



**ST. TAMMANY PARISH**  
 DEPARTMENT OF PLANNING  
 P. O. BOX 628  
 COVINGTON, LA 70434  
 PHONE: (985) 898-2529  
 FAX: (985) 898-3003  
 e-mail: planning@stpgov.org

*Appeal 6*  
**Kevin Davis**  
 Parish President

*ZC denied 7/6/04*

**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: 7/13/2004

**ZC04-07-061**

Existing Zoning: A-4 (Single Family Residential) District  
 Proposed Zoning: PUD (Planned Unit Development) District  
 Acres: 9.98 acres  
 Petitioner: Foster Engineering  
 Owner: Marks' Lake, Inc., c/o Michael Tufaro  
 Location: Parcel located on the south side of Moonraker Drive, S32, T9S, R14E, Ward 9, District 13  
 Council District: 13

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

Beverly S. Foster  
 (SIGNATURE)

FOSTER ENGINEERING (BEVERLY FOSTER)

2004 FIRST ST.

SLIDELL, LA 70458

PHONE #: 985-649-6647



# ZONING STAFF REPORT

Date: June 17, 2004  
Case No.: ZC04-07-061  
Posted: 06/17/04

Meeting Date: July 6, 2004  
Determination: Denied

## GENERAL INFORMATION

**PETITIONER:** Foster Engineering  
**OWNER:** Marks' Lake, Inc., c/o Michael Tufaro  
**REQUESTED CHANGE:** From A-4 (Single Family Residential) District to PUD (Planned Unit Development) District  
**LOCATION:** Parcel located on the south side of Moonraker Drive; S32, T9S, R14E; Ward 9, District 13  
**SIZE:** 9.98 acres

## SITE ASSESSMENT

### ACCESS ROAD INFORMATION

Type: 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	Single Family Residential	A-4 (Single Family Residential) District
South	Single Family Residential	A-4 (Single Family Residential) District
East	Moonraker Lake	SA (Suburban Agricultural) District
West	Single Family Residential	SA (Suburban Agricultural) 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-4 (Single Family Residential) District to PUD (Planned Unit Development) District. The site is located on the south side of Moonraker Drive. The petitioner is proposing to create 22 single family residential lots of approximately 10,050 sq.ft.. The proposed density is similar to the existing density of the Moonraker Subdivision.

The 22 lots & green spaces will be created by dredged fill. The staff has few environmental concerns considering that the entire Eden Isles area is a despoiled natural environment. Therefore, the proposed development would have a negligible impact on an already compromised environment. However, the staff is aware that the construction of the 22 single family residences would obstruct the view of the lake, for the current residents of the subdivision.

