



# ST. TAMMANY PARISH

DEPARTMENT OF PLANNING

P. O. Box 626

COVINGTON, LA 70434

PHONE: (985) 892-2222

FAX: (985) 892-2000

e-mail: [planning@stpgov.org](mailto:planning@stpgov.org)

*Karin Davis*

*Parish President*

*Appeal #4  
zc denied 3/1/2005*

**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:** March 2, 2005

**ZC04-10-083**

Existing Zoning:	SA (Suburban Agriculture) District
Proposed Zoning:	PUD (Planned Unit Development) District
Acres:	375 acres
Petitioner:	Cheryl and Mark Malkemus
Owner:	The Planche Company, L.L.C., et al.
Location:	Parcel located on the north side of Bricker Road and LA Highway 1085, south of the Tchefuncte River, east of Rousseau Road, S31, 37, 45, 46; T6S & 7S; R10E & 11E, Ward 1, District 1
Council District:	1

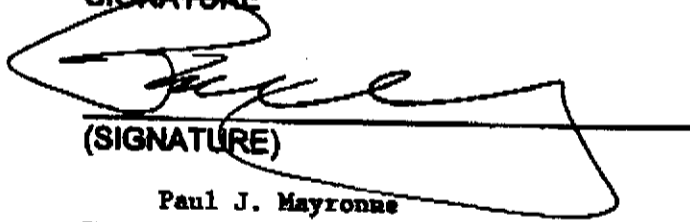
**We are hereby appealing to the St. Tammany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Tammany Parish Zoning Commission.**

**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**



\_\_\_\_\_

**(SIGNATURE)**

**Paul J. Mayronne**

\_\_\_\_\_

**P.O. Box 1810**

\_\_\_\_\_

**Covington, LA 70434**

\_\_\_\_\_

**PHONE #: 985/892-4801**



## ZONING STAFF REPORT

Date: February 21, 2005

Meeting Date: March 1, 2005

Case No.: ZC04-10-083

Determination: Denied

Prior Action: Tabled (02/01/05)

Posted: 02/11/05

### GENERAL INFORMATION

**PETITIONER:** Cheryl and Mark Malkemus  
**OWNER:** The Planche Company, L.L.C., et al.  
**REQUESTED CHANGE:** From SA (Suburban Agriculture) District to PUD (Planned Unit Development) District  
**LOCATION:** Parcel located on the north side of Bricker Road and LA Highway 1085, south of the Tchefuncte River, east of Rousseau Road; S31, 37, 45, 46; T6S & 7S; R10E & 11E; Ward 1, District 1  
**SIZE:** 375 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	Single Family Residence	SA (Suburban Agriculture) District
South	Undeveloped	SA (Suburban Agriculture) District
East	Tchefuncte River	City of Covington
West	Undeveloped	SA (Suburban Agriculture) 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 & ANALYSIS:

The petitioner is requesting to change the zoning from SA (Suburban Agriculture) District to PUD (Planned Unit Development) District to create a new subdivision with a mix of commercial and residential developments. The site is located on the north side of LA Highway 1085, south of the Tchefuncte River and east of Rousseau Road.

The proposed subdivision consists of a traditional neighborhood development of 809 units with residences, shops, workplaces and civic buildings located all in close proximity from one another. The streets have been designed in order to serve the needs of the pedestrians and the automobile equitably. Squares and parks will be provided, creating places for formal social activities and recreation. Civic buildings and squares will reinforce the elements of the subdivision in order to provide a place of assembly for social, cultural and recreational activities. Most dwellings, shops and workplaces will be located at walking distance from one another (see drawings illustrating 3 & 5 minutes radius).

A master plan and codes for the proposed subdivision have been provided, outlining the requirements for the new traditional neighborhood development. It includes the title of the project, name of the developer, chart depicting general information concerning the placement of the buildings, the setbacks for each building type and maximum building heights, and diagrams showing the building placement, frontage and height for each permitted use. The code, also provides definitions, fundamentals of new urbanism, design principles, permitted uses for each zones, architectural types, location of parking spaces and encroachments. Set of plats have also been provided, in order to illustrate the different information provided in the Code.

The first plat, provided in the code, illustrates the existing water and flood areas, the existing streets, exiting contours, existing vegetation, connectivity and views and the area preserved. The second plat gives an overview of the entire subdivision. Another larger plat of the subdivision, detailed with a legend is also part of the code. The plat shows the different urban sectors (village, center, village general and village edge), civic space, greenspace, preserve greenspace and water. A definition of each urban sector and permitted uses, within each zones, are also listed in the code.

## **GREENSPACE**

A total of 204 acres or 52% of the entire 390 acre development will be designated as open space. The active recreational area will represent 4.1 % or 8.3 acres of the total total greenspace, and the passive recreational area will represent 95.9 % or a total of 195.7 acres. The staff feels that sufficient passive and recreational amenities have been provided on the site such as pedestrian pathway, lookout pavilion and interior greenspace, pools, playground equipment and ball fields. Note that the ball fields will be open for the use of the residents of the subdivision after school hours.

