



ST. TAMMANY PARISH
DEPARTMENT OF PLANNING
P. O. Box 628
COVINGTON, LA 70434
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Kevin Davis
 Parish President

Appeal # 2

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: 11-9-05

ZC05-08-052
 Existing Zoning: SA (Suburban Agricultural) District
 Proposed Zoning: PUD (Planned Unit Development) District
 Acres: 101.74 acres
 Petitioner: Leroy Cooper
 Owner: Kay Nehlig Redding, Robert A. Nehlig, Jr., Charles A. Nehlig, Jr.
 Representative: Paul Mayronne
 Location: Parcel located on the north side of Wilson Road, east of LA Highway 21, west of LA Highway 59, S24, T6S, R11E, Ward 3, District 2
 Council District: 2
 (Tabled from 8/3/05 Meeting)

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

Alouise M. Kissgen
 (SIGNATURE)
ALOUISE M. KISSGEN
21228 WILSON RD
COVINGTON, LA 70435
PHONE #: 985-892-2978



ZONING STAFF REPORT

Date: October 21, 2005
Case No.: ZC05-08-052
Prior Action: Tabled (08/03/05)
Posted: 10/06/05

Meeting Date: November 1, 2005
Determination: Approved

GENERAL INFORMATION

PETITIONER: Leroy Cooper
OWNER: Kay Nehlig Redding, Robert A. Nehlig, Jr., Charles A. Nehlig, Jr.
REQUESTED CHANGE: From SA (Suburban Agricultural) District to PUD (Planned Unit Development) District
LOCATION: Parcel located on the north side of Wilson Road, east of LA Highway 21, west of LA Highway 59; S24, T6S, R11E; Ward 3, District 2
SIZE: 101.74 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish Road Surface: 2 narrow asphalt lane Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	Special District #2
South	Single Family Residential	SA (Suburban Agricultural) District
East	Single Family Residential	R (Rural) District
West	Single Family 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:

CHARACTERISTICS OF THE PROPOSED SUBDIVISION

The petitioner is requesting to change the zoning from SA (Suburban Agricultural) District to PUD (Planned Unit Development) District. The site is located on the north side of Wilson Road, east of LA Highway 21, west of LA Highway 59. A revised plan has been submitted for the proposed single family residential subdivision, reducing the total number of lots from 174 lots to 97 lots. The average size of the single family residential lots is proposed to be increased to 16,000 square feet and the average lot size for the garden homes is proposed to be increased to 9,600 square feet. The density will then be decreased to 1 lot per acre instead of 1.7 lots per acre.

A 100' greenspace buffer is proposed to be provided along Wilson Road, in order to create a buffer from the surrounding neighborhood. The site is currently zoned SA (Suburban Agricultural) District and surrounded by large single family residential lots. The revised plan is in line with the 2025 comprehensive plan, and "aim to achieve contiguity among adjoining conservation areas in adjacent developments". Also, the increase in lot size and the number of ponds originally proposed, constitute of a major design improvement from the originally proposed development.

GENERAL PUD CRITERIA

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

A copy of the revised restrictive covenants has been provided as required. Community sewer & Water will be provided on site. Note that the location of the facilities must be provided on the plat.

A copy of the environmental assessment data form and the information concerning the ultimate disposal of surface drainage have been provided as required. The site is located withing flood zone C as shown on the map submitted. A separate document showing the wetlands delineation has been provided. However, the flood demarcation lines are not indicated on the plat as required.

The subdivision is proposed to be developed in 3 different phases. The date when construction of each phase will be taking place has been provided on the plat as required. Also, the 3 phases are indicated on the plat, showing the number of lots to be developed in each phase.

GREENSPACE

The total of greenspace area has been increased to 50.36 acres (49%) for the development. The passive recreational area will consist of a total of 42 % and the active recreational area will consist of 2 % of the total greenspace provided. Active and passive amenities are proposed to be provided on the site such as pool, cabana, courtyard, playground, baseball field and ponds. Staff feels that a walking path should be provided around the ponds and trough the greenspace area in order to link the formal accesses. Picnic tables and observation decks should also be provided, in order to formally integrate the water features to the site.