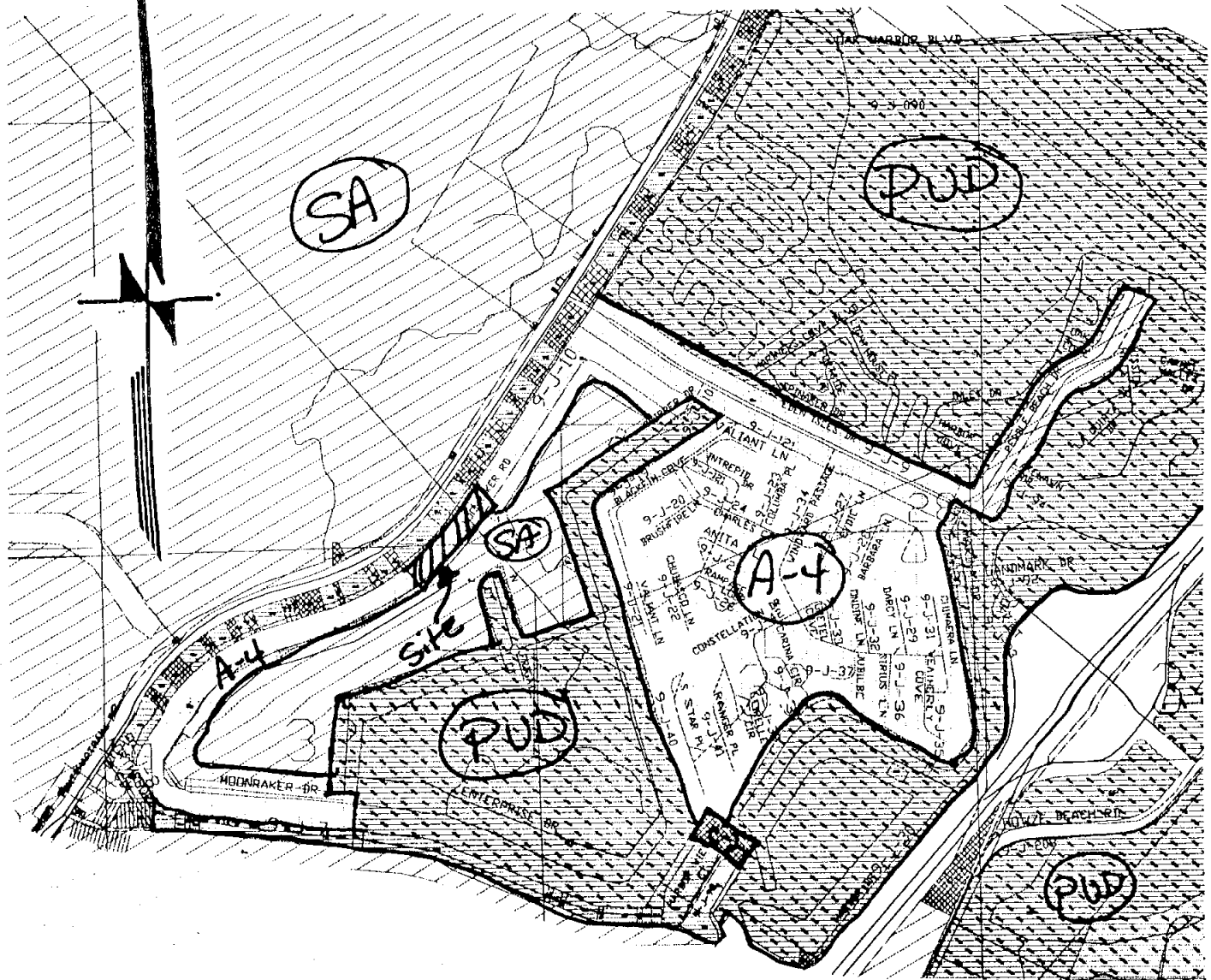
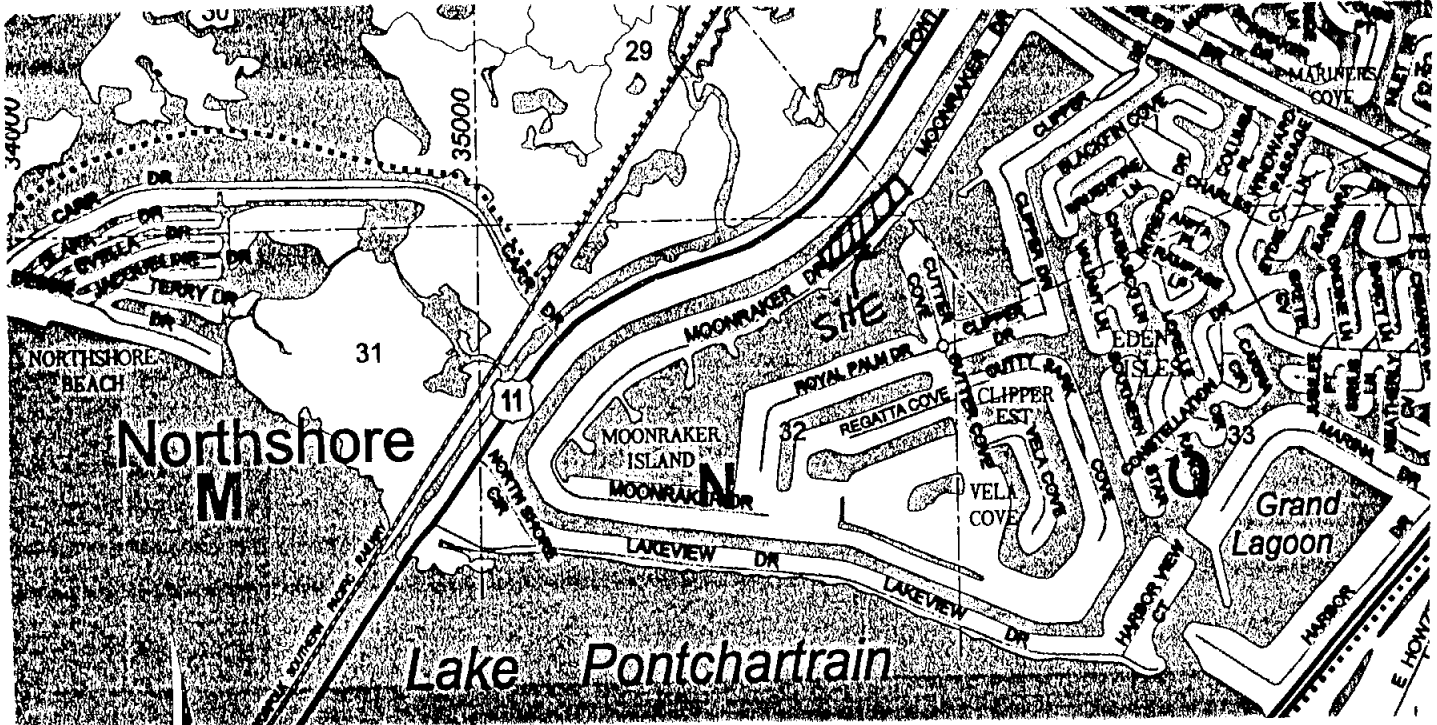
The general location of the required open space is indicated on the development plan with a total of 2.78 acres or 28% of the total site area. The open space is divided in 22 different open space areas located in the front of each lot. Staff does not feel that the proposed open space area meets the criteria and objectives of the PUD. The plan does not provide any particular area devoted to active and passive recreational purposes, that would commonly be found within a PUD. Note that parking areas, access easements and drainage ditches shall not be counted as open space within a PUD.

