



ST. TAMMANY PARISH

DEPARTMENT OF PLANNING
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COVINGTON, LA 70434
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Kevin Davis
Parish President

Appeal # 5
zc approved 3/1/05

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: 3/1/05

(Reference Case on Zoning Commission Agenda)

ZC04-11-093

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

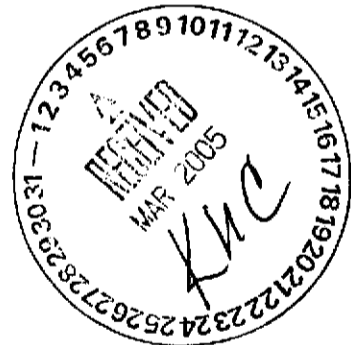
Felicia Stallard
(SIGNATURE)

FELICIA STALLARD

79345 Albert Thompson Rd.

Folsom, LA 70437

PHONE #: (985) 796-3893



4. ZC04-11-093

Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 112 acres
Petitioner: Allan Coudrain
Owner: Patricia Plance Bopp, Andree Planche a.k.a. Andree Planche Hand, Planche Company L.L.C.
Location: Parcel located on the east side of LA Highway 1077, north of LA Highway 1085, across from Stanga Road, S34, T6S, R10E, Ward 1, District 1
Council District: 1

(Tabled from 2/1/05 Meeting)

ZONING STAFF REPORT

Date: February 21, 2005

Meeting Date: March 1, 2005

Case No.: ZC04-11-093

Determination: Approved

Prior Action: Tabled (02/01/05)

Posted: 02/11/05

GENERAL INFORMATION

PETITIONER: Allan Coudrain
OWNER: Patricia Planche Bopp, Andree Planche a.k.a. Andree Planche Hand, Planche Company L.L.C.
REQUESTED CHANGE: From SA (Suburban Agricultural) District to PUD (Planned Unit Development) District
LOCATION: Parcel located on the east side of LA Highway 1077, north of LA Highway 1085, across from Stanga Road; S34, T6S, R10E; Ward 1, District 1
SIZE: 112 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State Highway 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	Shooting Range	SA (Suburban Agricultural) District
South	Water bottling plant	M-1(Light Industrial) District
East	Single Family Residential	SA (Suburban Agricultural) District
West	Agricultural, Undeveloped	Rural, A-2 (Suburban) District

EXISTING LAND USE:

Existing development? No Multi occupancy development? Yes

COMPREHENSIVE PLAN:

Agriculture – extraction - Use of land for the surface mining or digging out of soils, sand or (usually from streambeds) gravel for commercial sale.

Agriculture (nursery, sod) - Use of land for horticulture, floriculture, and the necessary or associated uses for packing, treating, storing the produce or using it for education.

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 Agricultural) District to PUD (Planned Unit Development) District. This case was originally scheduled for the November 3, 2004 Zoning Commission meeting at which time it was tabled to allow the applicant time to provide additional information. The site is located on the east side of LA Highway 1077, north of LA Highway 1085, across from Stanga Road. The petitioner was originally proposing a new residential subdivision of 170 lots for single family homes. The only access to the site is from Highway 1077. The surrounding area is predominately rural in character, especially the properties located on the west side of Highway 1077, which consist mainly of undeveloped property and single family homes. However, the property immediately adjacent to the site, on the north, is developed with a shooting range, while the property immediately adjacent to the site, on the south, is zoned M-1(Light Industrial) and is currently being developed with a water bottling plant.

Density: The proposed PUD now calls for the creation of 170 lots on 112.5 acres at a density that would be approximately 1.5 lots per acre. The average lot size varies between approximately 8,500 sq.ft. to over 20,000 square feet.

Greenspace: The proposed development would provide 40 acres of open space on the site or 36% of the total site area. Sixtyfour percent of the total open space area has been designated as passive open space, and 36% as active open space. A significant portion of the open space provided on the plan consists of a 400 foot buffer located along the entire road frontage, making the development virtually invisible from Highway 1077. Walking paths, a picnic area and an observation deck have been provided as passive recreational amenities. As active recreational amenities, a pool and playground area have been provided.

