, District 3
SIZE: 191.97 acres
ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: UOPpY Wer - Bruno Brothers Real Estate Management

Developer's Address: 70326 Hwy 1077 Covington LA 70433

Developer's Phone No. 985-792-7110

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 Branch -> 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
- Does the subdivision front on any waterways? □ 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?

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?

b.) disrupt, alter or destroy any historical or archeological sites or district?

c.) have a substantial impact on natural, ecological recreation, or scenic resources?

d.) displace a substantial number of people?

e.) conform with the environmental plans and goals that have been adopted by the parish?

f.) cause an unwarranted increase in traffic congestion within or near the subdivision?

g.) have substantial esthetic or adverse visual impact within or near the subdivision?

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.

[D. Russell] Engineer/ SURVEYOR OR DEVELOPER

DATE 10-6-14
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 Sections 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 Nether*y 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://por2.nwp.usace.army.mil/survey.html.

Sincerely,

[Signature]

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

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

*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.

HYDRIK
504 west charles street
hawnond, Ia 70401
985 429 0332 p
504 285 9966 r
www.hydrik.com

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)

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- Wetlands within SELA boundary 6.37 acres

HYDRIK
504 west charles street
hawnond, Ia 70401
985 429 0332 p
504 285 9966 r
www.hydrik.com

PRELIMINARY
WETLAND/DRAINAGE DETERMINATION

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

HYDRIK
504 west charles street
hawnond, Ia 70401
985 429 0332 p
504 285 9966 r
www.hydrik.com
ZONING STAFF REPORT

Date: November 24, 2014  Meeting Date: December 2, 2014
Case No.: ZC14-12-103  Determination: Approved Amended Postponed Denied
Posted: 11/17/14

GENERAL INFORMATION

PETITIONER: Jeffery D. Schoen
OWNER: First Baptist Church, Covington
REQUESTED CHANGE: From CB-1 (Community Based Facilities District) to PF-1 (Public Facilities District)
LOCATION: Parcel located at the intersection of LA Highway 1085 & Bricker Road, north of LA Highway 21; S46 & 47, T7S, R11E; Ward 1, District 1
SIZE: 43.11 acres

SITE ASSESSMENT

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>
<th>Direction</th>
<th>Land Use</th>
<th>Zoning</th>
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<td>North</td>
<td>Undeveloped</td>
<td>PF-2 (Public Facilities District) &amp; NC-4 (Neighborhood Institutional District)</td>
</tr>
<tr>
<td>South</td>
<td>Commercial</td>
<td>HC-2 (Highway Commercial District)</td>
</tr>
<tr>
<td>East</td>
<td>Commercial &amp; Residential</td>
<td>HC-2 (Highway Commercial District) &amp; A-4 (Single Family Residential District)</td>
</tr>
<tr>
<td>West</td>
<td>Commercial, Undeveloped &amp; Residential</td>
<td>HC-2 (Highway Commercial District), NC-4 (Neighborhood Institutional District) &amp; PUD (Planned Unit Development District)</td>
</tr>
</tbody>
</table>

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

COMPREHENSIVE PLAN:
Institutional - Public uses such as churches, hospitals, health-related services, colleges and universities, police and fire stations, research institutes, schools, other community centers, and related uses.

STAFF COMMENTS:
The petitioner is requesting to change the zoning from CB-1 (Community Based Facilities District) to PF-1 (Public Facilities District). The site is located at the intersection of LA Highway 1085 & Bricker Road, north of LA Highway 21. The 2025 future land use plan calls for the area to be developed with institutional uses. The site is currently developed with a church exceeding the maximum allowable square footage of 30,000 square feet under CB-1 (Community Based Facilities District). Staff does not have any objections to the request considering that it would bring the existing facility in compliance with the appropriate zoning and allow for future expansion.

STAFF RECOMMENDATION:
The staff recommends that the request for an PF-1 (Public Facilities District) designation be approved.
CASE NO.: ZC14-12-103
PETITIONER: Jeffery D. Schoen
OWNER: First Baptist Church, Covington
REQUESTED CHANGE: From CB-1 (Community Based Facilities District) to PF-1 (Public Facilities District)
LOCATION: Parcel located at the intersection of LA Highway 1085 & Bricker Road, north of LA Highway 21; S46 & 47, T7S, R11E; Ward 1, District 1
SIZE: 43.11 acres
ZONING STAFF REPORT

Date: November 24, 2014
Case No.: ZC14-12-104
Posted: 11/13/14

Meeting Date: December 2, 2014
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

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

SITE ASSESSMENT

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

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<td>A-3 (Suburban District)</td>
</tr>
<tr>
<td>West</td>
<td>Industrial</td>
<td>I-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 I-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 surrounding area including conservation areas. Staff does not have any objections to the request.

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: November 24, 2014  Meeting Date: December 2, 2014
Case No.: ZC14-12-105  Determination: Approved Amended Postponed Denied
Posted: 11/13/14

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:

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<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.