A copy of the restrictive covenants and the required environmental assessment data form have been provided as required. The plan indicates that both sewerage and water facilities will be provided by central facility. The planned unit development is proposed to be constructed in only one phase.

**STAFF RECOMMENDATION:**

The staff recommends that the request for a PUD (Planned Unit Development) District designation be denied. According to the New Direction 2025 Land Use Plan, the area is designated for residential development. However, the staff does not feel that the proposed development meets the objectives of the Planned Unit Development. The Planned Unit Development encourages flexibility in the development of the land, creativity and design. Moreover, the PUD emphasizes the importance of creating some functional and beneficial open spaces area, which has not been demonstrated on the subject plan.

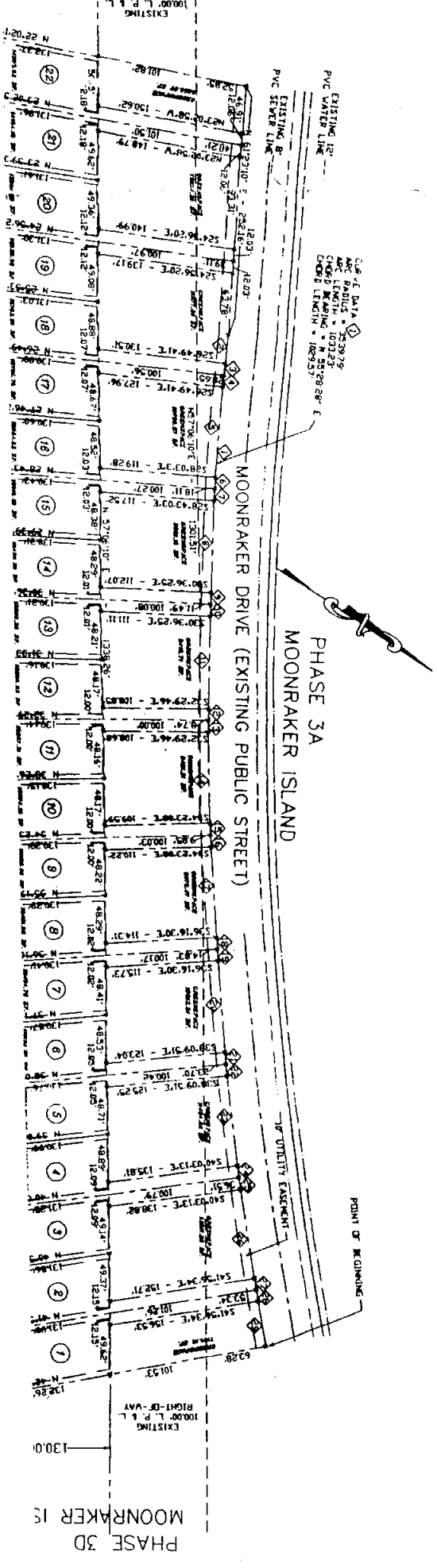
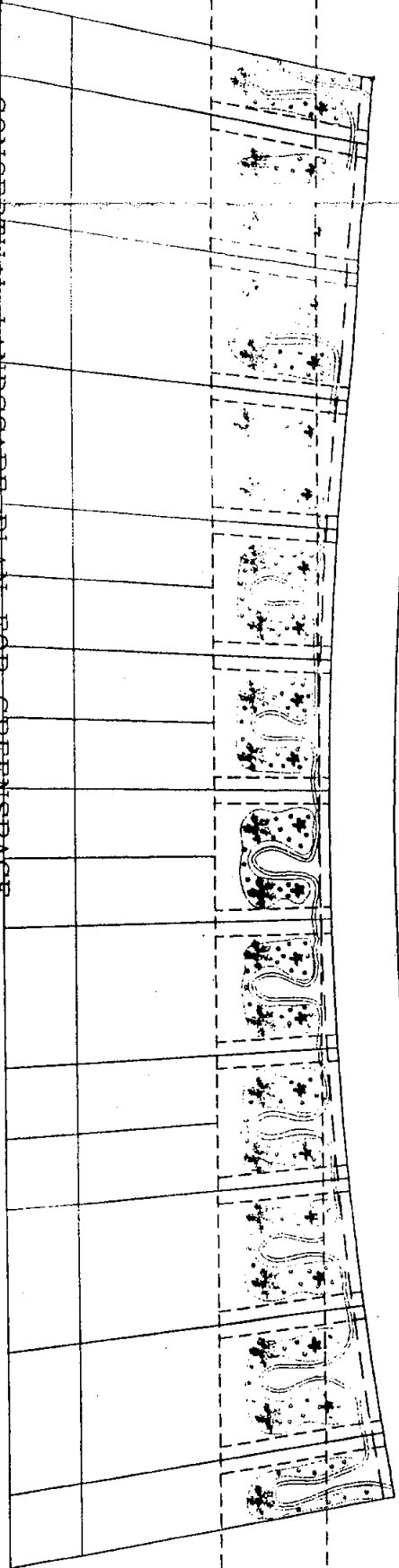
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1904-07-061

13  
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CONCEPTUAL LANDSCAPE PLAN FOR GREENSPACE



PHASE 3D  
MOONRAKER IS

ENVIRONMENTAL ASSESSMENT DATA FORM

Description of Project

Applicant's Name MARKS LAKE, INC  
Address 442 Canal St, Suite 204, New Orleans, LA 70130

Attach area location Map showing the proposed development

Name of Development Moorehead Island, Phase 3-E

Section 32 Township 9S Range 14E

Number of acres in Development 9.98

Type of streets Asphalt

Type of water systems Central

Type of sewerage system Central

Ultimate disposal of wastes Pit

Ultimate disposal of surface drainage \_\_\_\_\_

Land form: Flat X Rolling \_\_\_\_\_ Marsh \_\_\_\_\_  
Swamp \_\_\_\_\_ Inundated \_\_\_\_\_

Existing land use: Rural \_\_\_\_\_ Residential ✓  
Commercial \_\_\_\_\_ Industrial \_\_\_\_\_

