



**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](mailto:planning@stpgov.org)**

*Kevin Davis*

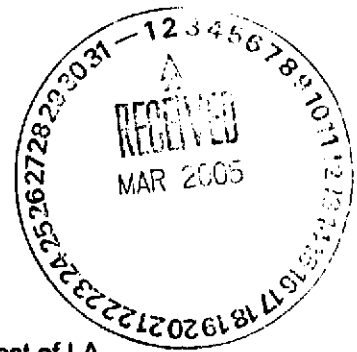
*Parish President*

*Appeal #6  
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: 3/1/05



**ZC04-11-095**

Existing Zoning:	SA (Suburban Agricultural) District
Proposed Zoning:	PUD(Planned Unit Development) District
Acres:	62.092 acres
Petitioner:	Rockhurst Interests, LLC
Owner:	Succession of Agnes Blasi
Location:	Parcel located on the south side of LA Highway 1085, west of LA Highway 21, east of LA Highway 1077, S2, T7S, R10E, 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)

Jeffrey D. Schoen

P. O. Box 1810

Covington LA 70434

PHONE #: 892-4801

892-4925 FAX

## ZONING STAFF REPORT

Date: February 21, 2005

Meeting Date: March 1, 2005

Case No.: ZC04-11-095

Determination: Denied

Prior Action: Tabled (02/01/05)

Posted: 02/11/05

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### GENERAL INFORMATION

**PETITIONER:** Rockhurst Interests, LLC  
**OWNER:** Succession of Agnes Blasi  
**REQUESTED CHANGE:** From SA (Suburban Agricultural) District to PUD(Planned Unit Development) District  
**LOCATION:** Parcel located on the south side of LA Highway 1085, west of LA Highway 21, east of LA Highway 1077; S2, T7S, R10E; Ward 1, District 1  
**SIZE:** 62.092 acres

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### 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	SA (Suburban Agricultural) District
South	Shady Lake	SA (Suburban Agricultural) District
East	Residential	SA (Suburban Agricultural) District
West	Church/Undeveloped/residential	SA (Suburban Agricultural) 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 Agricultural) District to PUD(Planned Unit Development) District, for a new residential subdivision of 124 units. The site is located on the south side of LA Highway 1085, west of LA Highway 21, east of LA Highway 1077. The proposed subdivision will include 90 single family residential lots (average lot size of 11,200 square feet) and 34 garden homes. The total density of the project will be of a maximum of 2 units per acre.

## **GREENSPACE**

As for the location of the required open space, a total of 16 acres (26%) of the site is going to be designated as open space. The passive recreational area consists of a total of 11.537 acres and the active recreational area consists of 4.617 acres. Concerning the active recreational amenities, the plan shows the location of a playground and that fishing will be possible along the pond. A jogging path will also be provided around the pond and exercise stations. Staff feels that tennis courts, pool, baseball fields and other active amenities may not be necessary considering the close proximity to the Coquille Recreational Center and the future YMCA.

Accesses to the rear greenspace area have been provided. Also, the jogging path/pedestrian access located around the pond has been extended through the rear greenspace area. The jogging path/pedestrian access will make the rear greenspace area more beneficial and functional for the residents.

## **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 some conservation in relation with the recreation areas. In fact, most of the greenspace area is located in the wetlands area, keeping the residential part of the development outside of the sensitive part 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." With the designated open space, the proposed development plan meets this land use objective.

The proposed PUD also conforms to the "Single Family Residential - Conservation" classification is that this designation calls for "a density – within the overall tract – which is similar the adjoining residential uses." The PUD is considered as being similar in density to the adjoining residential uses. The Ruelle du Chene Subdivision, located on the east side of the proposed site is a single family residential subdivision of 51 lots with a minimum lot size of 12,564 square feet and a density of 1.8 lots per acre. Also, the Tallow Creek Subdivision, located to the northwest of the proposed development, is a 129 acre subdivision of 263 lots with a density of 2.03 lots per acres.

## **GENERAL PUD CRITERIA**

The title of the project, name of the developer, legal description and the existing land use within 500 feet have been provided on the plot plan. Also, the maximum height of the residential buildings and the minimum front, side and rear yard for each different lot sizes have been provided as required.

