



Pat Brister
Parish President

St. Tammany Parish Government

Department of Development

P. O. Box 628

Covington, LA 70434

Phone: (985) 898-2529

Fax: (985) 898-3003

Email: planning@stpgov.org

APPEAL # 1

ZC Recommended Denial :

4/7/15

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 PLANNING. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 4/15/15

ZC15-04-035

Petitioner: Brian Intravia

Owner: Trepagnier, L.L.C. & Wanda and Kevin Wager

ZC15-04-035

Proposed Zoning: PUD (Planned Unit Development Overlay)

Acres: 71 acres

Petitioner: Brian Intravia

Owner: Trepagnier, L.L.C. & Wanda & Kevin Wager

Representative: Brian Intravia

Location: Parcel located on the south side of Highway 22, west of Trepagnier Road and east of Helen Drive, S16 & 21, T7S, R10E, Ward 1, District 4.

Council District: 4

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 PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW
SIGNATURE

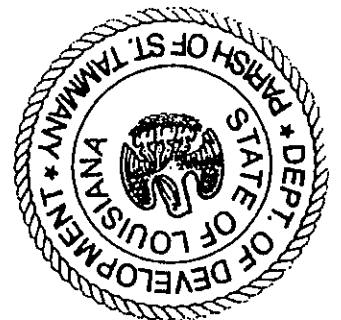
YANIN, LLC

BY: [Signature]
BRIAN INTRAVIA

P.O. Box 609

Covington, LA 70434

PHONE # 985-966-3636



RECEIVED

APR 16 2015

Per [Signature]

ZONING STAFF REPORT

Date: March 30, 2015
 Case No.: ZC15-04-035
 Posted: 03/19/15

Meeting Date: April 7, 2015
 Determination: Denied

GENERAL INFORMATION

PETITIONER: Brian Intravia
OWNER: Trepagnier, L.L.C. & Wanda & Kevin Wager
REQUESTED CHANGE: From to PUD (Planned Unit Development Overlay)
LOCATION: Parcel located on the south side of Highway 22, west of Trepagnier Road and east of Helen Drive; S16 & 21, T7S, R10E; Ward 1, District 4
SIZE: 71 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State 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	Residential & Commercial	HC-1 & HC-2 Highway Commercial District & NC-4 Neighborhood Institutional District
South	Undeveloped	A-1 Suburban District
East	Residential & Undeveloped	A-1 Suburban District
West	Undeveloped/ Guste Island Subdivision	PUD Planned Unit Development 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.

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 a PUD (Planned Unit Development Overlay). The site is located on the south side of Highway 22, west of Trepagnier Road. The site is proposed to be developed as a single family residential subdivision of a total of 149 lots (see chart, below). Note that a zoning change (ZC15-04-036) to A-4 Single Family Residential District has also been requested for the same site.

Lot size	Number of lots	Lot size
Single Family Residence	87 lots	90' X 150'
Garden homes	62 lots	45' X 150'

ACCESS

The site is proposed to be accessed from a two lane boulevard type entrance from Hwy 22.

Considering that the site is directly abutting Trapagnier Road, staff feels that a second access should definitely be provided.

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
Restrictive Covenants	Provided as Required
Minimum front, sides & rear yard setbacks & maximum height	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, under the A-2 Suburban District is at 1 units per acre, which would allow for a maximum of 69 lots. According to the requested zoning change to A-4 Single Family Residential District the gross density would be of 4 units per acre, which would allow for 279 units. The net density would allow for 209 units. The proposal is for 149 units with a net density would be 2.135 units per acre.

GREENSPACE

A total of 21 acres of greenspace (30%) is proposed to be provided throughout the subdivision, including non disturbed wetlands area, an active recreation area and some other small passive greenspace area. The total acreage dedicated to active recreation is 1.53 acres, consisting of playground equipments and half basketball court. The total acreage dedicated to passive recreation is 19.47 acres consisting of open space, walking trail (pervious pavement), shade structure, vegetable garden and benches.

