AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. –TUESDAY, NOVEMBER 7, 2017
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA

ROLL CALL

CALL TO ORDER

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

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE OCTOBER 3, 2017 MINUTES

POSTPONING OF CASES

PUBLIC HEARINGS

APPEARERS

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

1. **2017-727-ZC**
   - Existing Zoning: A-3 (Suburban District) & A-4 (Single Family Residential District)
   - Proposed Zoning: A-6 (Multiple Family Residential District)
   - Acres: 17.69 acres
   - Representative: Paul Mayronne
   - Location: Parcel located on the south side of Emerald Forest Blvd, east of Falconer Drive, being lot P-2, S14, T7S, R11E, Ward 3, District 5
   - Council District: 5

   POSTPONED FROM THE 10/3/2017 MEETING

2. **2017-550-ZC**
   - Existing Zoning: A-1 (Suburban District)
   - Proposed Zoning: A-1A (Suburban District) & A-2 (Suburban District)
   - Acres: 3.865 acres
   - Petitioner: Leanne Jackson
   - Owner: Ruby Conerly & Bessie Williams Brown
   - Location: Parcel located on the east & west sides of LA Highway 450, south of East & West Ed Williams Road, north of South Road, S17 & 18, T4S, R10E, Ward 2, District 3
   - Council District: 3
3. **2017-785-ZC**
   - Existing Zoning: A-2 (Suburban District) & NC-1 (Professional Office District)
   - Proposed Zoning: NC-1 (Professional Office District)
   - Acres: 7,147 acres
   - Petitioner: James Harold Russell & Pamela Durapau Russell
   - Owner: James Harold Russell & Pamela Durapau Russell
   - Location: Parcel located on the northeast corner of US Highway 190 & Anchorage Road, west of North Oaklawn Drive, south of Breck Road, S39, T8S, R13E, Ward 7, District: 7.
   - Council District: 7

4. **2017-788-ZC**
   - Existing Zoning: MD-1 (Medical Residential District)
   - Proposed Zoning: MD-2 (Medical Clinic District)
   - Acres: 6,054 acres
   - Petitioner: Comm-Care Corporation - John Stassi - Jeffrey Shoen
   - Owner: THE ROMAN CATHOLIC CHURCH OF THE ARCHDIOCESE OF NEW ORLEANS - Jeff Entwisle - Jeffrey Schoen
   - Location: Parcel located on the southeast corner of Holy Trinity Drive & Dove Park Road, S26, T7S, R11E, Ward 4, District 5.
   - Council District: 5

5. **2017-789-ZC**
   - Existing Zoning: A-3 (Suburban District)
   - Proposed Zoning: HC-1 (Highway Commercial District)
   - Acres: 0.632 acres
   - Petitioner: SMB Construction LLC - Stephen Blanc
   - Owner: SMB Construction LLC - Stephen Blanc
   - Location: Parcel located on the north side of LA Highway 22, east of Kathmann Drive, being lot 11-B, Square 5, Live Oak Hills Subdivision, S18, T7S, R10E, Ward 1, District 1.
   - Council District: 1

6. **2017-790-ZC**
   - Existing Zoning: A-4 (Single-Family Residential District)
   - Proposed Zoning: CB-1 (Community Based Facilities District)
   - Acres: 21,025 sq. ft.
   - Petitioner: Frank Haines
   - Owner: Frank Haines
   - Location: Parcel located on the northeast corner of Manzella Drive & Malbrough Drive, being Lots 5 & 6, Square 4, Robbert Park Subdivision Annex No. 1, S12, T9S, R11E, Ward 8, District 13.
   - Council District: 13

7. **2017-796-ZC**
   - Text Amendment: Ord. Cal. No. 5849AA - Ordinance adopting and enacting a new 2017 Code of Ordinances of St. Tammany Parish, Louisiana; providing for the repeal of certain provisions not included therein; providing penalties for the violation thereof; providing for the manner of amending such code; and providing when such code and this ordinance shall become effective, specifically the reformatting of the Zoning Regulations to allow for online publishing via the Municode system.