Proposed land use: Rural \_\_\_\_\_ Residential ✓  
Commercial \_\_\_\_\_ Industrial \_\_\_\_\_

Conforms to Major Road Plan: Yes ✓ No \_\_\_\_\_

Water frontage: Yes \_\_\_\_\_ No \_\_\_\_\_ if so how much

Name of Stream Marks Lake (aka Moorehead Lake)

Major highway frontage: Yes \_\_\_\_\_ No \_\_\_\_\_

Name of Highway \_\_\_\_\_

Is development subject to inundation in normal high rainfall and/or tide?

Yes \_\_\_\_\_ No ✓

Will canals be constructed into rivers or lakes?

Yes \_\_\_\_\_ No ✓

ANSWER ALL QUESTIONS BY A CIRCLE AROUND YES OR NO

- 1. Does the proposed development
  - a. Disrupt, alter or destroy an historic or archeological site or district. YES NO
  - b. Have a substantial impact on natural, ecological recreation, or scenic Resources YES NO
  - c. Displace a substantial number of people YES NO
  - d. Conform with the environmental plans and goals that have been adopted by the parish. YES NO
  - e. Cause increased traffic, or other congestion YES NO
  - f. Have substantial esthetics or visual effect on the area YES NO

2004-07-06/

Q0001

ANSWER ALL QUESTIONS BY A CIRCLE AROUND YES OR NO

- g. Breach National, state or local standards relating to
  - (1) Noise YES  NO
  - (2) Air Quality YES  NO
  - (3) Water Quality YES  NO
  - (4) Contamination of public water supply YES  NO
  - (5) Ground water levels YES  NO
  - (6) Flooding YES  NO
  - (7) Erosion YES  NO
  - (8) Sedimentation YES  NO
- h. Affect rare or endangered species of animal or plant habitat or such a species YES  NO
- i. Cause substantial interference with the movement of any resident or migratory fish or wildlife species YES  NO
- j. Induce substantial concentration of population YES  NO
- k. Will dredging be required  YES NO

If yes, denote the area proposed for spoil placement and the anticipated volume in cubic yards.

*Placed & Spread on lots*

2. Attach specifications on the following, if applicable

- a. What types of materials will be disposed of as a result of the production of manufacturing process. If applicable explain where and in what manner disposal will occur.
- b. What will be the average noise level of the development during working hours.
- c. Will any smoke, dust or fumes be emitted as a result of the operational process, if so explain fully.

Explain in detail the items marked YES above indicating how you propose to reduce or eliminate the environmental problems caused by your development and explain how you will ultimately dispose of the surface water generated by your development including the route of the surface water into a major stream and if you propose a center sewerage system the ultimate disposal of the effluent produced.

*2004-07-06/*

Gentlemen:

I have completed the attached Environmental Impact Assessment Data Form and hereby certify that the information shown thereon is accurate and is based on a thorough study of the environmental impact by this development named:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATE: \_\_\_\_\_ TITLE: OWNER/AGENT

I have reviewed the data submitted and concur with the information with the following exceptions:

\_\_\_\_\_  
\_\_\_\_\_

I recommend the following: \_\_\_\_\_

\_\_\_\_\_

DATE: \_\_\_\_\_ PARISH ENGINEER: \_\_\_\_\_

I have reviewed the data submitted and concur with the information with the following exceptions:

\_\_\_\_\_  
\_\_\_\_\_

I recommend the following: \_\_\_\_\_

\_\_\_\_\_

DATE: \_\_\_\_\_ PARISH PLANNER: \_\_\_\_\_

I have reviewed the Environmental Assessment Data Form and concur with the information submitted with the following exceptions:

\_\_\_\_\_  
\_\_\_\_\_

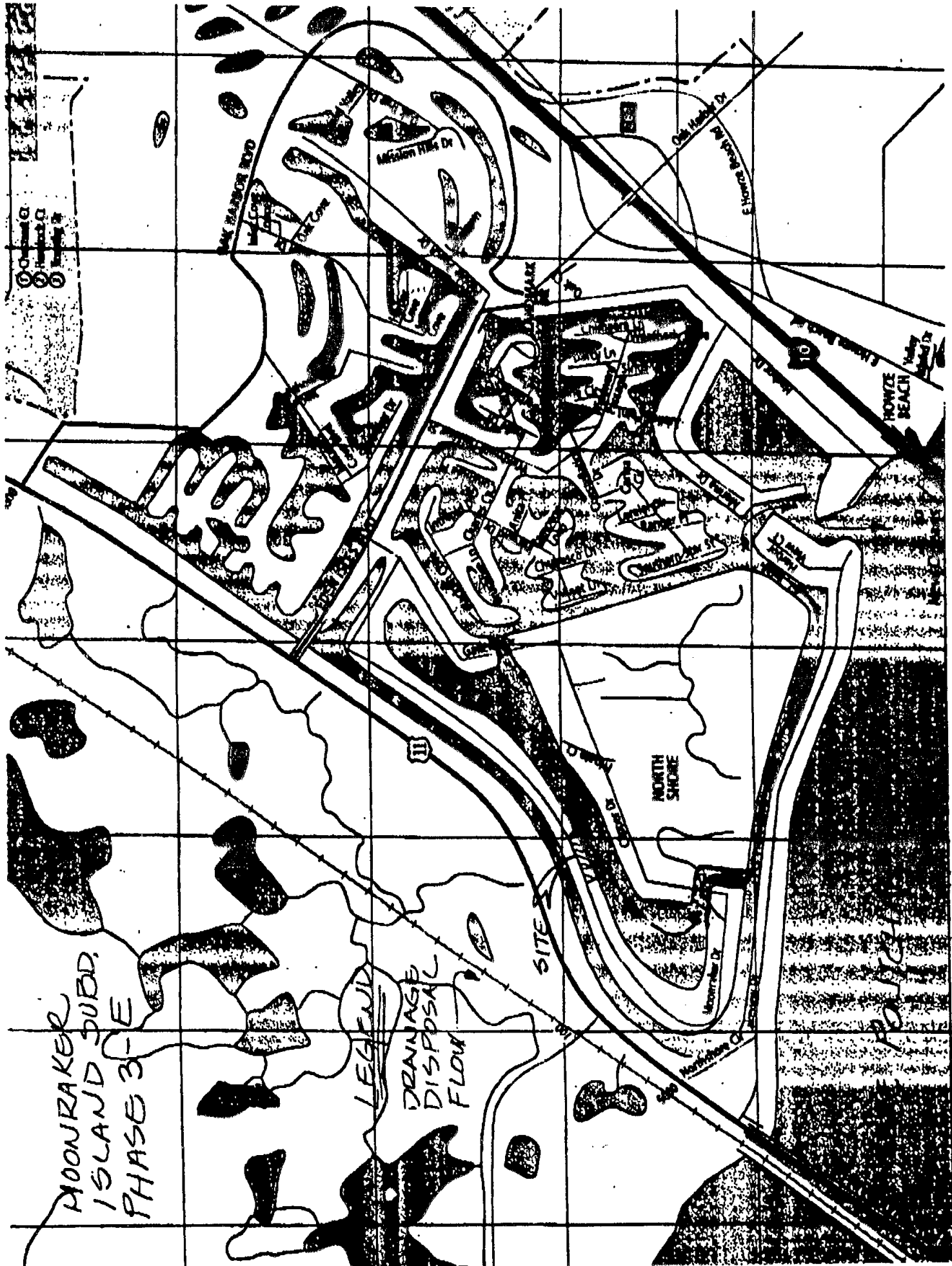
I recommend the following: \_\_\_\_\_

\_\_\_\_\_

DATE: \_\_\_\_\_ POLICE JUROR: \_\_\_\_\_  
WARD \_\_\_\_\_

2004-07-06/





MOONRAKER  
ISLAND SUBD.  
PHASE 3-E

LEGEND  
DRAINAGE  
DISPOSAL  
FLOW

P. 01

MAY-25-2004 02:34 PM FOSTER-ENGINEERING, INC. 504 649 6623

100-70-402