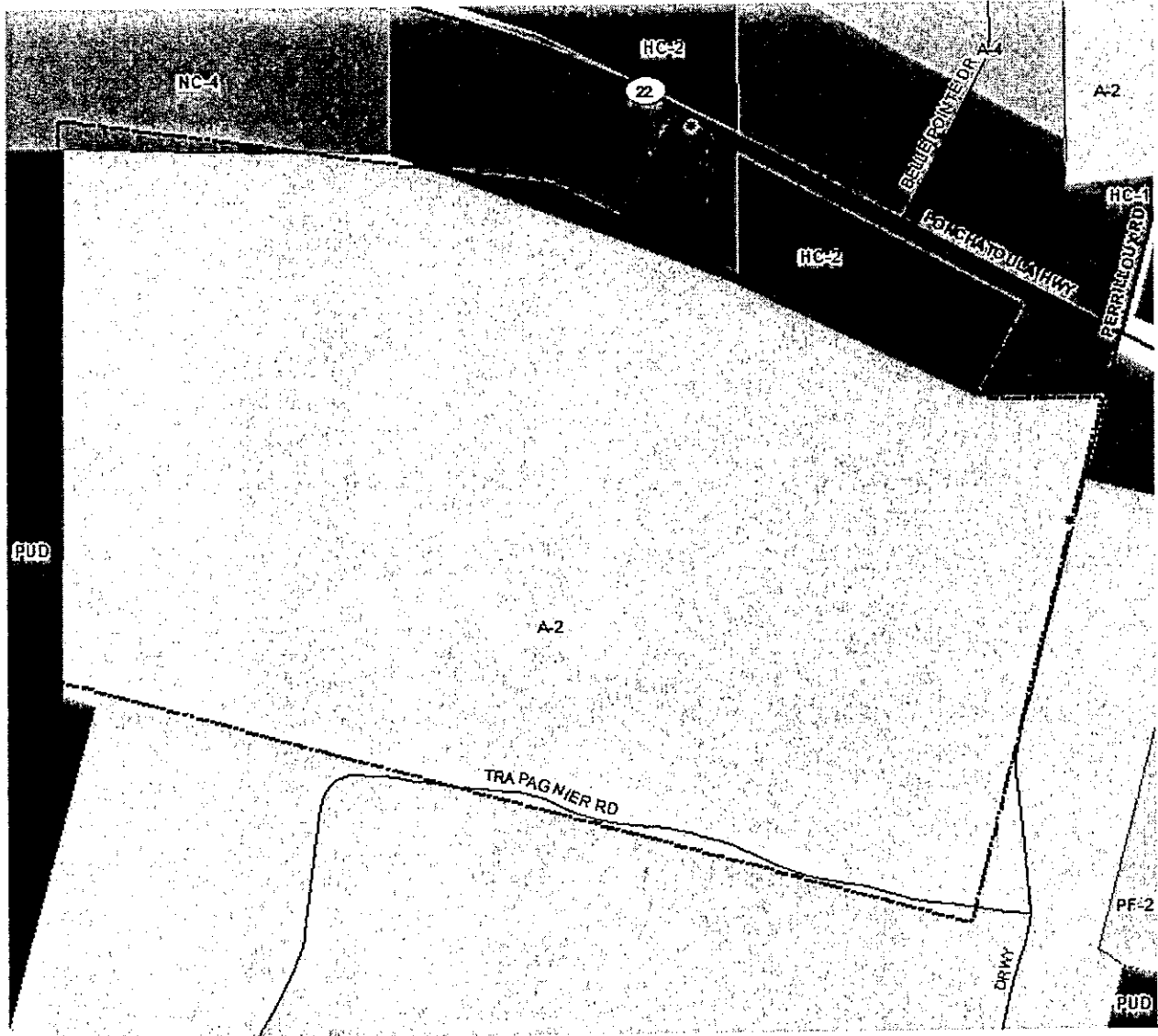
COMPREHENSIVE PLAN ANALYSIS

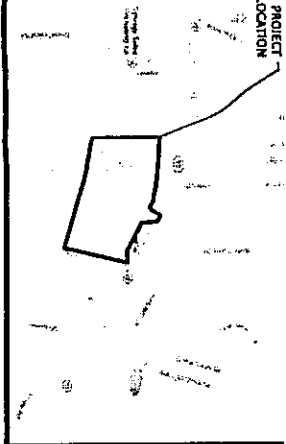
The 2025 future land use plan calls for the site to be developed as a planned district with single family residences and conservation area. The proposed development meets some of the objectives of the 2025 future land use plan. However, staff is concerned by the fact that a large portion of the site is covered with wetlands and that almost half of proposed number of lots are entirely or partially located within the wetland area. For that reason, staff feels that a lower density would be more suitable for the development of the site.