A separate plan, showing the greenspace area and the preserve greenspace area has been provided. The plan clearly indicates the location of the greenspace area, created for the proposed active and passive activities. Also, the plan shows that the proposed greenspaces have been designed in order to facilitate the access for all the residents of the subdivision and to maximized the utilization. The large preserved greenspace area shown on the plan also demonstrate that most of the residential and commercial developments are mostly concentrated outside of the Flood Zone A and the critical sensitive area of the site. A large portion of the land is being preserved on the site, which definitely display a greater degree of creativity and sensitivity to the natural elements of the site.

## **COMPREHENSIVE PLAN ANALYSIS**

The 2025 land use map designates this area for "Single Family Residential - Conservation" use. The proposed PUD meets the definition of this land use classification considering that it provides conservation in relation with the recreation areas and the Tchefunte River. The Comprehensive Plan also designated the area as one that "results in the placement of buildings and improvements on a part of the land to be subdivided in order to preserve the natural and scenic quality of the remainder of the land." With the vast majority of its designated open space and preserved area, the proposed development plan definitely meets the objective.

The proposed PUD also conforms to the "Planned Districts" classification is that this designation which calls for "a density – within the overall tract – which is similar the adjoining residential uses." The proposed concept is not similar in density to the adjoining residential uses. The development

is abutting River Forest Subdivision on the north and Tallow Creek Subdivision on the west. River Forest Subdivision is zoned SA (Suburban Agricultural) District with various size of residential lots. The Tallow Creek Subdivision is a Planned Unit Development approved for 363 lots. The new Terra Bella Subdivision has a much higher density than the abutting subdivision. However, it a totally different concept from any other subdivision, which truly represents the objectives and criteria of the Planned Unit Development Zoning District and the overall goal of the 2025 Land Use Plan.

#### **GENERAL PUD CRITERIA**

A copy of the restrictive covenants has been provided as required, which consists of the code. Central water and sewerage facilities will be provided on site, in the northeastern corner of the subdivision. The location of the facilities has been identified on the site plan. Note that the site must be adequately buffered from the surrounding residences.