COMPREHENSIVE PLAN ANALYSIS

The 2025 land use map designates this area as "Planned District". The proposed revised PUD plan meets the definition of this land use classification, by providing larger conservation areas, open space and recreational uses. Such development can definitively be considered as an improvement of the environmental quality of the surrounding areas and is accordance with the existing country style of surrounding developments.

The proposed PUD is also designated as "Single Family Residential - Conservation", which calls for "a density – within the overall tract – which is similar the adjoining residential uses." The revise plan meets this criteria considering that the proposed lot size had considerably been increased.

STAFF RECOMMENDATION:

The staff recommends that the request for a PUD (Planned Unit Development) District designation be approved. Staff feels that the proposed development meet the PUD criteria and is in accordance with the 2025 objectives.

ZC05-08-052

THOSE PORTIONS OF GROUND, together with buildings and improvements thereon and all the rights, ways, privileges, servitudes, prescriptions, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, in Section 24, Township 6 South, Range 11 East, being more fully described as follows, to-wit:

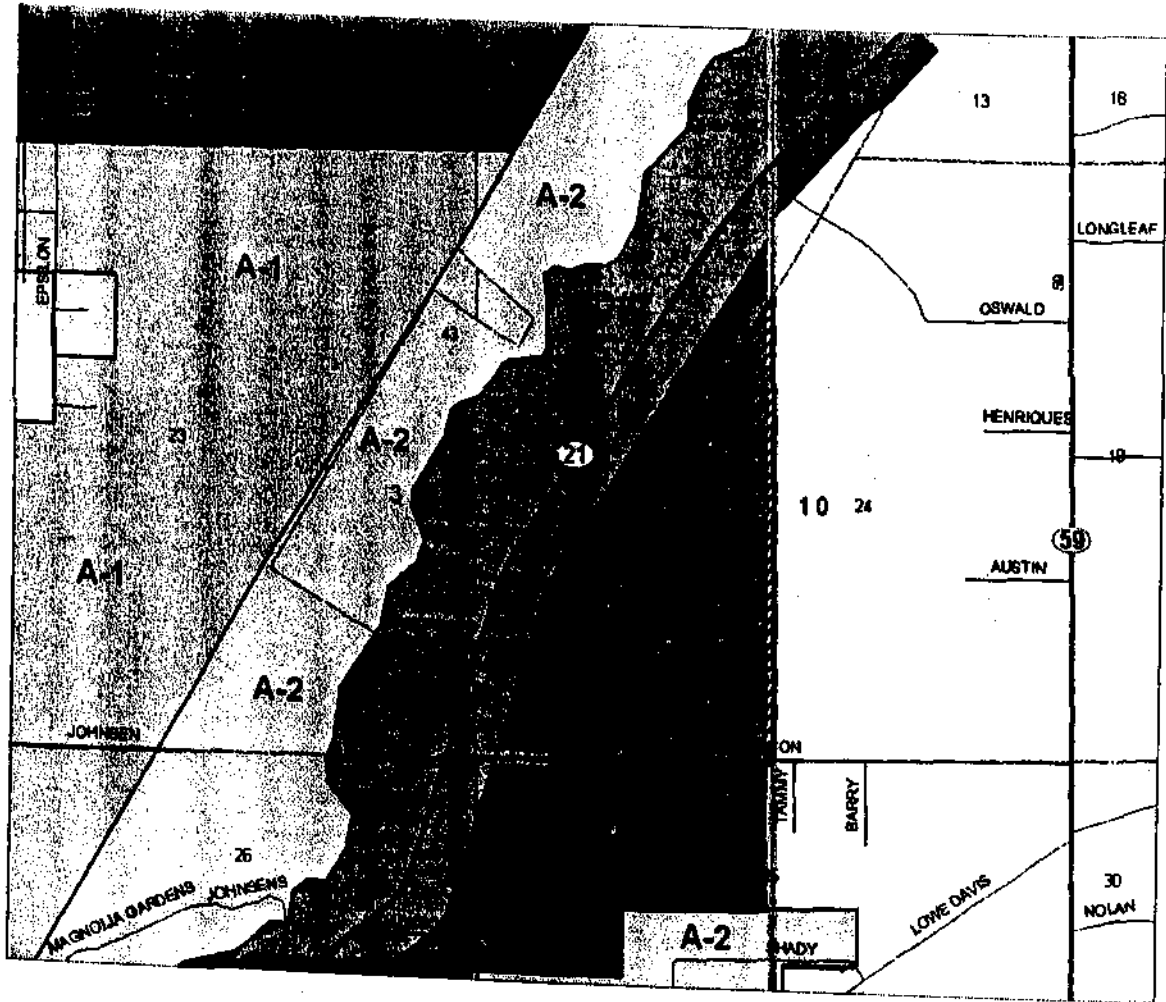
Run from the corner common to Sections 23, 24, 25 and 26 of the above Township and Range North 89 degs. 45 mins. East 460 Feet, more or less, to the point of beginning; thence North 30degs. 40 mins. West 175 feet, more or less, to a point which is South 60 degs. East 210 feet from the Southeast corner of Section 43. Thence continue North 30 degs. 40 mins. East 2990 feet to a point; thence East 619 feet to a point; thence South 2697.2 Feet to a point; thence South 89 degs. 45 mins. West 2464 feet to the point of beginning.