STAFF RECOMMENDATION:

The staff recommends that the request for a PUD (Planned Unit Development Overlay) designation be denied. As stated above, an additional access should be provided from Trepagnier Road and a lower density would be more suitable for the development of the site.

CASE NO.: ZC15-04-035
PETITIONER: Brian Intravia
OWNER: Trepagnier, L.L.C. & Wanda & Kevin Wager
REQUESTED CHANGE: From to PUD (Planned Unit Development Overlay)
LOCATION: Parcel located on the south side of Highway 22, west of Trepagnier Road and east of Helen Drive; S16 & 21, T7S, R10E; Ward 1, District 4
SIZE: 71 acres

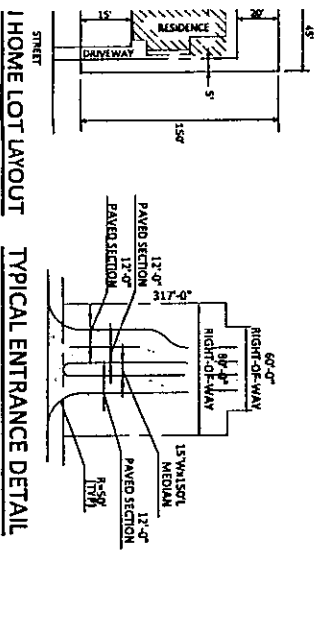
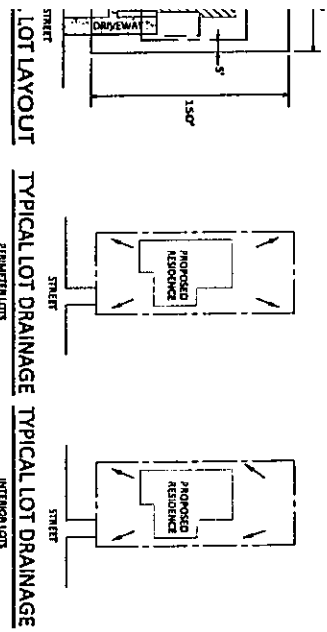




