



St. Tammany Parish Government

Department of Development

P. O. Box 628

Covington, LA 70434

Phone: (985) 898-2529

Fax: (985) 898-3003

e-mail: planning@stpgov.org

APPEAL # 2

ZC Approved :

12/2/14

Pat Bristel
Parish President

THE PETITIONER OR ANY AGGRIEVED PERSON HAS TEN (10) DAYS TO APPEAL THE DECISION OF THE ZONING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 12/9/2014

Case Number:

5. ZC14-11-100

Proposed Zoning: PUD (Planned Unit Development Overlay)
Acres: 17.04 acres
Petitioner: Henry Billiot
Owner: REIHER LLC
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
Council District: 3

We are hereby appealing to the St. Tammany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Tammany Parish Zoning Commission.

This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.

Sincerely,

PLEASE SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

RECEIVED

DEC 9 9 2014

Per R. Tabler

Chris S. Bode
(SIGNATURE)

PRINT NAME: Chris S. Bode

ADDRESS: 138 Willow Bend Dr - Madisonville, LA 70447

PHONE # 504-858-6744

A signed hard copy of the Appeal Request submitted to our office. They cannot faxed or emailed.

ZONING STAFF REPORT

Date: December 2, 2014
Case No.: ZC14-11-100
Prior Action: Postponed (11/05/14)
Posted: 11/17/14

Meeting Date: December 2, 2014
Determination: Approved

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, R10E; 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:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	I-2 (Industrial District)
South	Undeveloped & Residential	A-2 (Suburban District)
East	Undeveloped & Industrial	I-2 (Industrial District) & CB-1 (Community Based Facilities District)
West	Undeveloped & Residential	A-3 (Suburban District)

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. Note that some wetlands mitigation will be required for lots 1, 2, 3, 22, 23, 24 & 25.

ACCESS

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 requested has been submitted to change the zoning to A-3 (Suburban District).

GENERAL PUD CRITERIA

Required information	Staff Comments
Title of the project, name of the developer, legal description	Provided as Required
Existing Land Use within 500' of all boundaries on the plan	Provided as Required
Minimum front, side, & rear setbacks & maximum height for Residential	Provided as Required
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Provided as Required (to be located off site)
Wetland Delineations	Provided as Required
Flood Zone Demarcation Lines	Provided as Required
Ultimate Disposal of Surface Drainage	Provided as Required
Environmental Assessment Data Form	Provided as Required

DENSITY

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

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 4.67 acres (27.41%) of greenspace is proposed to be provided within the subdivision including 0.23 acre dedicated to active recreation and 4.44 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.:

PETITIONER:

OWNER:

REQUESTED CHANGE:

LOCATION:

SIZE:

ZC14-11-100

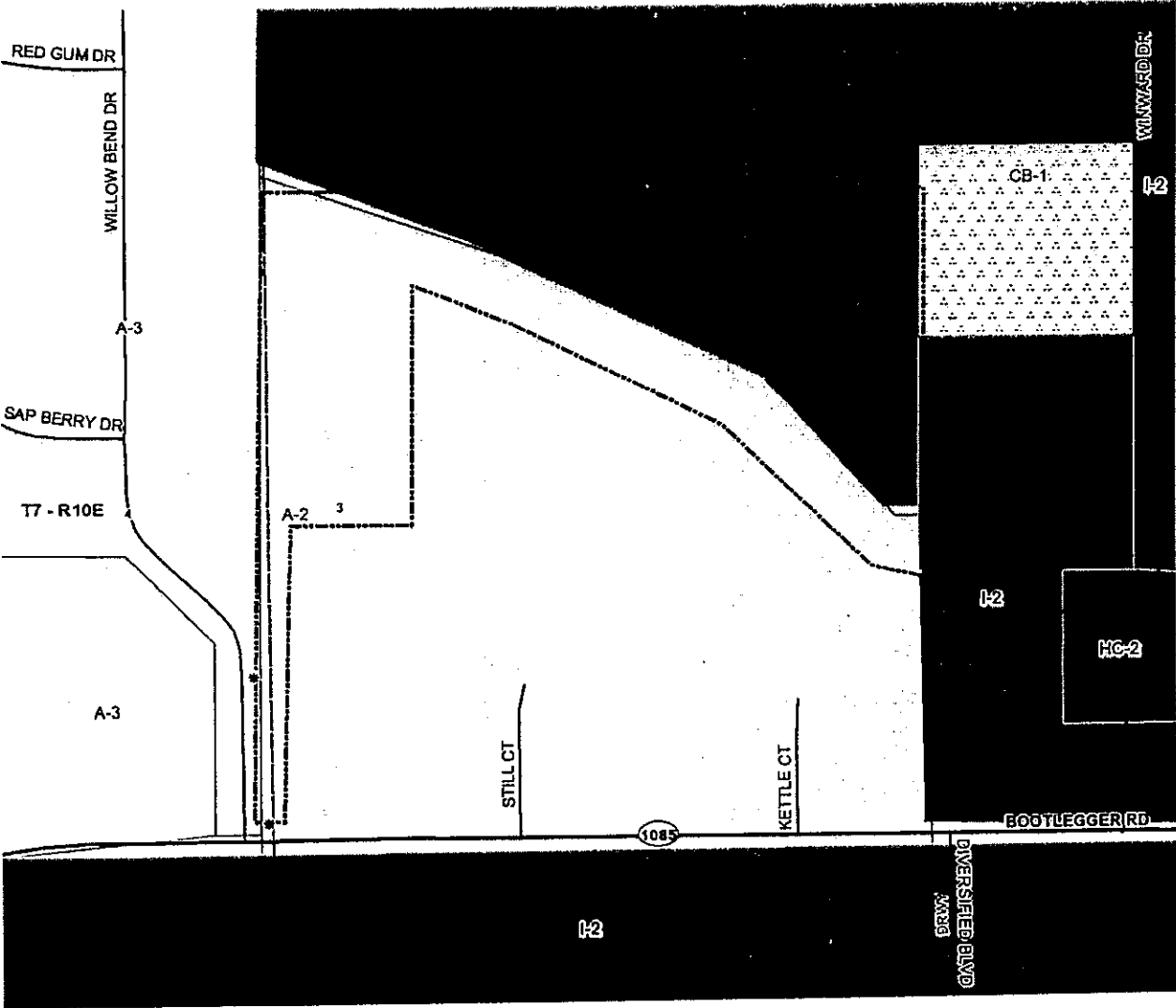
Henry Billiot

REIHER LLC

PUD (Planned Unit Development Overlay)

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

17.04 acres



ZC14-11-100



ULTIMATE DISPOSAL OF SURFACE WATER
TO LAKE PONCHARTRAIN

N.T.S.

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 HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING 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

2014-11-100

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: REIHER, LLC - HENRY BILLIOT

Developer's Address: 821 ASBURY DR MANDEVILLE LA 70471
Street City State Zip Code

Developer's Phone No. 985 373-0316
(Business) (Cell)

Subdivision Name: THE WILLOWS

Number of Acres in Development: 17.04 Number of Lots/Parcels in Development: 47

Ultimate Disposal of Surface Drainage: LAKE PONTCHARTRAIN

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

(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 ☐ Tidal 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? SOAP & TANOW CREEK

2C14-11-100

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

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

- | | |
|---|---|
| • air Quality | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • noise | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • water Quality | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • contamination of any public or private water supply | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • ground water levels | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • flooding/inundation | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • erosion | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • sedimentation | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • rare and/or endangered species of animal or plant habitat | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • interfering with any movement of resident or migratory fish or wildlife species | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • inducing substantial concentration of population | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • dredging and spoil placement | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

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



ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

9/11/14

DATE