The proposed subdivision will be developed in only one phase. Note that the proposed date of construction shall be provided as required.

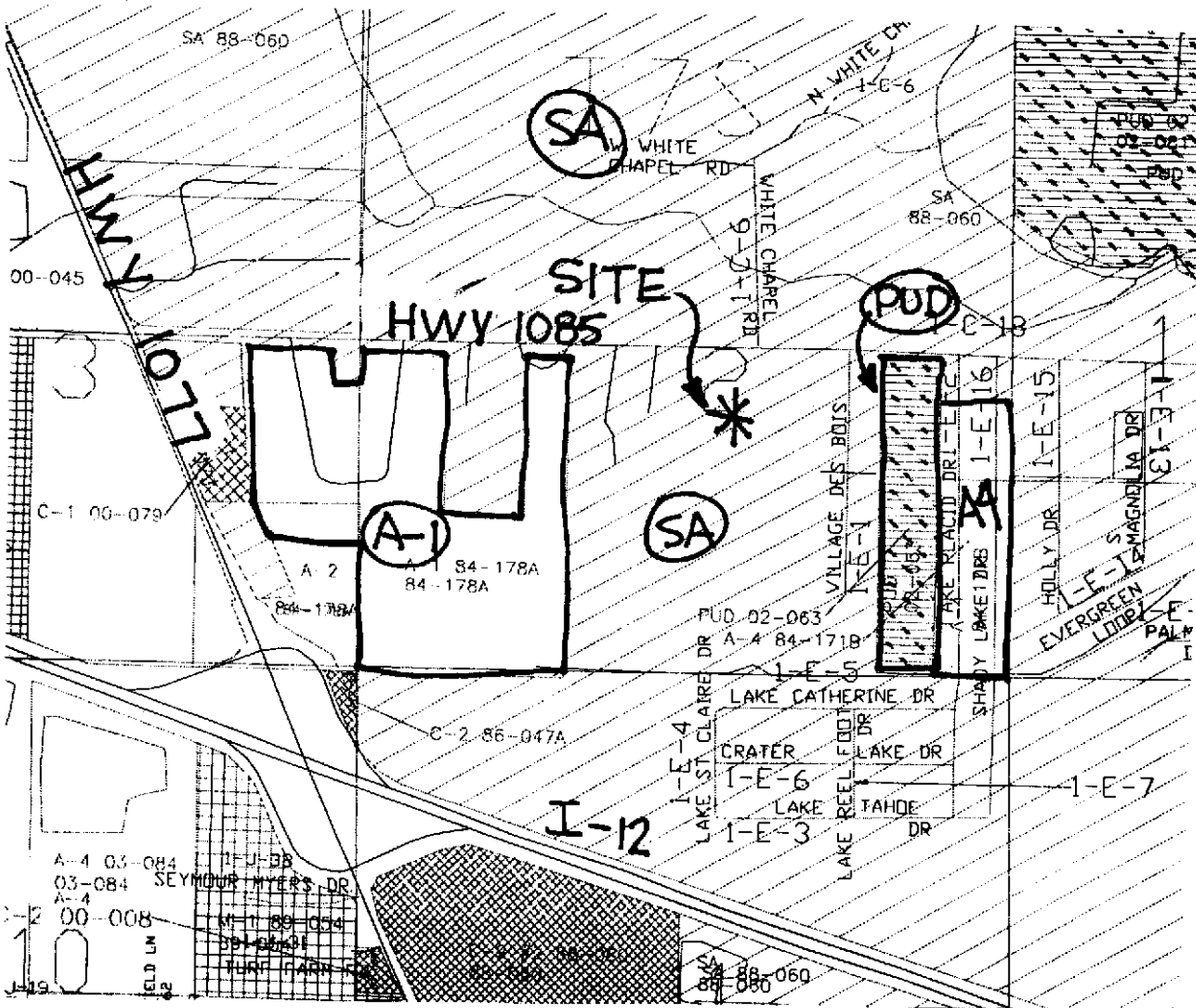
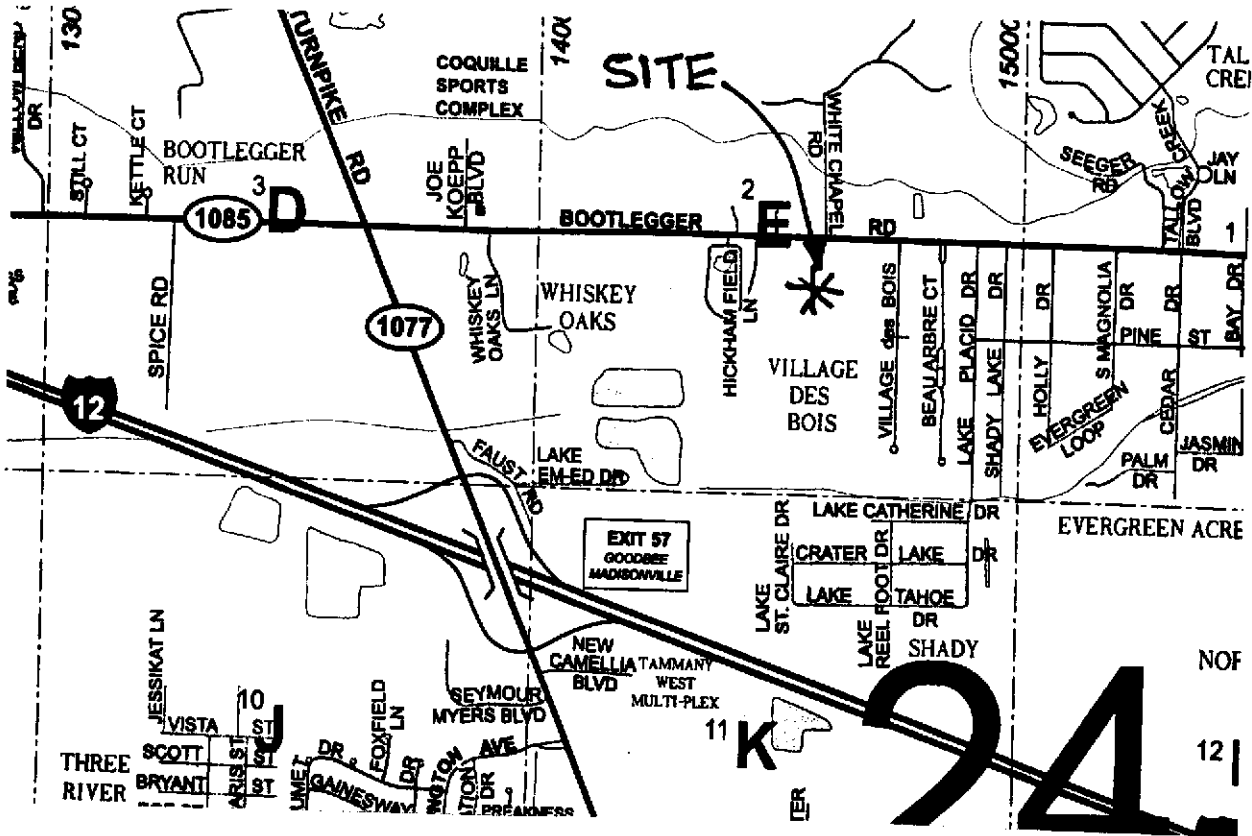
A copy of the restrictive covenants and a copy of the environmental assessment data form have been provided. Also, the wetlands delineation and the flood zone demarcation lines are indicated on the plan. The required information as to the ultimate disposal of surface drainage, has been provided as required by the PUD guidelines.