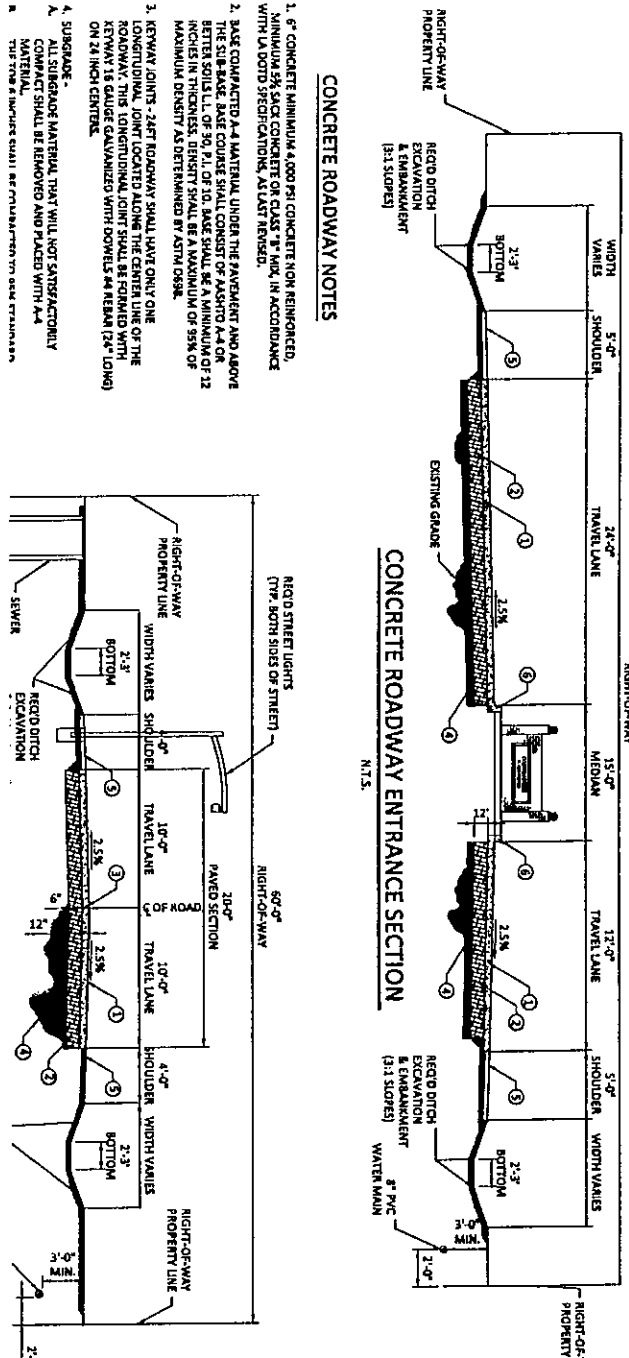
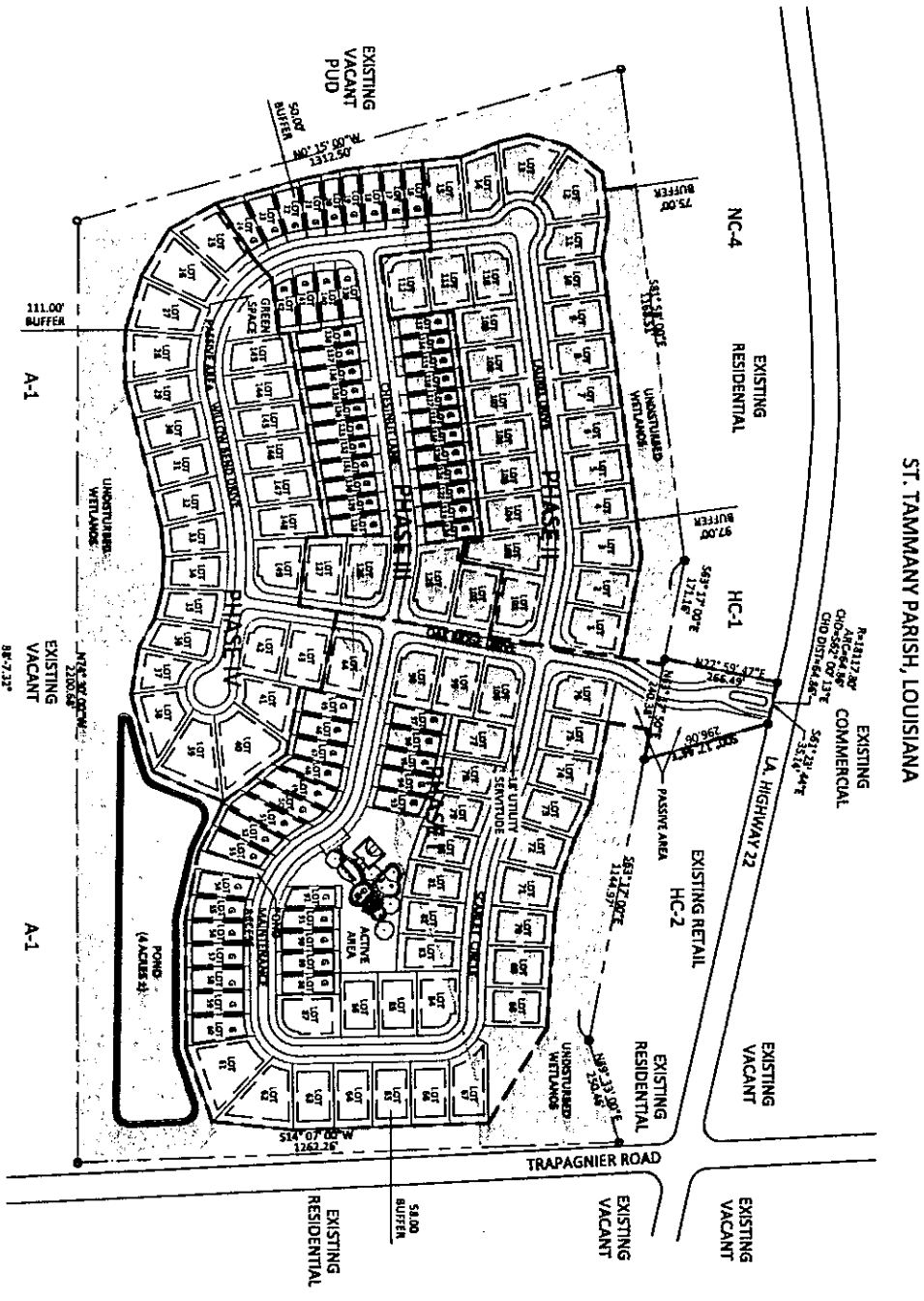
2015-04-035