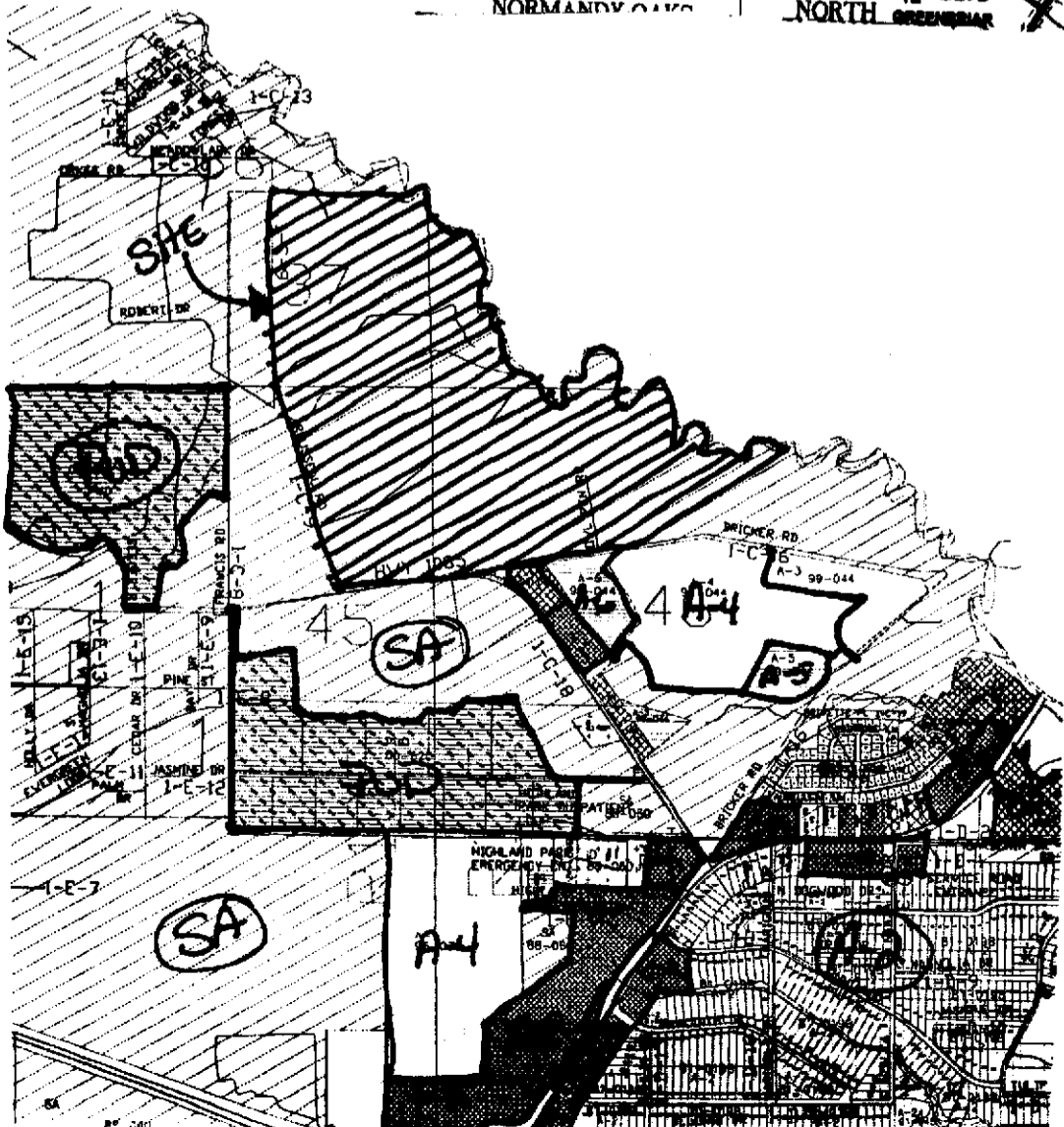
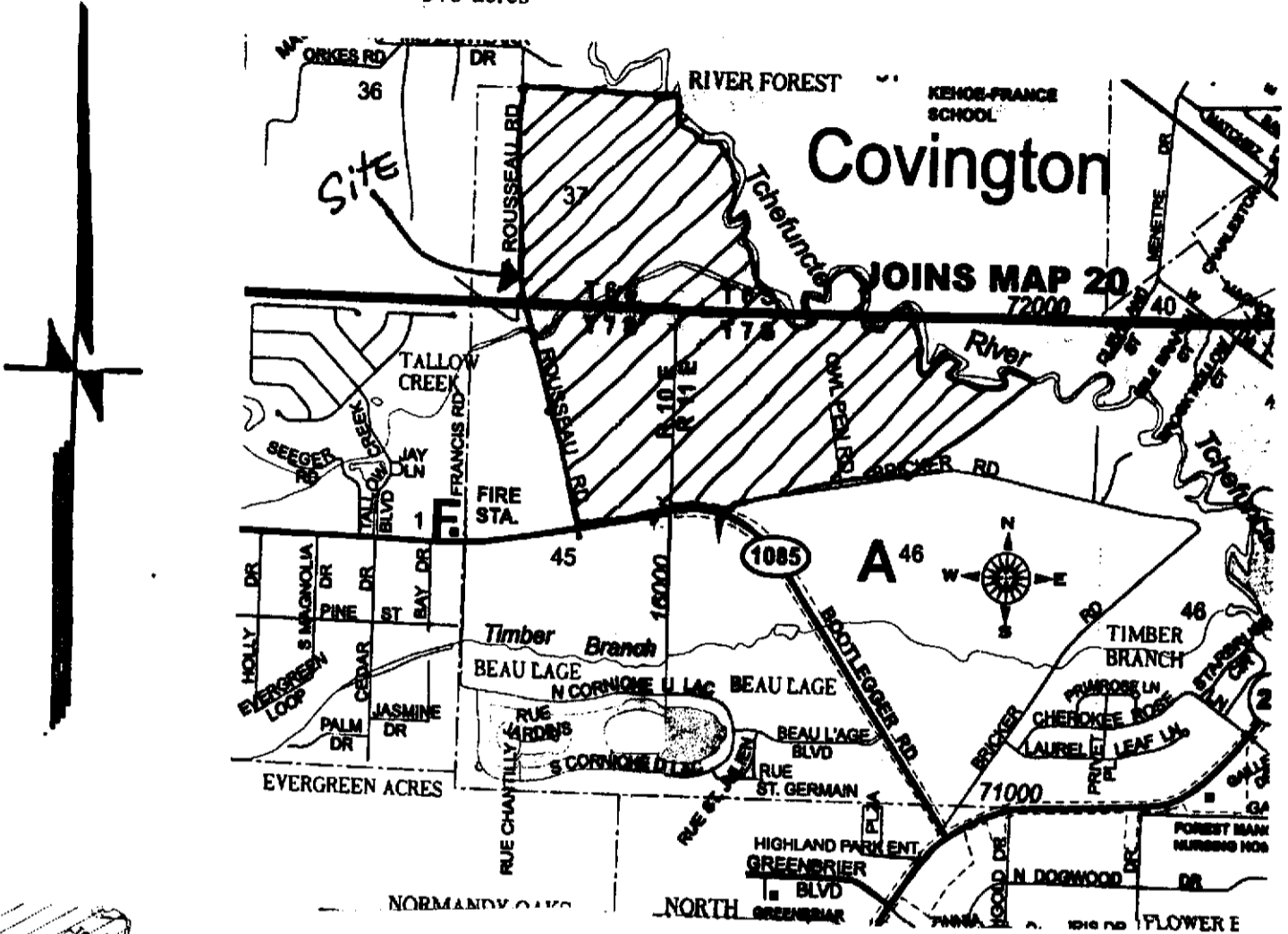
A copy of the environmental assessment data form and the required information as to the ultimate disposal of surface drainage have been provided. Also, the flood demarcation lines and the wetlands delineation are indicated on the plan as required.

The planned unit development is proposed to be constructed in 7 different phases. A plat illustrating the different phases of the subdivision has been provided. The number of phases and the approximate date when construction of each phase of the development is expected to begin have been provided as fallow: Phase 1: January 2006, Phase 2A & 2B: January 2007, Phase 3: January 2008, Phase 4: January 2009, Phase 5: January 2010, Phase 6: January 2011, Phase 7: January 2012.