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**
MINUTES OF THE ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. - TUESDAY, OCTOBER 3, 2017
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA

ROLL CALL
Present: Lorren, Richardson, Richard, Willie, Manella, Davis, Doherty, Drumm, Randolph
Absent: Cazaubon, Fitzmorris
Staff Present: Helen Lambert, Cara Bartholomew, Tayler Celey, Terry Hand, Jennifer Lange

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

INVOCATION
The Invocation was presented by Mr. Randolph.

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

APPROVAL OF THE MINUTES FOR THE SEPTEMBER 5, 2017 ZONING MEETING
Davis moved to approve, second by Doherty
Yea: Lorren, Richardson, Richard, Willie, Manella, Davis, Doherty, Drumm, Randolph
Nay:
Abstain:

Randolph moved, second by Davis.
Yea: Lorren, Richardson, Richard, Willie, Manella, Davis, Doherty, Drumm, Randolph
Nay:
Abstain:

PUBLIC HEARINGS

APPEARERS

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

1. 2017-727-ZC-Postponed
Existing Zoning: A-3 (Suburban District)
Proposed Zoning: A-6 (Multiple Family Residential District)
Acres: 17.69 acres
Representative: Paul Mayronne
Location: Parcel located on the south side of Emerald Forest Blvd, east of Falconer Drive, being lot P-2, S14, T7S, R11E, Ward 3, District 5.
Council District: 5

POSTPONED FROM THE 9/5/2017 MEETING
Randolph moved to postpone, second by Davis.
Yea: Lorren, Richardson, Richard, Willie, Manella, Davis, Doherty, Drumm, Randolph
Nay:
Abstain:

2. 2017-740-ZC-Approved, heard as 3rd case of meeting
OCTOBER 3, 2017 ZONING COMMISSION MEETING MINUTES, CONT.

Existing Zoning: A-4 (Single-Family Residential District), NC-4 (Neighborhood Institutional District), HC-2 (Highway Commercial District) & HC-3 (Highway Commercial District)

Proposed Zoning: A-4 (Single-Family Residential District), NC-4 (Neighborhood Institutional District), HC-2 (Highway Commercial District) & HC-3 (Highway Commercial District) & RBCO (Regional Business Center Overlay)

Acres: 126 acres
Petitioner: Stephen Schmidt
Owner: BSREP II Cypress Covington Owner, LLC

Council District: 1

POSTPONED FROM THE 9/5/2017 MEETING

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

3. 2017-752-ZC-Approved, heard as 2nd case of meeting

Existing Zoning: A-3 (Suburban District)
Proposed Zoning: NC-6 (Public, Cultural and Recreational District)
Acres: 2.30 acres
Petitioner: Golden Properties LLC - Lauren Golden
Owner: Golden Properties LLC - Lauren Golden
Location: Parcel located on the east side of LA Highway 59, south of Lotus Road, S1, 8S, R11E, Ward 4, District 5.

Council District: 5
Richard moved to approve, second by Willie.
Yea: Lorren, Richardson, Richard, Willie, Manella, Davis, Doherty, Drumm, Randolph
Nay:
Abstain:

4. 2017-758-ZC-Approved

Existing Zoning: PF-2 (Public Facilities District)
Proposed Zoning: A-3 (Suburban District)
Acres: 0.99 acres
Petitioner: Vincent Valenti
Owner: Peggy & Vincent Valenti

Council District: 10
Davis moved to approve, second by Doherty.
Yea: Lorren, Willie, Manella, Davis, Doherty, Drumm, Randolph
Nay: Richardson, Richard
Abstain:

5. 2017-768-ZC-Approved

Existing Zoning: A-3 (Suburban District)
Proposed Zoning: HC-2 (Highway Commercial District)
Acres: 2.091 acres
Petitioner: Jeffrey Schoen
Owner: Zen-Noh Grain Corporation - John Williams
Location: Parcel located west of Tolawa Lane, east of US Highway 190 Service Road, north of Bodet Street, S22, T7S, R11E, Ward 4, District 5

Council District: 5
OCTOBER 3, 2017 ZONING COMMISSION MEETING MINUTES, CONT.