TA CALCULATION

USE	PROVIDED	REQUIRED	STATUS
GREEN SPACE	15%	15%	PROVIDED
ACTIVE GREEN SPACE	10%	10%	PROVIDED
PASSIVE GREEN SPACE	5%	5%	PROVIDED



ST. TAMMANY PARISH PLANNING
MISSION
ST. TAMMANY PARISH PLANNING



BE INSTALLED AND DRAINAGE OR OTHER CONNECTION TO A COMMUNITY (CENTRAL) SYSTEMS AND WATER SYSTEMS, AS REQUIRED BY THE ST. TAMMANY PARISH DEPARTMENT OF PUBLIC WORKS. ALL PRIVATE WATER IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SPP-2), AND PRIVATE WATER IS OBTAINED FROM THE COMMUNITY WATER SYSTEM (SPP-2) FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE EXCEPT FOR THE PURPOSE OF IRRIGATION. AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SPP-2).

3. BUILDING STRUCTURES ARE PROHIBITED FROM BEING LOCATED ON PERMANENTLY FRACTURED (INCLUDING DRIVWAYS) SHALL BE CONSTRUCTED WITHIN 20' OF THE TOP BANK OF A NATURAL DITCH.

4. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN DAMAGE OR STREET EASEMENTS.

5. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE ON ANY BECOME AN OBSTACLE OR HAZARD TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DRUMS OR JUNK CAR STORAGE.

6. THE MINIMUM CULVERT SIZE IS 15 INCHES.

7. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.

8. NO LOT WILL BE FURTHER REBUNDLED WITHOUT THE PRIOR APPROVAL OF ST. TAMMANY PARISH.

9. EACH RESIDENCE OR ESTABLISHMENT WITHIN THE SUBDIVISION SHALL SUBSCRIBE AND BE SUBJECT TO THE WATER AND SEWERAGE SERVICES PROVIDED BY TAMMANY UTILITIES.

10. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN THIRTY (30) FEET FROM THE CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHT-OF-WAYS INTERSECT.

11. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE DETERMINED FROM THE LATEST FIRM FLOOD INSURANCE RATE MAPS. THE PROPERTY'S FLOOD ELEVATION SHALL BE 12 INCHES ABOVE THE CROWN OF THE STREET ON THE CLINCHER BASE FLOOD ELEVATION WHICHEVER IS GREATER.

12. THE FOREMENTIONED RESTRICTIONS SHALL BE REPEATED IN EACH TITLE OR DEED IN ADDITION TO THE REGULATORY PLAN ON THE FINAL SUBDIVISION PLAN, (NUMBERED BY OMO, 94-2142, ADOPTED 12/25/94).

13. ACCESSORY BUILDINGS WITH A SIZE OF LESS THAN 5% OF THE AREA OF THE LOT ON WHICH THE MAIN BUILDING IS SITUATED MAY BE LOCATED FIVE (5) FEET FROM THE NEAREST INTERIOR SIDE LOT LINE OR REAR LOT LINE, PROVIDED THE ACCESSORY BUILDING HEIGHT DOES NOT EXCEED THIRTY (30) FEET AND THE BUILDING HEIGHT DOES NOT EXCEED NINETEEN (19) FEET.