Being a portion of the same property acquired by Charles A. Nehlig from Ula G. Lighter, et al, by act before J. Monroe Simmons, St. Tammany Parish Notary Public, dated January 31, 1942, and recorded in COB 154, folio 238 of the records of St. Tammany Parish.

(b) Lot Number Three (3) of Section 24, Township 6 South, Range 11 East, containing 15 acres, more or less, together with all buildings and improvements thereon and all rights, ways, privileges thereunto belonging or in anywise appertaining thereto.

Being a portion of the property acquired by Charles A. Nehlig From Flaquemines Land Company, et al, by act before Lindsay McDougall, Notary Public, dated June 12, 1943, and recorded in COB 159, folio 60 of the official records of St. Tammany Parish, State of Louisiana.

CASE NO.: ZC05-08-052
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LOCATION: Parcel located on the north side of Wilson Road, east of LA Highway 21, west of LA Highway 59; S24, T6S, R11E; Ward 3, District 2
SIZE: 101.74 acres



DEVELOPER

JOHN BARRY
SEAN JEANFREAU
19214 WYMER ROAD
COVINGTON, LA 70435

PROVIDED GREEN SPACE ACREAGE: (ACTIVE - 2%, PASSIVE - 42%)	±50.36 ACRES - 49%
(CREDITED GREEN SPACE ACREAGE:	±34.95 ACRES - 34%)
POND ACREAGE:	±15.41 ACRES - 15%
LOTS ACREAGE:	±41.24 ACRES - 40%
RIGHT OF WAY ACREAGE:	±11.40 ACRES - 11%
TOTAL RESIDENTIAL ACREAGE:	±103.0 ACRES - 100%

MINIMUM LOT BUILDING SETBACKS:

FRONT: 30'
REAR: 25'
SIDE STREET: 20'
SIDES: 10'

EXISTING ZONING:

SA - SUBURBAN AGRICULTURE

F.I.R.M. MAP:

PANEL # 225205 0150C
FLOOD ZONE "C"
OCTOBER 17, 1989

ALL LOTS ARE LOCATED IN FLOOD ZONE "C"

AVERAGE SIZE OF LOTS:
±16,000 sq ft (±.37 ACRES)

AVERAGE SIZE OF GARDEN HOME LOTS:
±9,600 sq ft (±.22 ACRES)

RESIDENTIAL DENSITY:
±1.0 LOTS/ACRE

LANDSCAPING:

ALL EXISTING TREES ARE TO BE SAVED
WITHIN THE GREEN SPACES.

EXISTING CONDITIONS:

RURAL

COMMUNITY SEWER & WATER:

COMMUNITY SEWER & WATER TO BE
LOCATED ON SITE.