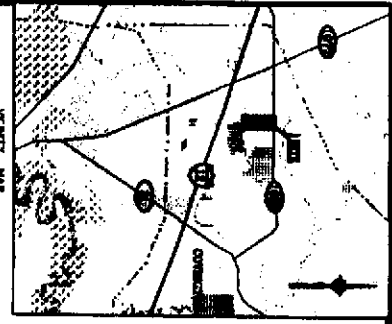
Community Water and sewerage will be provided on site, in rear greenspace area. Note that the facility must fenced with an opaque screen.

## **STAFF RECOMMENDATION:**

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

**CASE NO.:** ZC04-11-095  
**PETITIONER:** Rockhurst Interests, LLC  
**OWNER:** Succession of Agnes Blasi  
**REQUESTED CHANGE:** From SA (Suburban Agricultural) District to PUD(Planned Unit Development) District  
**LOCATION:** Parcel located on the south side of LA Highway 1085, west of LA Highway 21, east of LA Highway 1077; S2, T7S, R10E; Ward 1, District 1  
**SIZE:** 62.092 acres



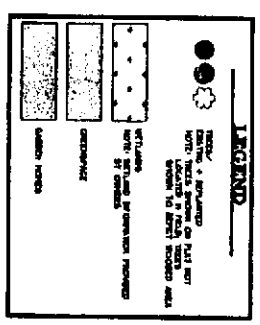


**DEL SOL**  
**A PLANNED UNIT DEVELOPMENT**  
**SECTION 2, TOWNSHIP 7 SOUTH - RANGE 10 EAST**  
**ST. TAMMANY PARISH, LOUISIANA**

**SLIDESHOWN INFORMATION**

LAND ACRES	RECREATIONAL	RESIDENTIAL	COMMERCIAL
12.300	1.200	10.800	0.300
TOTAL	1.200	10.800	0.300
TOTAL ACRES	TOTAL ACRES	TOTAL ACRES	TOTAL ACRES
12.300	1.200	10.800	0.300
AVERAGE LOT SIZE	1000 SQ. FT.	1000 SQ. FT.	1000 SQ. FT.
AVERAGE BLOCK LENGTH	500 FT.	500 FT.	500 FT.
ZONING	PD-1	PD-1	PD-1

**ENGINEER:** RANDALL W. BROWN & ASSOCIATES, INC.  
**PLANNED DEVELOPMENT, L.L.C.**  
 DATE: 7-1-00 (SUBJECT TO WILSON TOWN)



**IMPORTANT INFORMATION**

1. THIS PLAN IS A PRELIMINARY PLAN. IT IS NOT TO BE USED FOR CONSTRUCTION OR AS A BASIS FOR ANY OTHER ACTION.

2. THE PLANNED UNIT DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS OF ST. TAMMANY PARISH, LOUISIANA.

3. THE PLANNED UNIT DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE ZONING DEPARTMENT OF ST. TAMMANY PARISH, LOUISIANA.

4. THE PLANNED UNIT DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE ENVIRONMENTAL QUALITY CONTROL BOARD OF ST. TAMMANY PARISH, LOUISIANA.

5. THE PLANNED UNIT DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE PLANNING AND ZONING COMMISSION OF ST. TAMMANY PARISH, LOUISIANA.