OAK RIDGE SUBDIVISION LEGAL DESCRIPTION

1.004 ACRES PARCEL

FROM THE SECTION CORNER COMMON TO SECTIONS 16, 17, 20 & 21, GO NORTH 09° 15' WEST A DISTANCE OF 673.59 FEET; THENCE GO SOUTH 81° 51' 28" EAST A DISTANCE 818.65 FEET; THENCE GO SOUTH 82° 06' 21" EAST A DISTANCE OF 349.88 FEET; THENCE GO SOUTH 53° 17' 50" EAST A DISTANCE OF 244.36 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING GO NORTH 37° 37' 42" EAST A DISTANCE OF 244.66 FEET TO THE SOUTHERN RIGHT-OF-WAY LINE OF LOUISIANA HWY 22; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 18172.0 FEET, AN ARC LENGTH OF 644.8 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE AND A DISTANCE OF 274.4 DISTANCE OF 331.4 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE GO SOUTH 07° 17' 44" EAST A DISTANCE OF 236.06 FEET; THENCE GO NORTH 63° 17' 50" WEST A DISTANCE OF 246.18 FEET BACK TO THE POINT OF BEGINNING SAID PARCEL CONTAINS 1.004 ACRES OF GROUND MORE OR LESS.

1.012 ACRES PARCEL

A CERTAIN PIECE OF LAND IN SECTION 16 (S1) AND NORTHWEST QUARTER OF SECTION 21, TOWNSHIP SEVEN (7) SOUTH, RANGE TEN (10) EAST, ST. HELINA MERIDIAN, CONTAINING SAID PARCEL AND 7871.00 (69.70) ACRES AND DESCRIBED AS LOT NO. FIVE (5) ON A PLAT AND SURVEY MADE BY HOWARD BURN, PARISH SURVEYOR, DATED AUGUST 31, 1915, WHICH SAID PLAT IS RECORDED IN COB 66, FOLIO 59 OF THE RECORDS OF ST. TAMMANY PARISH, LOUISIANA.

ACCORDING TO A SURVEY PREPARED BY EDIE L. CHAMPAIGN SURVEYOR, DATED OCTOBER 11, 1979, THE SAID PROPERTY MEASURES AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF PARCELS, SECTION 21, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. HELINA MERIDIAN, AND GOING EAST ALONG SAID CORNER TO A POINT MARKED BY AN IRON CONDUIT CONTAINING A LINE BEARING SOUTH 83° 17' EAST, 1144.97 FEET TO A POINT MARKED BY AN OLD STONE CONTAINING A LINE BEARING NORTH 83° 17' EAST, 2524.66 FEET TO A POINT AND CORNER MARKED BY AN OLD IRON TWIN RIGHT AND LEFT MEASURE ALONG A LINE BEARING NORTH 74° 50' WEST, 2200.69 FEET TO THE POINT OF BEGINNING.