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

6. **2017-776-ZC-Approved**
   Existing Zoning: A-2 (Suburban District)
   Proposed Zoning: A-3 (Suburban District)
   Acres: 38,726.6 sq. ft.
   Petitioner: Phillip Dupont
   Owner: Phillip Dupont
   Location: Parcel located on the south side of Red Mill Drive, east of US Highway 190 East, being lot 15B, Belle Acres Subdivision, S21, T9S, R15E, Ward 8, District 13.
   Council District: 13
   Davis moved to approve, second by Doherty.
   Yea: Lorren, Richardson, Richard, Willie, Manella, Davis, Doherty, Drumm, Randolph
   Nay:
   Abstain:

OLD BUSINESS-None

NEW BUSINESS-None

ADJOURNMENT
ZONING STAFF REPORT

Date: 10/30/2017  Meeting Date: 11/7/2017
Case No.: 2017-727-ZC  Determination: Approved, Amended, Postponed, Denied
Prior Action: Postponed (10/03/17)
Posted: 10/24/17

GENERAL INFORMATION

REPRESENTATIVE: Paul Mayronne
REQUESTED CHANGE: From A-4 Single Family Residential District & A-3 Suburban District to A-6 Multiple Family Residential District
LOCATION: Parcel located on the south side of Emerald Forest Blvd, east of Falconer Drive, being lot P-2; S14, T7S, R11E; Ward 3, District 5
SIZE: 17.69 acres

GENERAL INFORMATION

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Surrounding Use</th>
<th>Surrounding Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential</td>
<td>A-4A Single Family Residential District &amp; PUD Planned Unit Development Overlay</td>
</tr>
<tr>
<td>South</td>
<td>Residential</td>
<td>A-1A Suburban District</td>
</tr>
<tr>
<td>East</td>
<td>Undeveloped</td>
<td>A-3 Suburban District</td>
</tr>
<tr>
<td>West</td>
<td>Multi-Family</td>
<td>A-7 Multi 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 A-4 Single Family Residential District & A-3 Suburban District to A-6 Multiple Family Residential District. This site is located on the south side of Emerald Forest Blvd, east of Falconer Drive, being lot P-2. The 2025 future land use plan calls for the area to be developed with residential uses that are compatible with the existing uses in the area. Staff is not completely opposed to the requested zoning change to A-6, considering that the site is directly abutting a multi-family development, zoned A-7, on the west side. However, staff feels that the 17.69 acre parcel requested to be rezoned should be reduced in size, to allow for the creation of a buffer along the south and east sides, abutting A-1A & A-3 Suburban Districts.

STAFF RECOMMENDATION:
The staff recommends that the request for an A-6 Multiple Family Residential District designation be denied.
Case No.: 2017-727-ZC


REPRESENTATIVE: Paul Mayronne

REQUESTED CHANGE: From A-4 Single Family Residential District & A-3 Suburban District to A-6 Multiple Family Residential District

LOCATION: Parcel located on the south side of Emerald Forest Blvd, east of Falconer Drive, being lot P-2; S14, T7S, R11E; Ward 3, District 5

SIZE: 17.69 acres
LOT P-2
17.69 ACRES

ZONING CHANGE AREA
70 A-6 = 12.06 ac.

LOT P-1

PARCEL "1A"
UNDENVELOPED

AREA TO REMAIN AS CURRENTLY ZONED
A-3/A-4 = 5.63 ac.

EMERALD FOREST APARTMENTS

GARDEN WALK SUBD.

EMERALD FOREST ELVD. EXTENSION

FALCONER DRIVE

PRIVATE DRIVE SERVITUDE

PARCEL B
(Existing by Parish ROW)

CRESTWOOD SUBDIVISION

LOT 15
LOT 16
LOT 17
LOT 18
LOT 19

BRENTWOOD DRIVE

GLEN

40' DRAIN EASEMENT

40' DRAIN SERVITUDE
(PIT #586567)

40' DRAIN SERVITUDE

SKETCH OF A PROPOSED
ZONING CHANGE FOR
LOT P-2, SECTION 14, T-7-S, R-11-E
G.L.D., ST. TAMMANY PARISH, LA.