#### **STAFF RECOMMENDATION:**

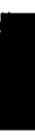

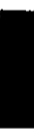
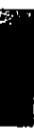





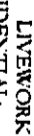
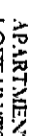
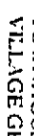




The staff recommends that the request for a PUD (Planned Unit Development) District designation be approved

**CASE NO.:** ZC04-10-083  
**PETITIONER:** Cheryl and Mark Malkemus  
**OWNER:** The Planche Company, L.L.C., et al.  
**REQUESTED CHANGE:** From SA (Suburban Agriculture) District to PUD (Planned Unit Development) District  
**LOCATION:** Parcel located on the north side of Bricker Road and LA Highway 1085, south of the Tchefuncte River, east of Rousseau Road; S31, 37, 45, 46; T6S & 7S; R10E & 11E; Ward 1, District 1  
**SIZE:** 375 acres



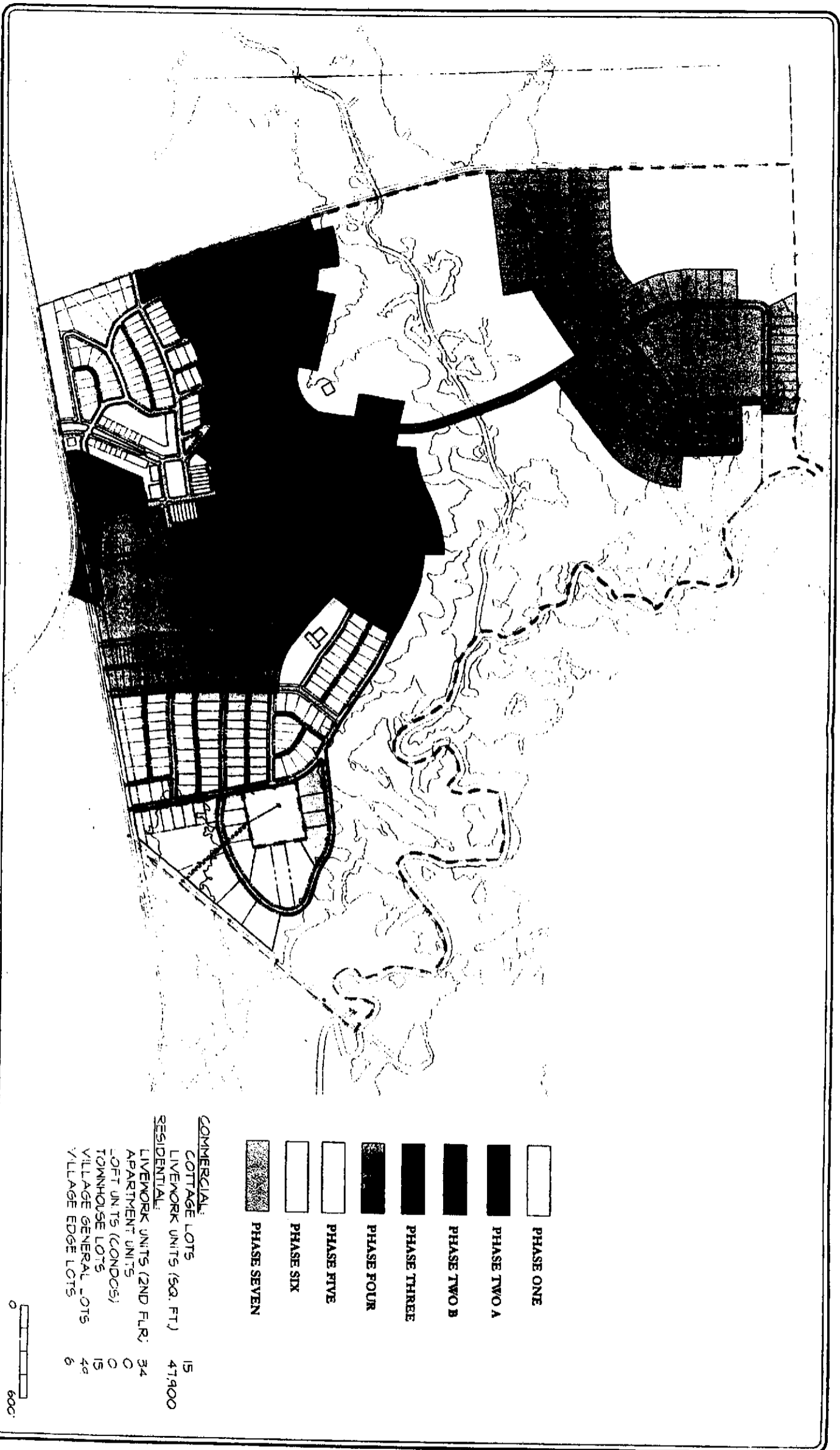










THIS DESIGN CODE FOR TERRA BELLA WITH A SEPARATED PAVED AREA IN THE TRANSECT, ASSUMES  
 ONE AND CLASSIFICATIONS DESCRIBED IN THE LEVICON OF THE NEW URBANISM.  
 WHEN THESE ZONES ARE APPLIED TO THE TRANSECT, THE ZONES SHOULD BE APPLIED AS FOLLOWS:  
 CHARACTERISTICS FOLLOW THE NATURAL INTERNAL STRUCTURE OF AN ARCHITECTURAL  
 NEIGHBORHOOD AND SERVE TO CREATE THE STRUCTURE OF THE COMMUNITY OF TERRA  