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
ZONING STAFF REPORT

Date: November 24, 2014
Case No.: ZC14-12-106
Posted: 11/13/14

Meeting Date: December 2, 2014
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER: Herman Bonnette
OWNER: Herman Bonnette
REQUESTED CHANGE: From A-4A (Single Family Residential District) to A-5 (Two Family Residential District)
LOCATION: Parcel located on the west side of Pontchartrain Drive, south of Eden Isles Drive; S44, T9S, R14E; Ward 9, District 13
SIZE: 6,750 sq.ft.

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>Undeveloped/Multi Family Residential</td>
<td>A-4A (Single Family Residential District)</td>
</tr>
<tr>
<td>South</td>
<td>Undeveloped/Single Family Residential</td>
<td>A-4A (Single Family Residential District)</td>
</tr>
<tr>
<td>East</td>
<td>Commercial &amp; Residential</td>
<td>HC-2 (Highway Commercial 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:

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-4A (Single Family Residential District) to A-5 (Two Family Residential District). The site is located on the west side of Pontchartrain Drive, south of Eden Isles Drive. The 2025 future land use plan calls for the area to be developed with residential uses. Staff feels that there is no compelling reason to recommend approval of the requested zoning change, considering that the west of side of the Hwy 11/Pontchartrain Drive Corridor is zoned A-4A (Single Family Residential District) and most entirely developed with single family residences.

STAFF RECOMMENDATION:
The staff recommends that the request for an A-5 (Two Family Residential District) designation be denied.
CASE NO.: ZC14-12-106
PETITIONER: Herman Bonnette
OWNER: Herman Bonnette
REQUESTED CHANGE: From A-4A (Single Family Residential District) to A-5 (Two Family Residential District)
LOCATION: Parcel located on the west side of Pontchartrain Drive, south of Eden Isles Drive; S44, T9S, R14E; Ward 9, District 13
SIZE: 6,750 sq.ft.
A SURVEY MAP OF
A 0.155 ACRE PARCEL OF LAND
IN SECTION 44, T-9-S, R-14-E,
ST. TAMMANY PARISH, LOUISIANA

SURVEYED BY:
SEAN M. BURKES
LA REG. No. 4785
ZONING STAFF REPORT

Date: November 24, 2014  Meeting Date: December 2, 2014
Case No.: ZC14-12-107  Determination: Approved Amended Postponed Denied
Posted: 11/17/14

GENERAL INFORMATION

PETITIONER: David P. Miller & Denise Miller Young
OWNER: David P. Miller & Denise Miller Young
REQUESTED CHANGE: From A-3 (Suburban District) to A-4 (Single Family Residential District)
LOCATION: Parcel located on the north side of Labarre Street, west of Albert Street, east of Atalin Street, being 242 Town of Mandeville; S38, T8S, R11E; Ward 4, District 7
SIZE: 6.2 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-3 (Suburban District)</td>
</tr>
<tr>
<td>South</td>
<td>Residential</td>
<td>A-3 (Suburban District)</td>
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<tr>
<td>East</td>
<td>Residential</td>
<td>A-3 (Suburban District)</td>
</tr>
<tr>
<td>West</td>
<td>Undeveloped</td>
<td>A-3 (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-3 (Suburban District) to A-4 (Single Family Residential District). The site is located on the north side of Labarre Street, west of Albert Street, east of Atalin Street, being 242 Town of Mandeville. The 2025 future land use plan calls for the area to be developed with single family residences. Staff sees no compelling reason to increase the density of the zoning considering that the site is surrounded by A-3 zoned property.

STAFF RECOMMENDATION:
The staff recommends that the request for an A-4 (Single Family Residential District) designation be denied.
CASE NO.: ZC14-12-107
PETITIONER: David P. Miller & Denise Miller Young
OWNER: David P. Miller & Denise Miller Young
REQUESTED CHANGE: From A-3 (Suburban District) to A-4 (Single Family Residential District)
LOCATION: Parcel located on the north side of Labarre Street, west of Albert Street, east of Atalin Street, being 242 Town of Mandeville; S38, T8S, R11E; Ward 4, District 7
SIZE: 6.2 acres
SKETCH OF
SQUARE 242
TOWN OF MANDEVILLE (UNINCORPORATED)
ST. TAMMANY PARISH, LA.

PREPARED FOR:
DARLING DESIGN HOMES
KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE: 1" = 200'  DATE: 07-14-14
DRAWN: DRJ  JOB NO.
REvised:

CASTINE OAKS

SQUARE 257

(NOT CONST.)

ATALIN ST.
N 60°00'00" W 332.20'

S 60°00'00" E 332.20'

SQUARE 242

LABARRE ST.

ST. TAMMANY PARISH,
PREPARED FOR:
DARLING DESIGN HOMES
KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE: 1" = 200'  DATE: 07-14-14
DRAWN: DRJ  JOB NO.
REvised:

MONTEREY