KELLY J. MCHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
85 GALVEZ ST., MANDEREY, LA. 70446-2611

SCALE: 1" = 200'  DATE: 08-30-17
DRAW: SRJ  JOB NO.: 07-200
REvised: 07-200
GENERAL INFORMATION

PETITIONER: Leanne Jackson
OWNER: Ruby Conerly & Bessie Williams Brown
REQUESTED CHANGE: From A-1 Suburban District to A-1A Suburban District & A-2 Suburban District
LOCATION: Parcel located on the east & west sides of LA Highway 450, south of East & West Ed Williams Road, north of South Road; S17 & 18, T4S, R10E; Ward 2, District 3
SIZE: 3.865 acres

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

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

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-1 Suburban District to A-1A Suburban District & A-2 Suburban District. This site is located on the east & west sides of LA Highway 450, south of East & West Ed Williams Road, north of South Road. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Although, the property is completely surrounded by A-1, staff is not completely opposed to the request, considering that the objective of the zoning change is to allow for the formal subdivision of the 2 parcels of land, which are currently divided by Hwy 450.

STAFF RECOMMENDATION:
The staff recommends that the request for an A-1A Suburban District & A-2 Suburban District designation be denied.
Case No.: 2017-550-ZC

PETITIONER: Leanne Jackson

OWNER: Ruby Conerly & Bessie Williams Brown

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

LOCATION: Parcel located on the east & west sides of LA Highway 450, south of East & West Ed Williams Road, north of South Road; S17 & 18, T4S, R10E; Ward 2, District 3

SIZE: 3.865 acres
ZONING STAFF REPORT

Date: 10/30/2017  
Meeting Date: 11/7/2017
Case No.: 2017-785-ZC  
Determination: Approved, Amended, Postponed, Denied
Posted: 10/23/17

GENERAL INFORMATION
PETITIONER: James Harold Russell & Pamela Durapau Russell
OWNER: James Harold Russell & Pamela Durapau Russell
REQUESTED CHANGE: From A-2 Suburban District & NC-1 Professional Office District to NC-1 Professional Office District
LOCATION: Parcel located on the northeast corner of US Highway 190 & Anchorage Road, west of North Oaklawn Drive, south of Breck Road; S39, T8S, R13E; Ward 7, District 7
SIZE: 7.147 acres

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:
Direction | Surrounding Use | Surrounding Zone
--- | --- | ---
North | Residential & Undeveloped | A-2 Suburban District
South | Residential & Commercial | A-2 Suburban District & NC-1 Professional Office District
East | Residential | A-2 Suburban District & NC-1 Professional Office District
West | Residential | A-2 Suburban District

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

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-2 Suburban District & NC-1 Professional Office District to NC-1 Professional Office District. This site is located on the northeast corner of US Highway 190 & Anchorage Road, west of North Oaklawn Drive, south of Breck Road. The 2025 future land use plan calls for the area to be developed with residential uses. Staff is not completely opposed to the zoning change to NC-1; however, the request should be reduced in size, considering the presence of exiting residences, directly abutting the site.

STAFF RECOMMENDATION:
The staff recommends that the request for a NC-1 Professional Office District designation be denied.
Case No.: 2017-785-ZC

PETITIONER: James Harold Russell & Pamela Durapau Russell

OWNER: James Harold Russell & Pamela Durapau Russell

REQUESTED CHANGE: From A-2 Suburban District & NC-1 Professional Office District to NC-1 Professional Office District

LOCATION: Parcel located on the northeast corner of US Highway 190 & Anchorage Road, west of North Oaklawn Drive, south of Breck Road; S39, T8S, R13E; Ward 7, District 7

SIZE: 7.147 acres
GENERAL INFORMATION

PETITIONER: Comm-Care Corporation - John Stassi - Jeffrey Shoen

OWNER: THE ROMAN CATHOLIC CHURCH OF THE ARCHDIOCESE OF NEW ORLEANS - Jeff Entwisle - Jeffrey Shoen

REQUESTED CHANGE: From MD-1 Medical Residential District to MD-2 Medical Clinic District