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 in that it does provide true conservation areas that could potentially be linked with future conservation subdivisions or recreation areas. The greenspace which the petitioners have provided consists of the 400 ft. buffer located along the entire Highway 1077 frontage. A second area of open space located towards the rear of the site ranges from 200 to 600 feet deep and stretches across the width of the site. The Comprehensive Plan also defines this land use designation 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.” Both of these green space areas are located in Flood Zone A which would preserve the natural drainage areas of the site and therefore complies with this conservation element of the land use objective. The petitioners have also attempted to minimize the number of proposed lots which are located in Flood Zone A, locating the majority of the lots in Flood Zone C designated areas.

The “Single Family Residential - Conservation” classification calls for “a density - within the overall tract - which is similar to the adjoining residential uses.” There are no other subdivisions of this size and scale in this vicinity on Highway 1077. In fact the majority of the property located along Highway 1077 is either undeveloped or is single family residences on large lots. While the proposed development deviates from the surrounding density, it does provide for 7 ranges of lot sizes. The smallest range consists of lots under 10,000 sq.ft., and the largest range consists of lots over 20,000 sq.ft. The majority of the lots (97 lots) are between 10,000 and 14,000 sq. ft. In light of this, the proposed PUD does provide the creativity and diversification in lot sizes that is normally expected of a development of this size.

Staff is concerned with the lots abutting the north and south property lines of the site due to the adjacent land uses, which as mentioned above consist of a rifle shooting range and water bottling plant. Staff originally questioned the placement of these lots in this area especially since the plan provides no buffer zone. Staff recommended that these lots be relocated and/or a buffer be provided. There have been no changes made to the location of the lots on the north property line. However,

the lots along the south property line have been moved away from the property line about 30 feet. There is a road right-of-way that begins at Highway 1077 and runs along the south property line. The right-of-way is 60 ft. wide, 30 ft. is located on the subject site and 30 ft. is located on the adjacent property to the south. This right-of-way will act as a buffer for the lots located on the south side of the site.

General PUD Criteria: The title of the project, name of the developer and legal description have been provided on the plot plan. The existing land use within 500 feet of all boundaries has been provided on the plan. The minimum front, side and rear yard setbacks and maximum height of the buildings are indicated on the proposed plot plan as required. The restrictive covenants have been indicated on the plot plan as required.

The central water and sewerage facilities will be located on site. Sewerage facility will be the new subregional facility located at Highway 1085 and Highway 1077. The applicant has submitted a copy of the environmental assessment data form and the flood demarcation lines are indicated on the plan. The required information as to the ultimate disposal of surface drainage has also been provided as required by the PUD guidelines. The planned unit development is proposed to be constructed in 3 phases. The 3 different phases are shown on the subdivision plan with the approximate date when construction of each phase of the development is expected to begin.

STAFF RECOMMENDATION:

Staff recommends that the request for a PUD (Planned Unit Development) District designation be approved. While staff is concerned that a development of this scale in this vicinity would impact the infrastructure needs in the surrounding area, the proposal does comply with all the requirements for a PUD application.

CASE NO.:

ZC04-11-093

PETITIONER:

Allan Coudrain

OWNER:

Patricia Planche Bopp, Andree Planche a.k.a. Andree Planche Hand, Planche Company L.L.C.

REQUESTED CHANGE:

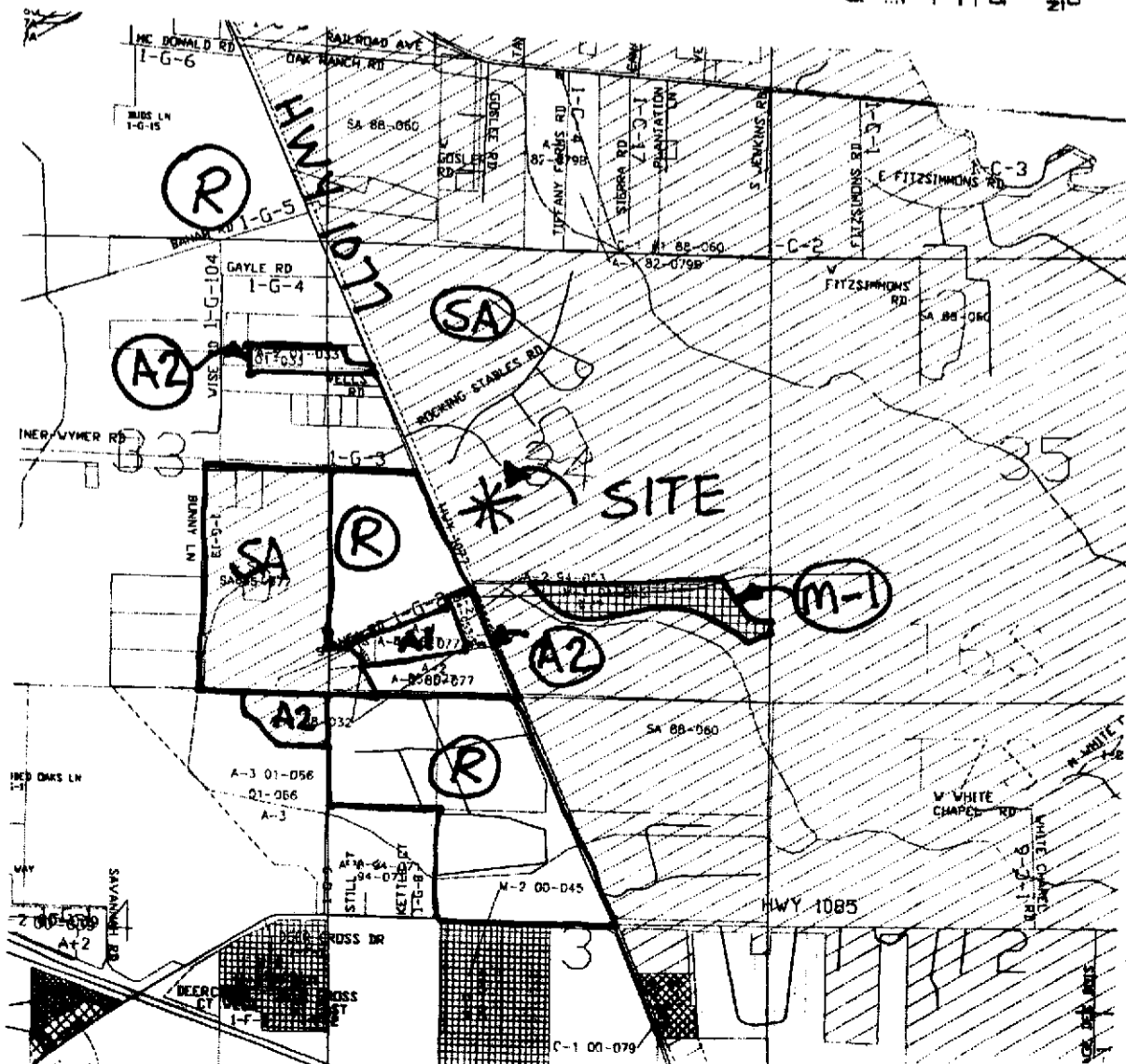
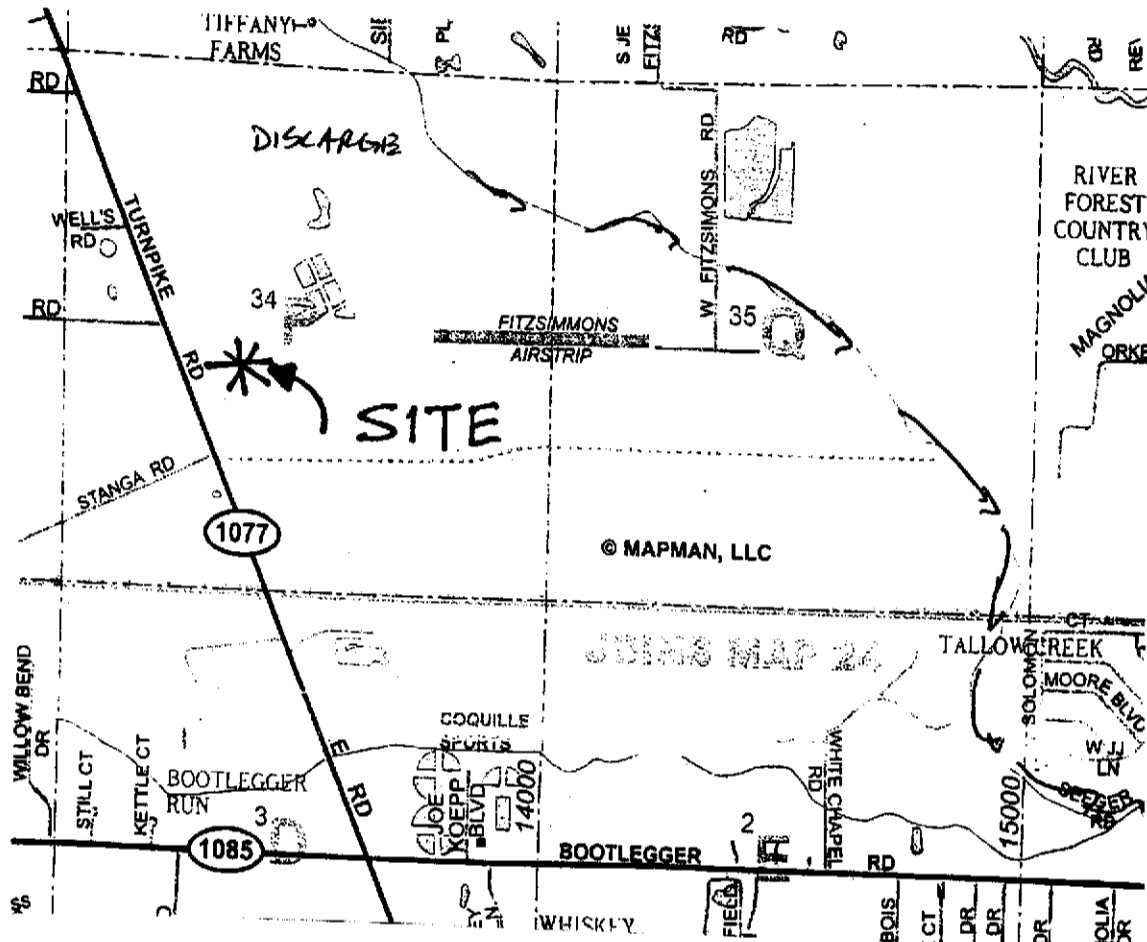
From SA (Suburban Agricultural) District to PUD (Planned Unit Development) District