APPROXIMATE LENGTH OF ROADWAY:
±1.51 MILES

TOTAL MAX. NUMBER OF LOTS: 103

MAXIMUM HEIGHT OF BUILDINGS: 35'

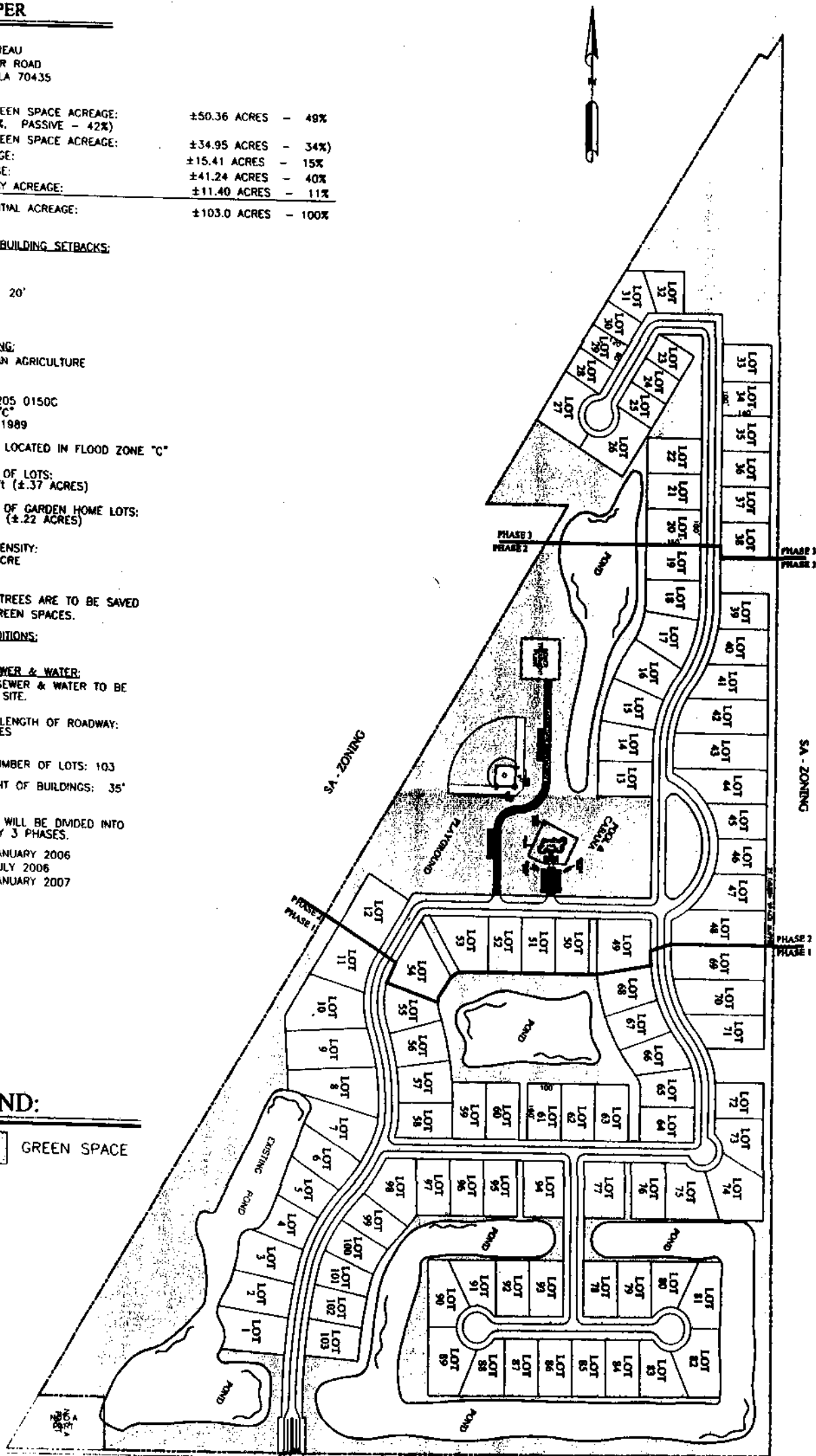
PHASES:

THIS PROJECT WILL BE DIVIDED INTO
APPROXIMATELY 3 PHASES.