LOCATION: Parcel located on the southeast corner of Holy Trinity Drive & Dove Park Road; S26, T7S, R11E; Ward 4, District 5

SIZE: 26.054 acres

ACCESS ROAD INFORMATION

Type: Parish Road Surface: 2 lane asphalt Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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<tr>
<td>South</td>
<td>Undeveloped</td>
<td>PF-1 Public Facilities District</td>
</tr>
<tr>
<td>East</td>
<td>Residential &amp; Undeveloped</td>
<td>A-2 Suburban</td>
</tr>
<tr>
<td>West</td>
<td>Assisted Living Facility</td>
<td>MD-1 Medical Residential District</td>
</tr>
</tbody>
</table>

EXISTING LAND USE:

Existing development: No Multi occupancy development: Yes

COMPREHENSIVE PLAN:

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

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from MD-1 Medical Residential District to MD-2 Medical Clinic District. This site is located on the southeast corner of Holy Trinity Drive & Dove Park Road. The 2025 future land use plan calls for the area to be developed as a planned district with residential uses and conservation area. The site is proposed to be developed with a skilled nursing facility. Staff does not have any objection to the request.

STAFF RECOMMENDATION:

The staff recommends that the request for a MD-2 Medical Clinic District designation be approved.
Case No.: 2017-788-ZC

PETITIONER: Comm-Care Corporation - John Stassi - Jeffrey Shoen

OWNER: THE ROMAN CATHOLIC CHURCH OF THE ARCHDIOCESE OF NEW ORLEANS - Jeff Entwisle - Jeffrey Shoen

REQUESTED CHANGE: From MD-1 Medical Residential District to MD-2 Medical Clinic District

LOCATION: Parcel located on the southeast corner of Holy Trinity Drive & Dove Park Road; S26, T7S, R11E; Ward 4, District 5

SIZE: 26.054 acres
ZONING STAFF REPORT

Date: 10/30/2017  
Meeting Date: 11/7/2017  
Case No.: 2017-789-ZC  
Determination: Approved, Amended, Postponed, Denied  
Posted: 10/23/17

GENERAL INFORMATION

PETITIONER: SMB Construction LLC - Stephen Blanc  
OWNER: SMB Construction LLC - Stephen Blanc  
REQUESTED CHANGE: From A-3 Suburban District to HC-1 Highway Commercial District  
LOCATION: Parcel located on the north side of LA Highway 22, east of Kathmann Drive, being lot 11-B, Square 5, Live Oak Hills Subdivision; S18, T7S, R10E; Ward 1, District 1  
SIZE: 0.632 acres

ACCESS ROAD INFORMATION

Type: State  
Road Surface: 2 lane asphalt  
Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction | Surrounded Use | Surrounding Zone  
--- | --- | ---  
North | Residential | A-3 Suburban District  
South | Residential | NC-2 Indoor Retail and Service District  
East | Residential | A-3 Suburban District  
West | Residential | A-3 Suburban District

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 HC-1 Highway Commercial District. This site is located on the north side of LA Highway 22, east of Kathmann Drive, being lot 11-B, Square 5, Live Oak Hills Subdivision. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not have any objection to the request, considering the location of the site, along LA Highway 22, which is developed with a mix of commercial and residential uses.

STAFF RECOMMENDATION:

The staff recommends that the request for a HC-1 Highway Commercial District designation be approved.
Case No.: 2017-789-ZC

PETITIONER: SMB Construction LLC - Stephen Blanc

OWNER: SMB Construction LLC - Stephen Blanc

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

LOCATION: Parcel located on the north side of LA Highway 22, east of Kathmann Drive, being lot 11-B, Square 5, Live Oak Hills Subdivision; S18, T7S, R10E; Ward 1, District 1

SIZE: 0.632 acres
A Resubdivision of Lot 11, Square 5, Into Lots 11-A & 11-B, Live Oak Hills (Formerly Kathleen Acres), Section 18, T-7-S, R-10-E, St. Tammany Parish, Louisiana

FINAL APPROVAL

[Signature]

DR. DEPT. OF ENGINEERING

Ron Keller

SECRETARY PLANNING COMM.