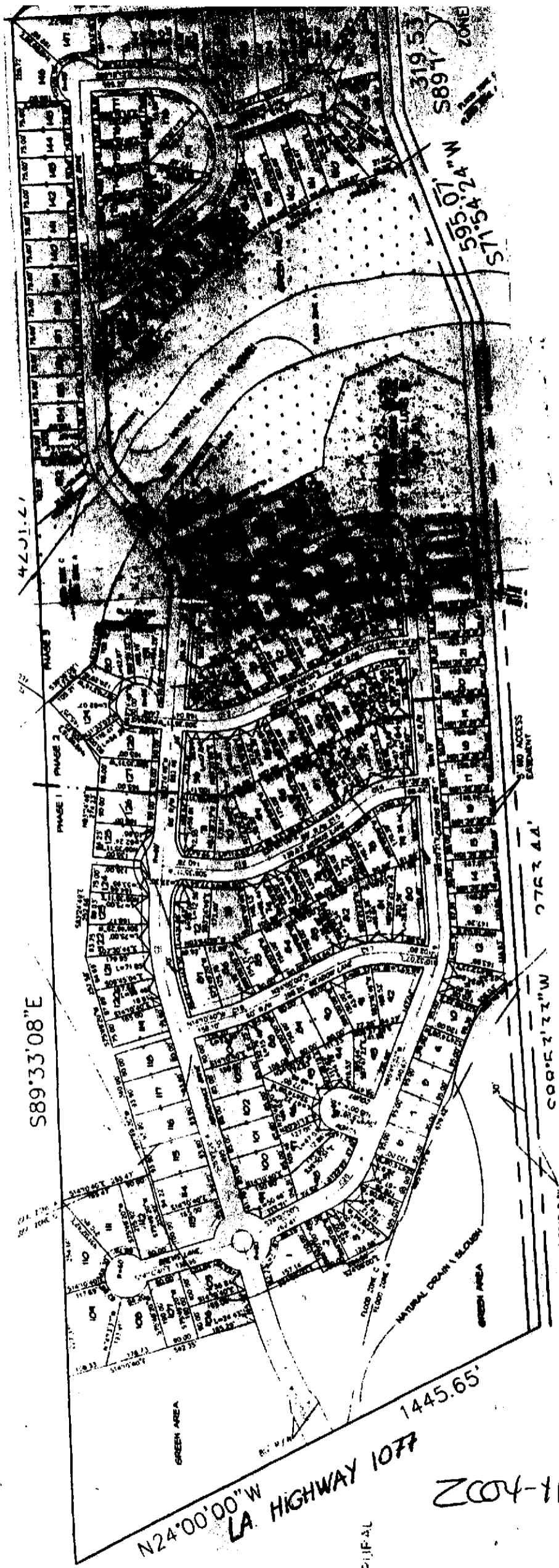
LOCATION:

Parcel located on the east side of LA Highway 1077, north of LA Highway 1085, across from Stanga Road; S34, T6S, R10E; Ward 1, District 1

SIZE:

112 acres





4201.27

S89°33'08"E

PHASE 1 PHASE 2 PHASE 3

319.53

S89°1'54.2\"/>

S71°54'2\"/>

5' MD ACCESS EASEMENT

0763.44'

000°2'33\"/>

1445.65'

N24°00'00\"/>

LA. HIGHWAY 1077

P11FAL

2004-11-093

ENVIRONMENTAL ASSESSMENT DATA FORM

Description of Project

Applicant's Name ALLAN COUDRAIN

Address _____

Attach area location Map showing the proposed development

Name of Development COUNTRY LANE SID

Section 34 Township 6 SOUTH Range 10 EAST

Number of acres in Development 117

Type of streets CONCRETE

Type of water systems CENTRAL

Type of sewerage system CENTRAL

Ultimate disposal of wastes SLOUGH TO SOUP. TALLOW TO LAKE PONTCHARTR.

Ultimate disposal of surface drainage SAME

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 no how much

Name of Stream _____

Major highway frontage: Yes No _____

Name of Highway Highway 1077

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 congestio.. YES NO
 - f. Have substantial esthetics or visual effect on the area YES NO

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Contd:

ANSWER ALL QUESTIONS BY A CIRCLE AROUND YES OR NO

- e. Breach national, state or local standards relating to
 - (1) Noise YES
 - (2) Air Quality YES
 - (3) Water Quality YES
 - (4) Contamination of public water supply YES
 - (5) Ground water levels YES
 - (6) Flooding YES
 - (7) Erosion YES
 - (8) Sedimentation YES
- h. Affect rare or endangered species of animal or plant habitat or such a species YES *None known*
- i. Cause substantial interference with the movement of any resident or migratory fish or wildlife species YES
- j. Induce substantial concentration of population YES
- k. Will dredging be required YES

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.

TYPICAL FOR RESIDENTIAL CONSTRUCTION

b. What will be the average noise level of the development during working hours.

TYPICAL FOR RESIDENTIAL CONSTRUCTION

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.

*WATER WILL DISCHARGE TO FLAT AREA THEN WILL GO TO SOA
[THROUGH BRANCH] THEN EVENTUALLY TO CAKE POND AT 12/1/100.*

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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: [Signature] 8-30-14 TITLE: _____

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 _____

2004-11-093