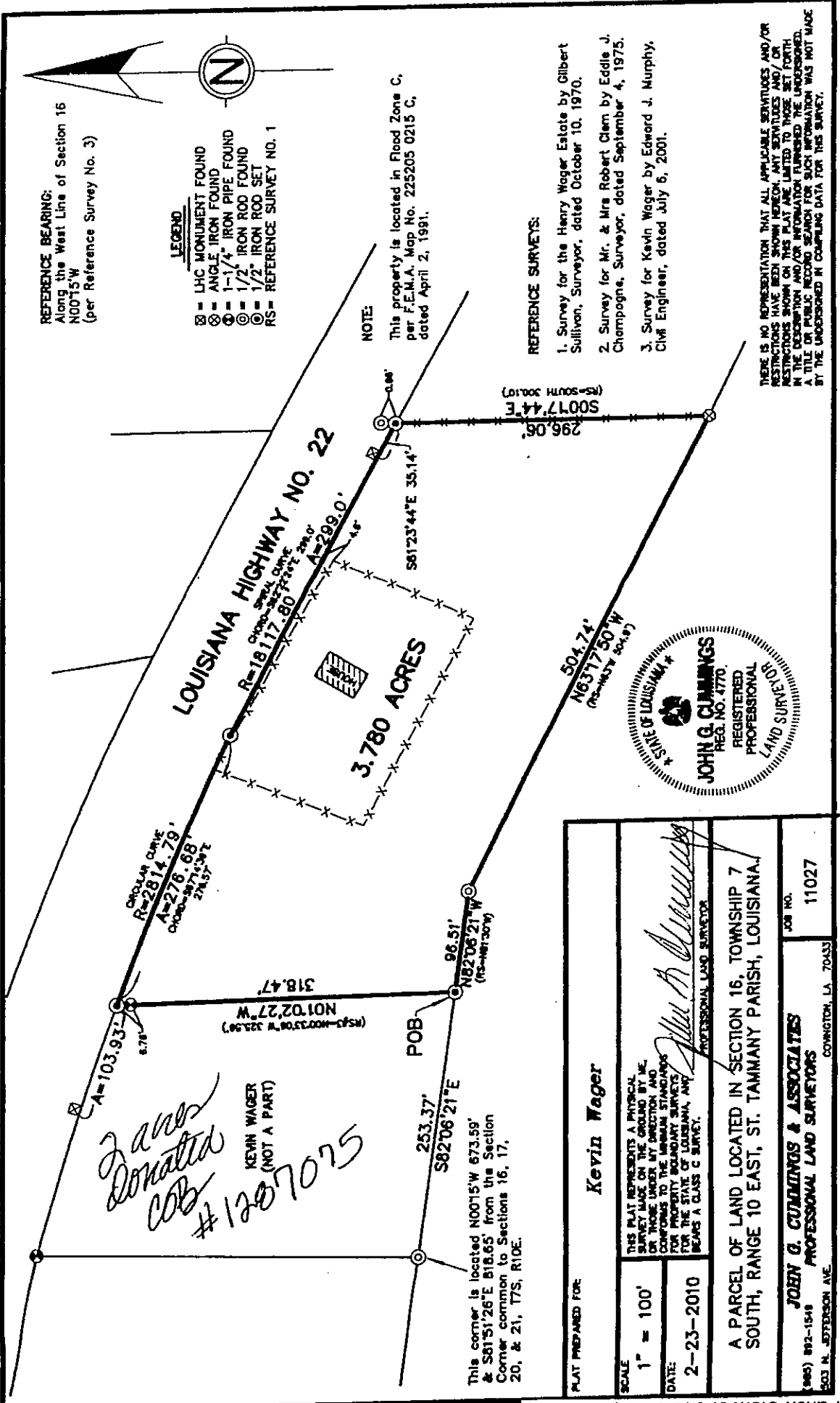
NOTES

1. AT&T AND OTHER UTILITY

LEGEND

EXISTING WETLANDS

2015-04-035



ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: BMI Construction, LLC

Developer's Address: 2895 Hwy 190, Suite 208 Mandeville, LA 70471
Street City State Zip Code

Developer's Phone No. (985) 727-0790 (985) 966-3636
(Business) (Cell)

Subdivision Name: Oak Ridge

Number of Acres in Development: 73 Number of Lots/Parcels in Development: 121

Ultimate Disposal of Surface Drainage: Lake Pontchartrain

Water Surface Runoff Mitigation Proposed: Detention Pond - 4 Acres

(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? _____

- Does the subdivision front on any major arterial streets? Yes No

If yes, which major arterial streets? _____

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

If yes, please explain? _____

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

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

(Does the proposed subdivision development...)

- a.) have or had any landfill(s) located on the property? Yes No
- b.) disrupt, alter or destroy any historical or archeological sites or district? Yes No
- c.) have a substantial impact on natural, ecological recreation, or scenic resources? Yes No
- d.) displace a substantial number of people? Yes No
- e.) conform with the environmental plans and goals that have been adopted by the parish? Yes No
- f.) cause an unwarranted increase in traffic congestion within or near the subdivision? Yes No
- g.) have substantial esthetic or adverse visual impact within or near the subdivision? Yes No

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

- air Quality Yes No
- noise Yes No
- water Quality Yes No
- contamination of any public or private water supply Yes No
- ground water levels Yes No
- flooding/inundation Yes No
- erosion Yes No
- sedimentation Yes No
- rare and/or endangered species of animal or plant habitat Yes No
- interfering with any movement of resident or migratory fish or wildlife species . Yes No
- inducing substantial concentration of population Yes No
- dredging and spoil placement Yes No