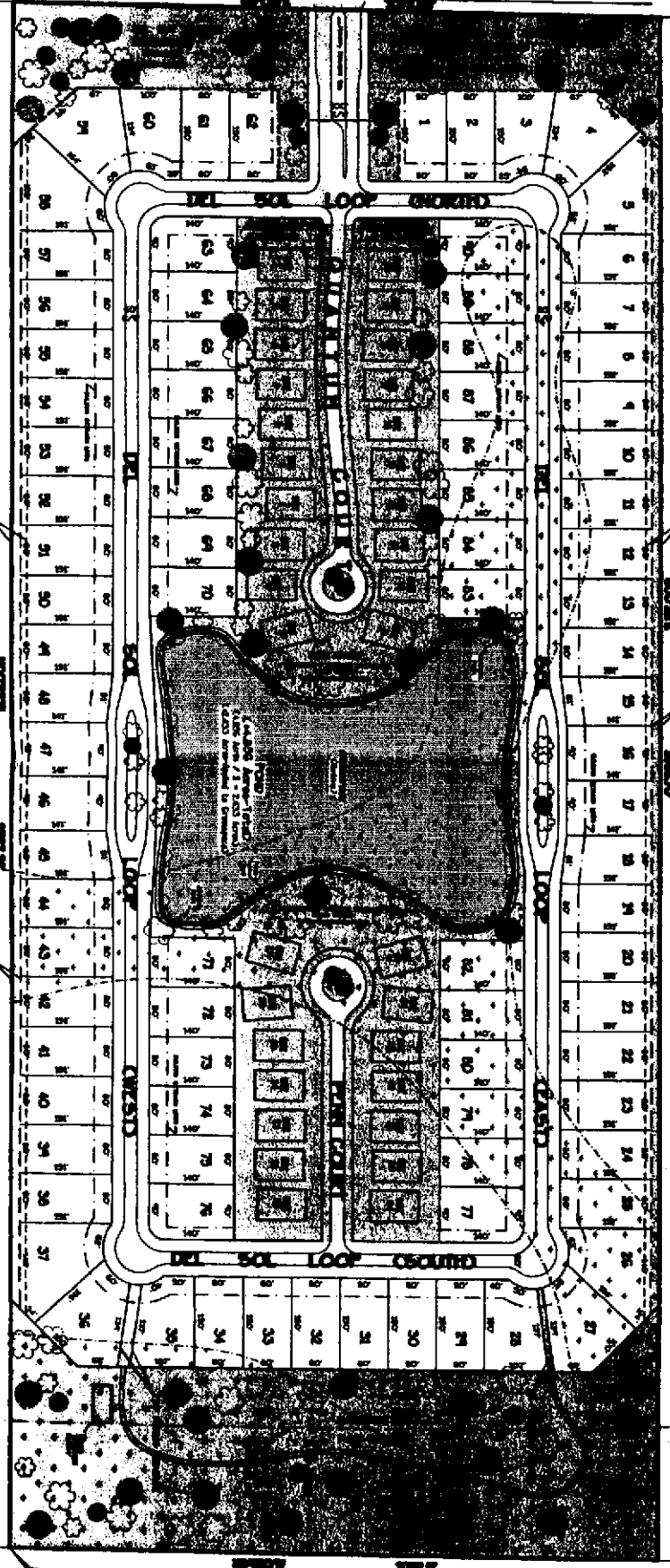
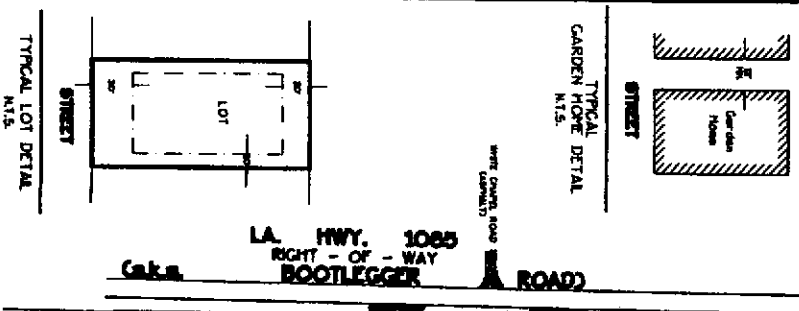
6. THE PLANNED UNIT DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE WILSON TOWN OF ST. TAMMANY PARISH, LOUISIANA.

7. THE PLANNED UNIT DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS OF ST. TAMMANY PARISH, LOUISIANA.

8. THE PLANNED UNIT DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE ZONING DEPARTMENT OF ST. TAMMANY PARISH, LOUISIANA.

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10. THE PLANNED UNIT DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE PLANNING AND ZONING COMMISSION OF ST. TAMMANY PARISH, LOUISIANA.



**LA. HWY. 1085 RIGHT-OF-WAY BOOTLEGGER ROAD**

**DEL SOL LOOP**

**EAST**

**WEST**

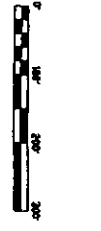
**SOUTH**

**NORTH**

**ADJACENT TO DEL SOL LOOP**

**ADJACENT TO DEL SOL LOOP**

**ADJACENT TO DEL SOL LOOP**



**DO NOT COPY**

SPADY LAKE ESTATES

**DEL SOL**  
**A PLANNED UNIT DEVELOPMENT**  
**SECTION 2, TOWNSHIP 7 SOUTH - RANGE 10 EAST**  
**ST. TAMMANY PARISH, LOUISIANA**