 BELLA. THIS STRUCTURE IS EXPRESSED AS THREE URBAN STRUCTORS: VILLAGE CENTER, VILLAGE  
 VILLAGE GENERAL, AND VILLAGE EDGE.  
 THIS DESIGN CODE CREATES AN ADDITIONAL TYPE OF REFINED DIVISIONS WITHIN EACH  
 OF THE INDIVIDUAL DESCRIBED ZONES. FOR EXAMPLE, IN THE VILLAGE GENERAL IS THE  
 VILLAGE GENERAL (A), VILLAGE GENERAL (B), AND VILLAGE GENERAL (C).  
 THESE FURTHER SERVE TO SUPPORT AN ADDITIONAL DIVERSE WHICH FURTHER ALTER  
 THE PLACEMENT OF BUILDINGS ON A LOT, PRODUCING A VARYING PLANNING IDENTITIES  
 AND URBAN BEHAVIOR. REFERENCE IS MADE TO THE URBAN RECT. (1700)  
 AND URBAN BEHAVIOR. REFERENCE IS MADE TO THE URBAN RECT. (1700)  
 AND URBAN BEHAVIOR. REFERENCE IS MADE TO THE URBAN RECT. (1700)

	SEWER AND WATER SITE	
	CIVIC SPACE	
	VILLAGE CENTER	
	VILLAGE GENERAL	
	VILLAGE EDGE	
	GREENSPACE	
	PRESERVE GREENSPACE	
	WATER	
<b>COMMERCIAL:</b>		
	COTTAGE LOTS	15
	LIVWORK UNITS (SQ. FT.)	53,300
<b>RESIDENTIAL:</b>		
	LIVWORK UNITS (2ND FLR.)	38
	APARTMENT UNITS	45
	LOFT UNITS (CONDOS)	105
	TOWNHOUSE LOTS	39
	VILLAGE GENERAL LOTS	463
	VILLAGE EDGE LOTS	119



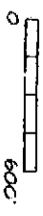
2004-10-083



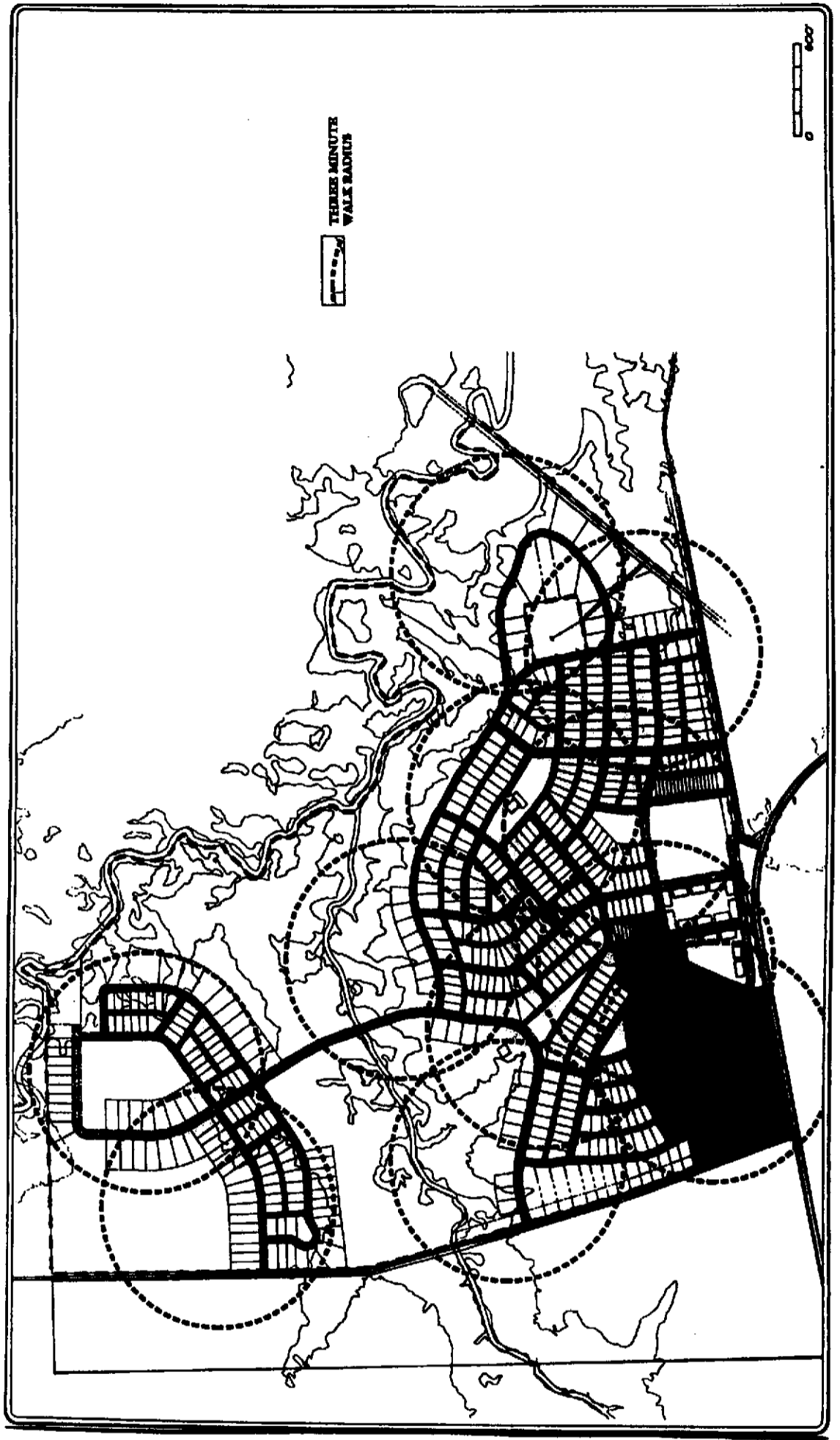
	PHASE ONE
	PHASE TWO A
	PHASE TWO B
	PHASE THREE
	PHASE FOUR
	PHASE FIVE
	PHASE SIX
	PHASE SEVEN