- PHASE 1 - JANUARY 2006
- PHASE 2 - JULY 2006
- PHASE 3 - JANUARY 2007

LEGEND:

 GREEN SPACE



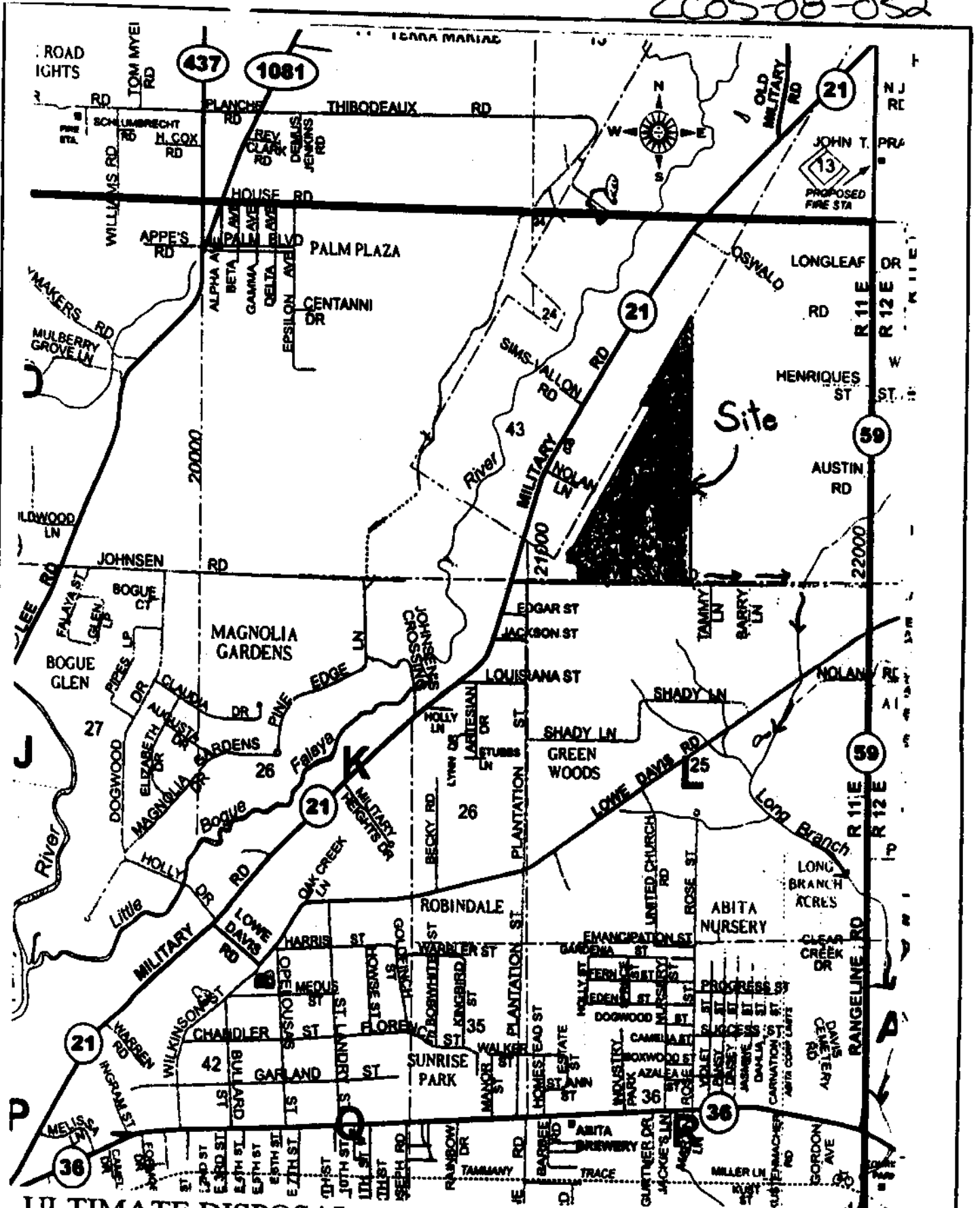
WILSON ROAD

SA - ZONING

ZONING PLAN

SCALE: 1" = 300'

2005-08-052



ULTIMATE DISPOSAL

NOT TO SCALE

C:\BARRY-JEANFREAU\05-039\ULTIMATE DISPOSAL\ 6-14-05

05-039

U-1

6-14-05

PLANS FOR

WILSON PLANTATION SUBDIVISION
 SECTION 24, TOWNSHIP 6 SOUTH, RANGE 11 EAST
 ST. TAMMANY PARISH, LOUISIANA

CEI COOPER ENGINEERING, INC.