Dg. Shinda Ness

CLERK OF COURT

08-08-2017 5662 F

DATE FILE NO.

Reference: The Recorded Plat of Live Oak Hills, by
Robert Berlin, Map File No. 109A, Clerk of Court
Reference calls not shown

Bearings were derived by Magnetic Compass

Note: An overhead powerline runs along the Southerly Boundary Line of Parcel 11-B (La. Hwy. 22)

LEGEND:
- Fnd. 1 1/4" Iron Pipe
- Fnd. 3/4" Iron Pipe
- Fnd. 5/8" Iron Rod
- Fnd. 1/2" Iron Rod
- Set 1/2" Iron Rod
- - Fence

N87°43'16"W-41.12'  S01°09'56"E  10.13'

N87°57'27" W-58.69'

(Must verify prior to Construction)

Building Setbacks
Front: 25'
Side: 10'
Rear: **
Side Street: **

MAP PREPARED FOR SMB CONSTRUCTION LLC

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN LOT 11, SQUARE 5, LIVE OAK HILLS, SECTION 18, T-7-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA

THIS MAP IS IN ACCORDANCE WITH THE STANDARDS DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 48:32.

LAND SURVEYING LLC
518 N. Columbia Street, Covington, LA 70433
(985) 842-6271 office (985) 840-0355 fax
info@landservl.com email

SCALE: 1" = 60' DATE: 7-20-2017

NUMBER 18228
ZONING STAFF REPORT

Date: 10/30/2017  
Meeting Date: 11/7/2017  
Case No.: 2017-790-ZC  
Determination: Approved, Amended, Postponed, Denied  
Posted: 10/23/17

GENERAL INFORMATION

PETITIONER: Frank Haines  
OWNER: Frank Haines  
REQUESTED CHANGE: From A-4 Single-Family Residential District to CB-1 Community Based Facilities District  
LOCATION: Parcel located on the northeast corner of Manzella Drive & Malbrough Drive, being Lots 5 & 6, Square 4, Robbert Park Subdivision Annex No. 1; S12, T9S, R11E; Ward 8, District 13  
SIZE: 21,025 sq. ft.

ACCESS ROAD INFORMATION

Type: Parish  
Road Surface: 2 lane asphalt  
Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Surrounding Use</th>
<th>Surrounding Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Undeveloped</td>
<td>A-4 Single-Family Residential District</td>
</tr>
<tr>
<td>South</td>
<td>Residential</td>
<td>A-4 Single-Family Residential District</td>
</tr>
<tr>
<td>East</td>
<td>Residential</td>
<td>A-4 Single-Family Residential District</td>
</tr>
<tr>
<td>West</td>
<td>Vacant</td>
<td>City of Slidell</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 CB-1 Community Based Facilities District. This site is located on the northeast corner of Manzella Drive & Malbrough Drive, being Lots 5 & 6, Square 4, Robbert Park Subdivision Annex No. 1. The 2025 future land use plan calls for the area to be developed with residential uses. There is an existing large residence with attached warehouse located on the site. Staff does not have any objection to the request, considering that the purpose of the CB-1 zoning district is to provide for the location of public and quasi-public uses in close proximity to residential districts, such as recreational and religious uses.

STAFF RECOMMENDATION:

The staff recommends that the request for a CB-1 Community Based Facilities District designation be approved.
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SIZE: 21,025 sq. ft.
I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY SURVEY" AND "BOUNDARY SURVEYS" FOR A CLASS A SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS.

ADDRESS:

J.V. BURKES & ASSOC., INC.
2990 GAUSE BLVD. EAST, STE. B • SLIDELL, LA 70461
504 • 649 • 0075

FIRM. COMMUNITY No.
225205-0440C (18-17-89)
ZONE "C" B.F.E. N/A

DRAWN BY:
B. BERCKES

SCALE: 1" = 50'

SURVEY MAP OF:
LOTS 5-6 - SQ. 4

LOCATED IN:
ROBBERT PARK S/D

ST. TAMMANY PARISH LOUISIANA

CERTIFIED TO:
FRANK HAINES

SURVEYED BY:
J.V. BURKES III
L.A. REG. NO. 840