<b>COMMERCIAL:</b>	
COTTAGE LOTS	15
LIVEMORK UNITS (SQ. FT.)	47900
<b>RESIDENTIAL:</b>	
LIVEMORK UNITS (2ND FLR.)	34
APARTMENT UNITS	0
LOFT UNITS (CONDOS)	0
TOWNHOUSE LOTS	15
VILLAGE GENERAL LOTS	40
VILLAGE EDGE LOTS	6

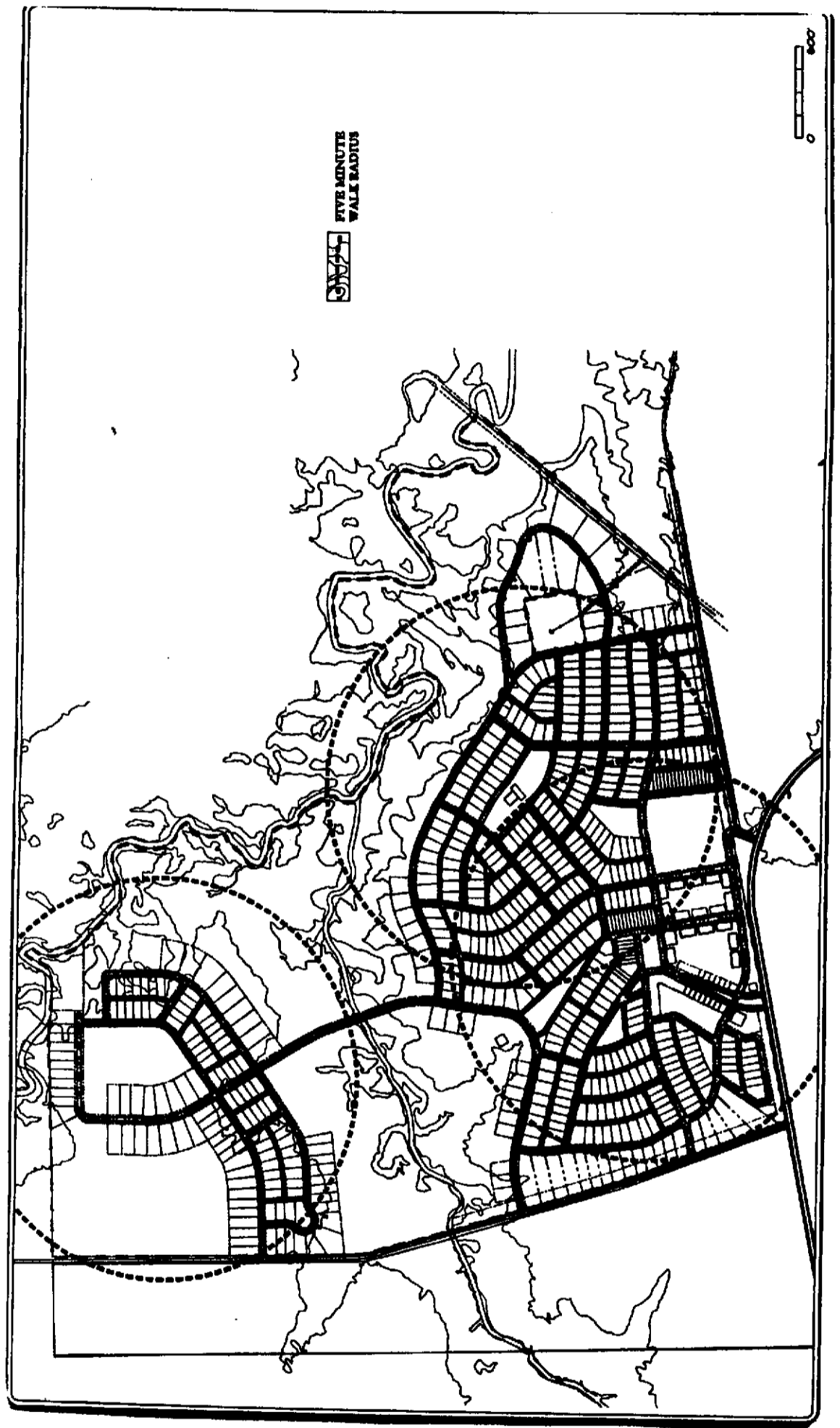


ZC04-10-083

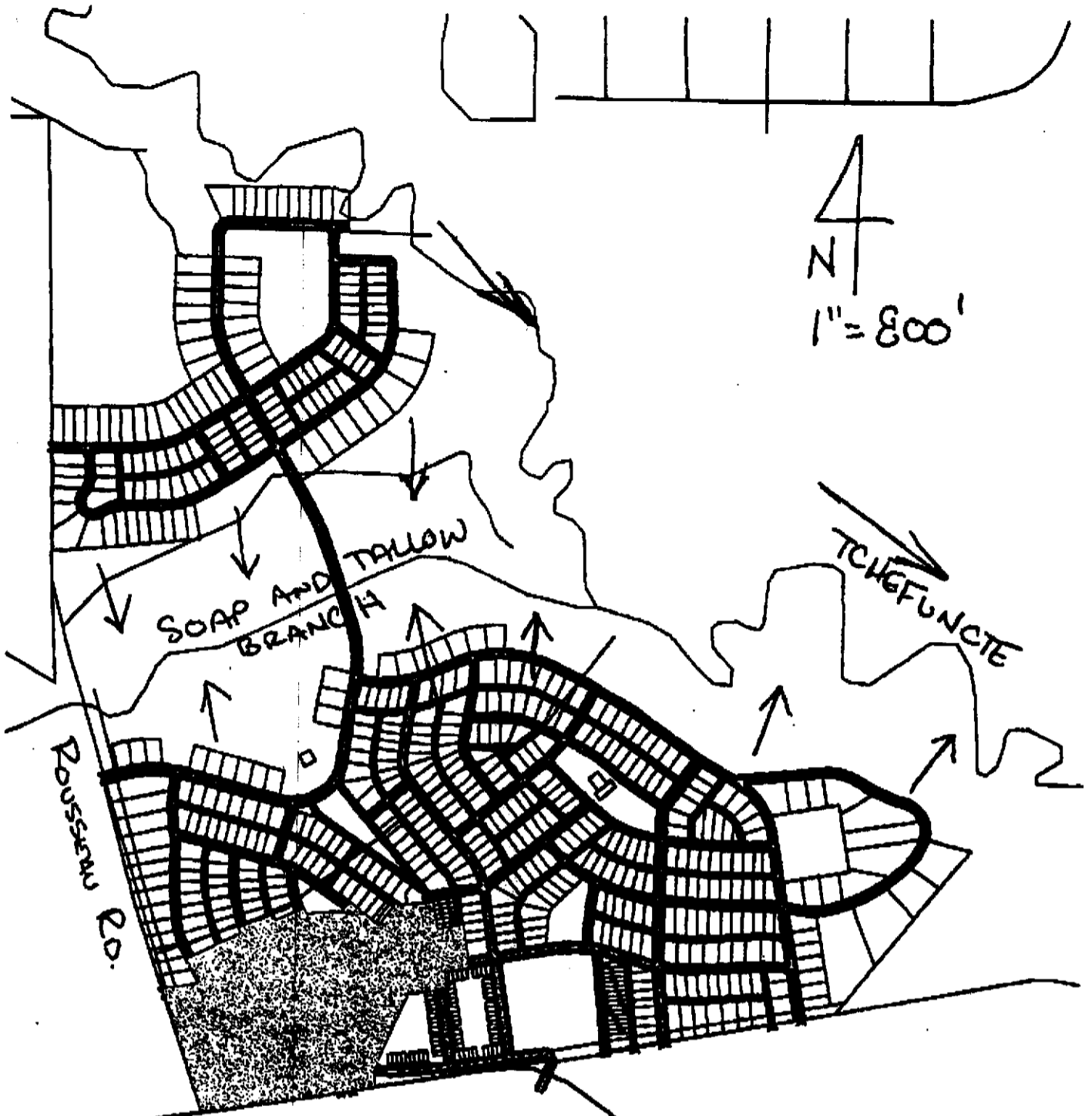


ZC04-10-083





ZC04-10-083

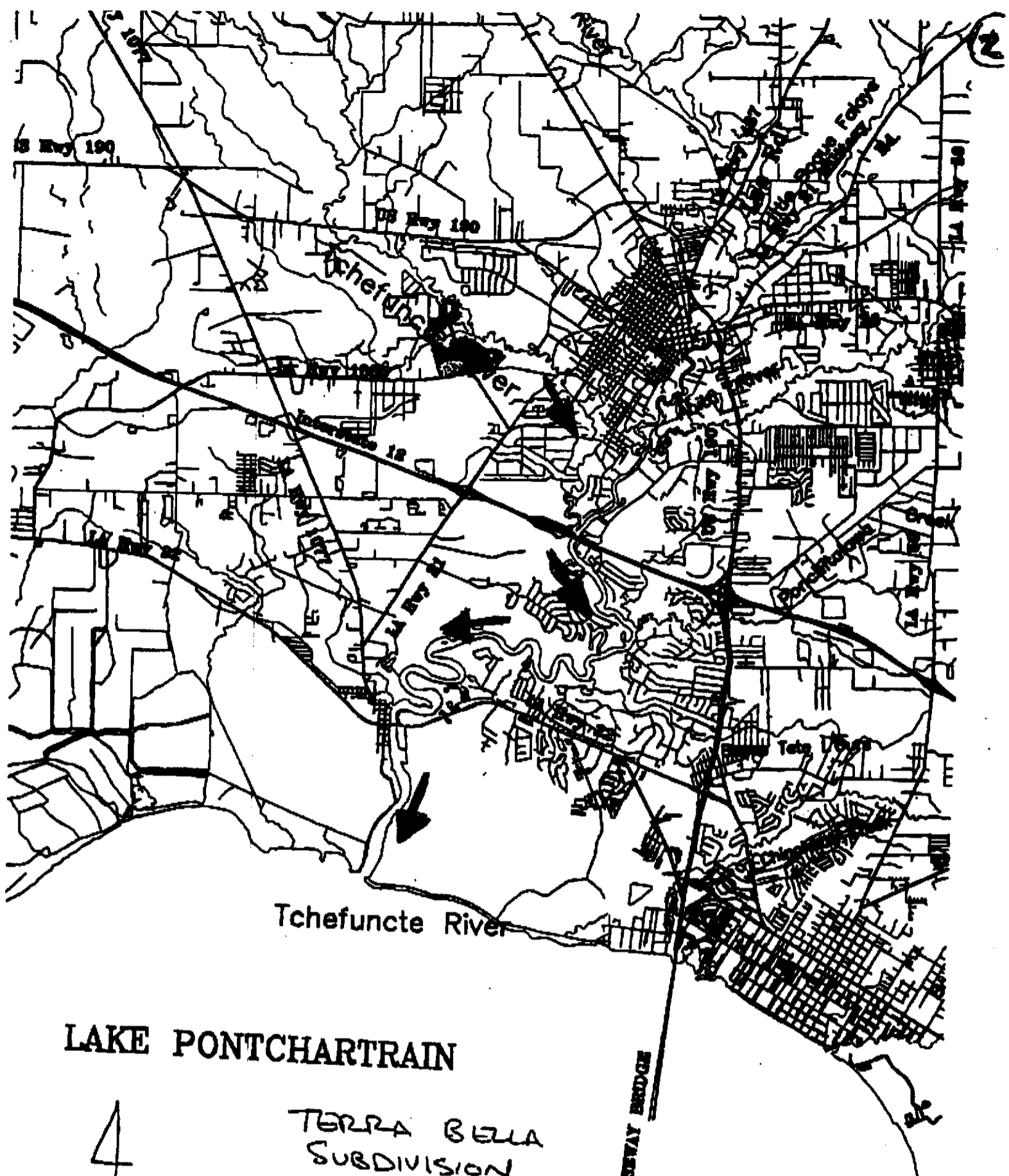


July 1085

- Flow Pattern:
- ① SUBDIVISION
  - ② SOAP AND TALLOW BRANCH
  - ③ LITTLE TERRAFUNCTE RIVER
  - ④ TERRAFUNCTE RIVER
  - ⑤ LAKE PONTCHARTRAIN

TERRA BELLA  
 SUBDIVISION  
 STORMWATER  
 FLOW PATTERN  
 1-24-05

ZC04-10-083



LAKE PONTCHARTRAIN

4  
N  
1" = 8000'

TERRA BELLA  
SUBDIVISION  
STORMWATER  
FLOW PATTERN  
1-24-05

ZC04-10-083