Civil Engineering • Planning • Environmental
 P.O. Box 1870 Covington, Louisiana 70434 (985) 845-8155

2605-08-052

1092

- 1 IMPAVED ROAD
- 2 UNIMPROVED ROAD

Csreflection Rd

ZONE C

Sanderson Rd

82

LIMIT OF DETAILED STUDY

Military Rd

ZONE A7

Garden District Cem

ZONE B

ARM 42

ZONE B ZONE C

Branch

ZONE C

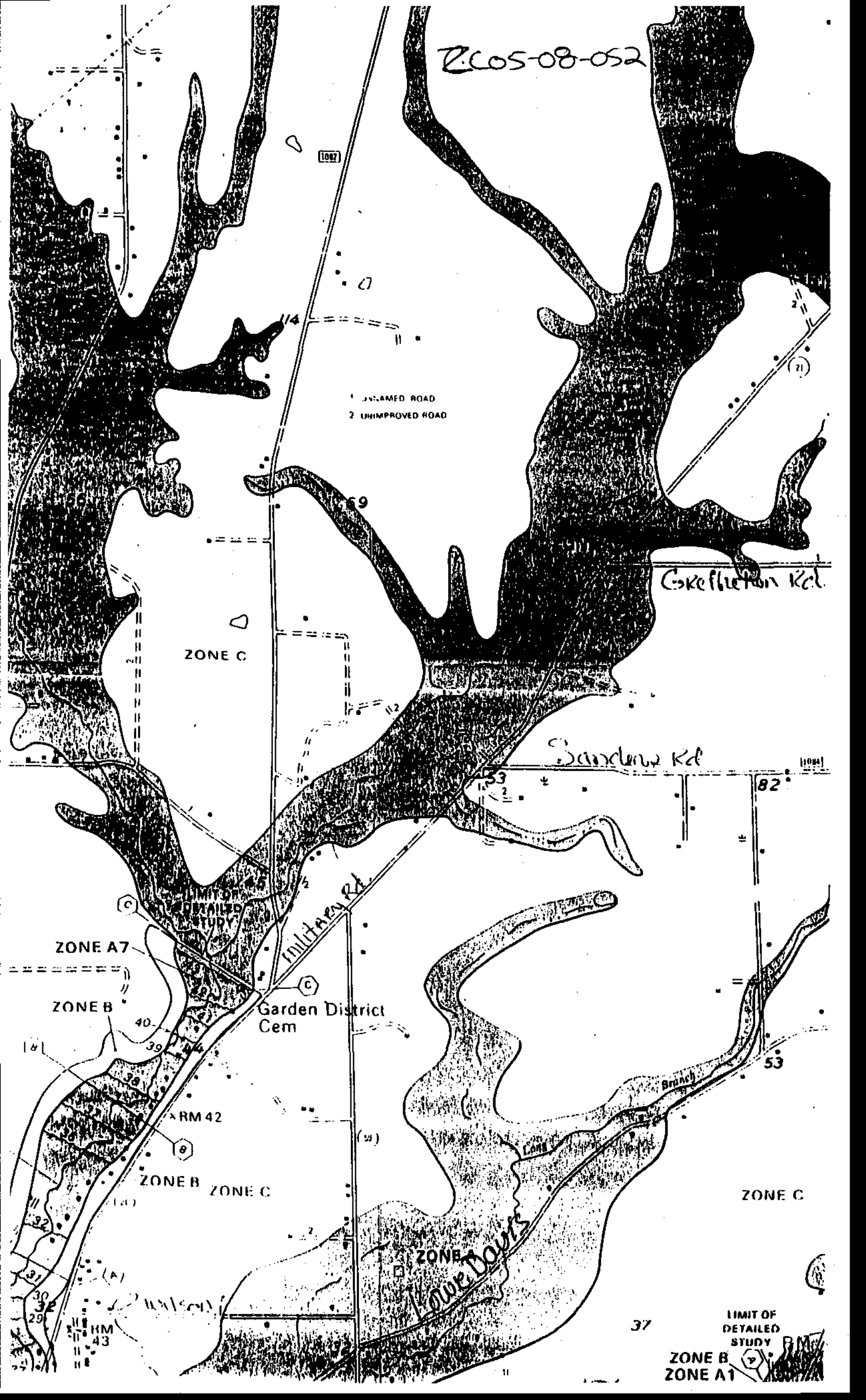
ZONE A

Love Doves

37

LIMIT OF DETAILED STUDY

ZONE B ZONE A1



RESTRICTIVE COVENANTS

2005-08-052

1. Each lot will not have more than one dwelling.
2. Front setbacks will not be less than 30 feet from the property line. Side building setbacks will not be less than 10 feet from the interior side of the property line. Side street building setbacks will not be less than 20 feet from the property line. Rear building setbacks will not be less than 25 feet from the rear property line.
3. No certificate of occupancy shall be issued before the sewerage and water systems are installed and operable, or otherwise connected to a community (central) sewerage and/or water system(s), all as approved by the St. Tammany Parish Department of Environmental Services. Whenever a subdivision is served by a community (central) sewerage and/or water system supply, no private water supply may be drilled or otherwise constructed on any lot 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 (supply).
4. No noxious or otherwise activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
5. Construction of any nature, including fences, is prohibited in Parish drainage servitude's and street easement.
6. No mobile homes will be permitted in this subdivision.
7. No lot shall be further subdivided without the approval of the St. Tammany Parish Planning Commission.
8. The front of each lot shall be subject to a 10-foot utility easement along all streets.
9. Driveways on corner lots shall not be located any closer than sixty (60) feet from a 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.
10. The Homeowners Association will be responsible for maintaining the green space areas within this development.
11. In addition to the foregoing minimum restrictive covenant, the developers have created by separate act recorded in original instrument No. _____ additional restrictive covenants which are applicable to the property being subdivided. The foregoing shall be a covenant running with each title and reference shall be made thereto in each title.