**RANDALL W. BROWN & ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS • PLANNERS • CONSULTANTS  
 600 W. COURTHOUSE APPROACH, MONROE, LA 70401  
 (504) 288-5000 • FAX(504) 288-5000

560-11-4022

DATE: 7-1-00	SCALE: 1"=100'	DRAWN BY: M.A. CHESTER
CHECKED BY: M.A. CHESTER	APPROVED BY: M.A. CHESTER	DATE: 7-1-00

LA. HWY. 1085  
RIGHT-OF-WAY  
BOOTLEGGERS ROAD

Col. 2

ROAD

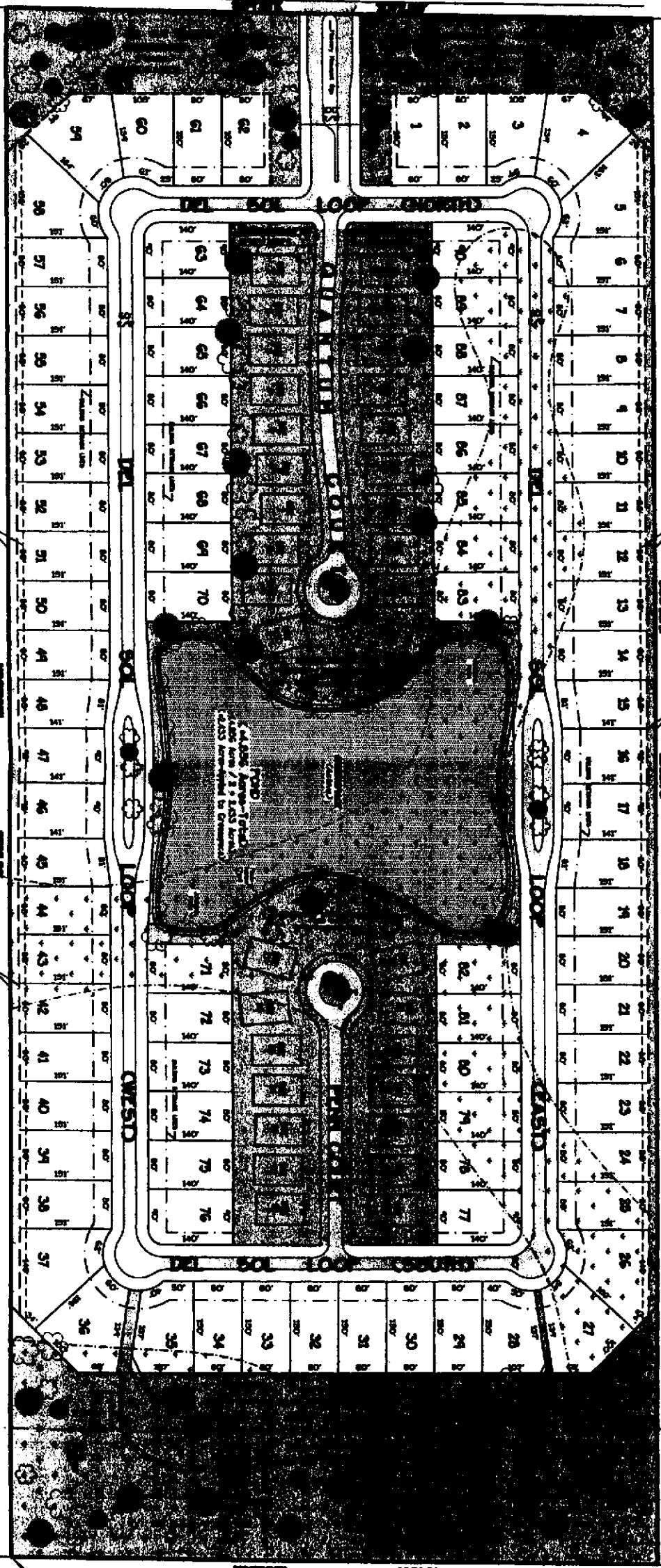
APPROXIMATE LOCATION OF THE  
PROPERTY TO BE ACQUIRED  
BY THE STATE OF LOUISIANA  
FOR THE PURPOSES OF  
CONSTRUCTION OF  
A HIGHWAY  
AS SHOWN ON  
MAP NO. 1085-1-1  
DATE 10-11-82