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

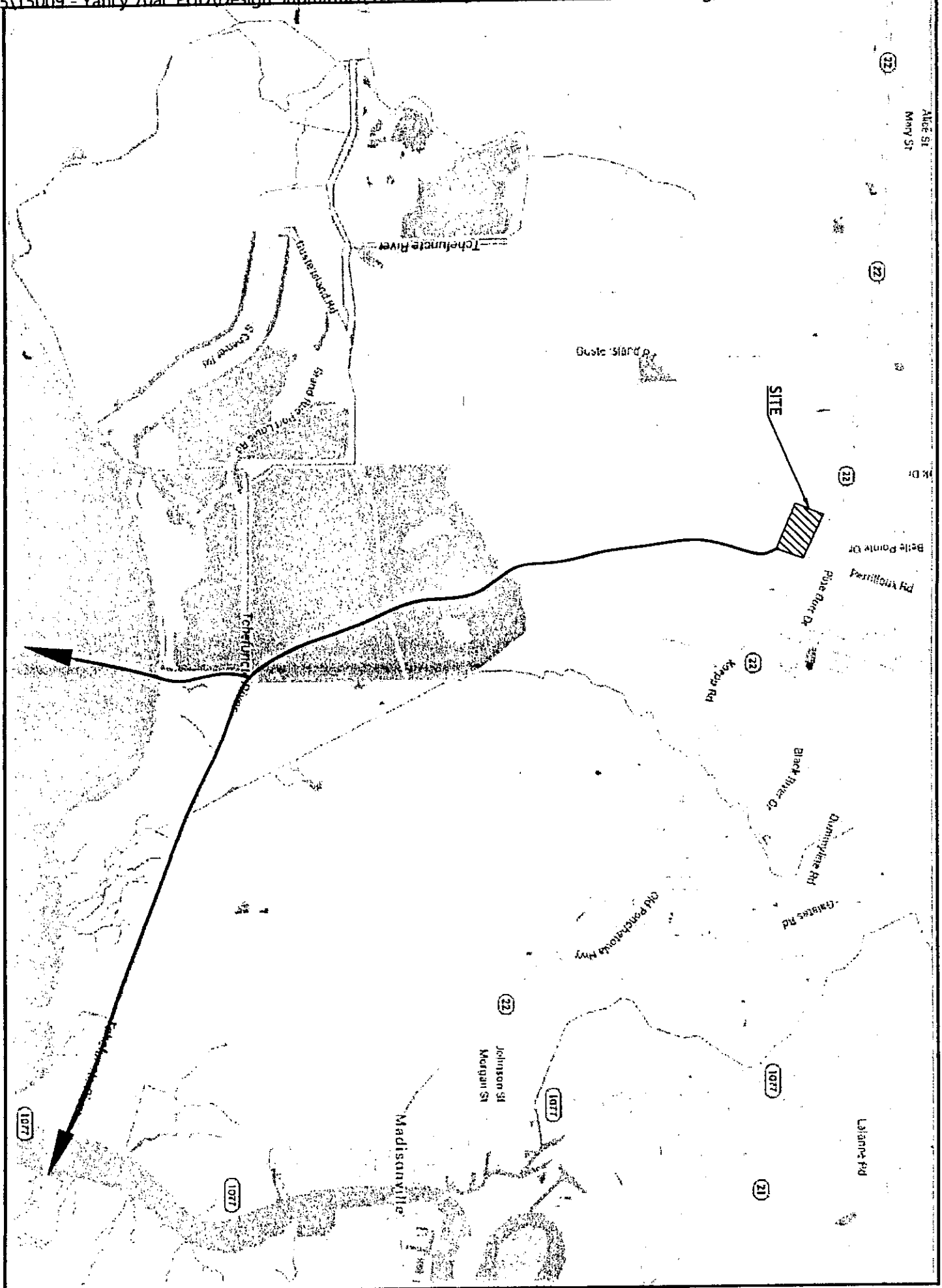


ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

02/12/15

DATE

ZC15-04-035



ULTIMATE DISPOSAL MAP

N.T.S.