12. Roadside ditches must remain, subsurface drainage will not be allowed anytime in the future.
13. The minimum elevation for the lowest floor of all residences shall be determined from the latest revised FEMA flood insurance rate maps. The minimum elevation of the lowest floor in Flood Zone "A" shall be obtained from the Parish Engineering Department.
14. Lots may not be used for the storage of trash or junk vehicles.

Description of Project

Applicant's Name John Barry/Jean Jeanfreau

Address 19214 Wymer Road, Covington, LA 70435

Attach area location Map showing the proposed development

Name of Development Wilson Plantation Subdivision

Section 24 Township 6 South Range 11 East

Number of acres in Development ± 101.74

Type of Streets Asphalt

Type of water system Community

Type of sewerage system Community

Ultimate disposal of wastes Long Branch to the Abita River to the Tchefuncte River ultimately to Lake Pontchartrain

Ultimate disposal of surface drainage Long Branch, Abita River, Tchefuncte River, to Lake Pontchartrain

Land form: Flat X Rolling _____ Marsh _____
Swamp _____ Inundated _____

Existing land use: Rural X Residential _____
Commercial _____ Industrial _____

Proposed land use: Rural _____ Residential X
Commercial _____ Industrial _____

Conforms to Major Road Plan: Yes _____ X _____ No _____

Water frontage: Yes _____ No X If so, how much?

Name of Stream _____

Major highway frontage: Yes _____ No X

Name of Highway _____

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

Yes _____ No X

Will canals be constructed into rivers or lakes?

Yes _____ No X

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 aesthetic or visual effect on the area? YES NO

ANSWER ALL QUESTIONS BY A CIRCLE AROUND YES OR NO

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

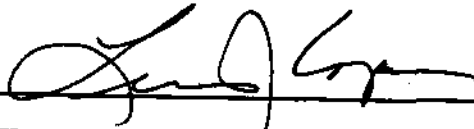
If yes, denote the area proposed for spoil placement and the anticipated volume in cubic yards.

2. Attach specifications of 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.
None
- b. What work will be the average noise level be of the development during working hours.
Negligible
- c. Will any smoke, dust or fumes be emitted as a result of the operational process. If so, explain fully.
No

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.

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: 06-20-05

TITLE: Leroy J. Cooper, P.E.

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: _____