**PROPOSED RIGHT-OF-WAY**

SECTION 8 ACCORDING TO THE 1982 ZONING  
ORDINANCE AND THE 1987 ZONING AMENDMENT  
AND A SUBURBAN AGRICULTURAL

MAP NO. 1085-1-1  
DATE 10-11-82  
BY: [Signature]  
SCALE: 1" = 100'

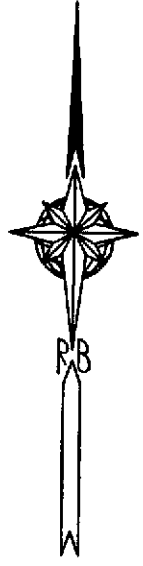
SUBURBAN AGRICULTURAL



56-011-502

(BOOTLEGGER ROAD)  
LA. HWY 1085  
S89°16'E 1072.65'

62.092 ACRES



EXISTING  
VILLAGE DES BOIS SUBD.

REFERENCE SURVEY BY:  
ROBERT BERLIN  
DATED DEC. 13. 1955

N00°22'W 2527.31'

S00°22'E 2516.70'

P.O.B.

SEC 2  
SEC 11

QUARTER  
CORNER

N89°50'W 1072.5'

1584.7'

SEC 2    SEC 1  
SEC 11    SEC 12

SHADY LAKE SUBD.

Map of  
A 62.092 ACRE TRACT OF LAND SITUATED IN  
SECTION 2, TOWNSHIP 7 SOUTH - RANGE 10 EAST  
ST. TAMMANY PARISH, LOUISIANA

2004-11-095

Randall W. Brown & Associates, Inc.  
Professional Land Surveyors  
Planners • Consultants  
228 W. Causeway App. Mandeville, LA 70448  
(985) 624-5368 FAX (985) 624-5309

Date: AUGUST 27, 2004  
Survey No. 04865\_PLAT  
Project No. (CRS).  
Scale: 1" = 400'±  
Drawn By: M.F.H.  
Revised:

Randall W. Brown, P.L.S.  
Professional Land Surveyor  
LA Registration No. 04586

ENVIRONMENTAL ASSESSMENT DATA FORM

Description of Project

Applicant's Name ROCKHURST INTERESTS LLC

Address 610 YUPON PL. MANDE. LA. 70471

Attach area location Map showing the proposed development

Name of Development DEL SOL

Section 2 Township 7-S Range 10-E

Number of acres in Development 62.092

Type of streets CONCRETE

Type of water systems COMMUNITY PWS TIMBER BRANCH 1103161

Type of sewerage system COMMUNITY TREATMENT PLANT

Ultimate disposal of wastes TIMBER BRANCH / TCHOF. RIVER

Ultimate disposal of surface drainage TIMBER BRANCH / TCHOF. RIVER

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 \_\_\_\_\_

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

Name of Highway HWY 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

2004-11-095



Condt:

ANSWER ALL QUESTIONS BY A CIRCLE AROUND YES OR NO

- g. Breach national, state or local standards relating to
- |  |     |                          |
|--|-----|--------------------------|
| (1) Noise                                | YES | <input type="radio"/> NO |
| (2) Air Quality                          | YES | <input type="radio"/> NO |
| (3) Water Quality                        | YES | <input type="radio"/> NO |
| (4) Contamination of public water supply | YES | <input type="radio"/> NO |
| (5) Ground water levels                  | YES | <input type="radio"/> NO |
| (6) Flooding                             | YES | <input type="radio"/> NO |
| (7) Erosion                              | YES | <input type="radio"/> NO |
| (8) Sedimentation                        | YES | <input type="radio"/> 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.

APPROX. 7 ACRES OF RETENTION PONDAS TO BE DUG = APPROX. 51,000 CUBIC YARDS. EXCAVATION MATERIALS WILL BE TRUCKED OFF SITE.

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.

2004-11-095

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:

DEL SOL

DATE: 8/25/14 Rodchard Interest, LLC TITLE: Project Manager, managing member

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 \_\_\_\_\_

2004-11-095