ENVIRONMENTAL ASSESSMENT DATA FORM

Description of Project

Applicant's Name FAIRWAY DEVELOPMENT GROUP, L.L.C.  
Address 22161 MARSHALL RD., MANDEVILLE, LA 70471

Attach area location Map showing the proposed development

Name of Development RIVER VILLAGE

Section 31 Township 6 South Range 11 EAST  
37 6 South 10 EAST  
46 7 South 11 EAST

Number of acres in Development \_\_\_\_\_

Type of streets ASPHALT & CONCRETE

Type of water systems CENTRAL / ON-SITE

Type of sewerage system CENTRAL SYSTEM, DEQ APPROVED

Ultimate disposal of wastes IN ACCORDANCE W/ DEQ PERMIT

Ultimate disposal of surface drainage LAKE PONTCHARTRAIN

Land form: Flat  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 ICHEFUNCTE RIVER & SOAP AND TALLOW BRANCH

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

Name of Highway LA 1085

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

ZC04-10-083

Condt:

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.

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. N/A
- b. What will be the average noise level of the development during working hours. N/A
- c. Will any smoke, dust or fumes be emitted as a result of the operational process, if so explain fully. N/A

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.

ZC04-10-083

Gentlemen:

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

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

DATE: 8.23.04

TITLE: *Wardenship*

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 \_\_\_\_\_

2004-10-083