

Marina Beau Chene

17940 Painters Row,
Covington, LA 70435

To: Beau Chene HOA
From: Marina Beau Chene, LLC
Date: August 14, 2018
Re.: Change of Zoning Request

All,

Thank you for the opportunity to share with you the vision we have for the marina project that we bought in April of this year.

As you are aware, other than the parcel of land that the marina itself encompasses, the property known as Marina Beau Chene also has several other parcels attached. It is our desire to identify each of these parcels with the existing zoning, state the desired zoning change, and explain the end result of the final development.

We are not asking for zoning changes to all of the parcels, but only four (4) parcels; J-3, J-4A, G-1, and K.

J-3 and J-4A are commonly known as "the boat house lots". Both parcels are currently zoned CB1. It is our desire to have both parcels rezoned to A-8. A-8 zoning would allow us to finish the original concept of three (3) sets of boathouses. It is obvious from original plans, promotional information, and the fact that concrete pilings have been in place for decades, that this was the original intention.

That being said, we would like to lessen the density from ten (10) units per parcel, or 20 units total, to a combined maximum total of 12 units. If we are successful in our request, we will be moving forward with our chosen architecture firm to design an eight (8) unit building for parcel J-3 and a four (4) unit building for parcel J-4A. We believe larger units that blend with the existing style of the current boathouses would be more marketable and more desirable the project. The units would be developed, sold, and managed by a condominium regime. They would NOT be developed as apartments.

G-1 and K, the down river parcels, are currently zoned CB-1 and A-2. It is our desire to have both parcels rezoned to A-4. This would allow us to convert the property into four (4) lots plus an amenity area for the exclusive use of the four (4) lots.

As you can see from the conceptual plan attached, the development of these lots would remain outside of the wetlands located on the property and only impact the dry portions of the lots. Also, the end of the roadway would be gated to provide extra privacy for the lots and security of the amenity area. The gate would also provide for three (3) of the boat slips to be segregated for the exclusive enjoyment of the lots. Hence, the size of the proposed boathouse for parcel J-4A.

We are aware of the previous attempts to try and change the zoning of parcel M-1, known as the dry storage site, away from the current classification of CB-1. Please note we have no intention of attempting any such thing. The current zoning allows for the property to be used as it currently is and will continue to be; dry storage for the convenience of the marina tenants.

We are also aware that parcel L-1, currently zoned A-6, was discussed as an apartment complex. To say we find that concept ridiculous would be an understatement. The property is very topographically low and considered wetlands. It is our intention to remain using that parcel as it is currently is; a very scenic piece of property that is enjoyable to look at.

Finally, parcel H, currently zoned A-6. We have no desire to ask for a change of zoning on this parcel. We have no immediate plans for parcel H, but envision it as being developed into a maximum of eight (8) stand alone, single family houses with no common walls or party walls. We would work with each buyer to ascertain the amount of land they would need which would dictate the exact number of homes on the parcel. There would be an amenity area for the exclusive use of the lot owners and the entire parcel would be gated. The lots would be controlled by a committee that would insist on specific architecture and landscaping standards for each.



J-3

J-4A

LOT 1
125' Width

LOT 2
150' Width

LOT 3
125' Width

LOT 4
150' Width

POOL

G-1

K

TCHEFUNCTE RIVER



**FOR INTERNAL
USE ONLY**

TCHEFUNCIE RIVER

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 1
118' Width

LOT 2
150' Width

LOT 3
125' Width

LOT 4
150' Width

POOL