



ST. TAMMANY PARISH

DEPARTMENT OF PLANNING
P. O. Box 628
COVINGTON, LA 70434
PHONE: (985) 898-2829
FAX: (985) 898-3003
e-mail: planning@stpgov.org

Kevin Davis
Parish President

*Appeal # 2
ZC approved 5/3/05
Tabled 6/2/05*

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: 5/6/05

ZC06-05-033	
Existing Zoning:	SA (Suburban Agricultural) District
Proposed Zoning:	PUD (Planned Unit Development) District
Acres:	60.112 acres
Petitioner:	Gulf State Development Services, L.L.C.
Owner:	Bunrotha, L.L.C.
Location:	Parcel located south of 3rd Avenue, north of I-12, S23, T7S, R11E, Ward 3, District 5
Council District:	5

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

Michael J. Savier
(SIGNATURE)

Michael J. Savier
900 W. Morris St., Suite 3
Hammond, La. 70403
PHONE #: 985-542-4420



ZONING STAFF REPORT

Date: May 3, 2005
Case No.: ZC05-05-033
Posted: 04/12/05

Meeting Date: May 3, 2005
Determination: Approved

PETITIONER:

OWNER:

REQUESTED CHANGE:

LOCATION:

SIZE:

GENERAL INFORMATION

Gulf State Development Services, L.L.C.

Bunrotha, L.L.C.

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

Parcel located south of 3rd Avenue, north of I-12; S23, T7S, R11E; Ward 3, District 5

60.112 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>
North	Residential
South	I-12
East	Residential
West	Undeveloped

Zoning

SA (Suburban Agricultural) District

A-2 (Suburban) District

LC (Light Commercial) District & C-1 (Neighborhood Commercial) District

EXISTING LAND USE:

Existing development? No

Multi occupancy development? Yes

COMPREHENSIVE PLAN:

Conservation – Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage land resources so that they remain in good condition for future generations (often simple referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes.

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 SA (Suburban Agricultural) District to PUD (Planned Unit Development) District to create a single family residential subdivision. The proposed subdivision will include 30 lots of an average size of 21,000 square feet. The total density is 1 lot per 2 acres. The site is abutting some undeveloped land on the north and west sides. Thelma Estates Subdivision, zoned A-1 (Suburban) District (min 5 acre lot), is directly abutting the site on the east side. The Helenbirg Subdivision is the other closest residential development, with lots of approximately 50' wide. Staff feels that the proposed subdivision would be a good transition between the Helenbirg Development and Thelma Estates.

GREENSPACE

The proposed development meets the required percentage of greenspace area (33.64 acres or 56%). The active recreation will occupy 6.95 acres of the total greenspace provided and the remaining 26.69 acres will be dedicated for passive recreation. Pavilion, pool and volleyball court have been provided on dedicated greenspace in the development. A revised plan has been submitted showing a nature trail going through the entire wetland area. Staff feels that, considering that more than half of the development is dedicated for greenspace, the proposed nature trail is a necessary amenity. In fact, the nature trail will help meet one of the objective of the PUD, which is to provide "functional and beneficial uses of open space areas". Also a 50' buffer should be provided along the northern property line.

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 restrictive covenants has been provided as required. Central water and sewerage facilities will be provided.

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

The project is proposed to be constructed in two phases. Construction of the first phase will include Lake View Circle and Lots 1 to 23 and will begin in September of 2005. The second phase will include Creek View Drive and lots 24 to 30 and will begin in May 2007. Additional information concerning the expected date when construction of each phase will be taking place shall be provided.

COMPREHENSIVE PLAN ANALYSIS

The 2025 land use map designates this area for Conservation & Residential. The proposed PUD meets the definition of this land use classification, by designing a context-sensitive subdivision that responds to the unique natural conditions of the site. All designated wetlands on the site and all portions of the site that lie within flood zone A are set aside for active and passive recreational uses. This design clearly responds to the PUD regulations which call for an environmentally sensitive design. As shown on the revised plan, a nature walk has been provided, which will contribute to the inclusion of the wetlands in the design of the subdivision.

STAFF RECOMMENDATION:

The staff recommends that the request for an PUD (Planned Unit Development) District designation be approved, subject to the addition of a 50' buffer on the north side of the site as stated above.

The case has been approved at the May 3, 2005 Zoning Commission Meeting subject to:

1. the impact fees to be used to build a turning lane at Hwy 190 before final subdivision approval.

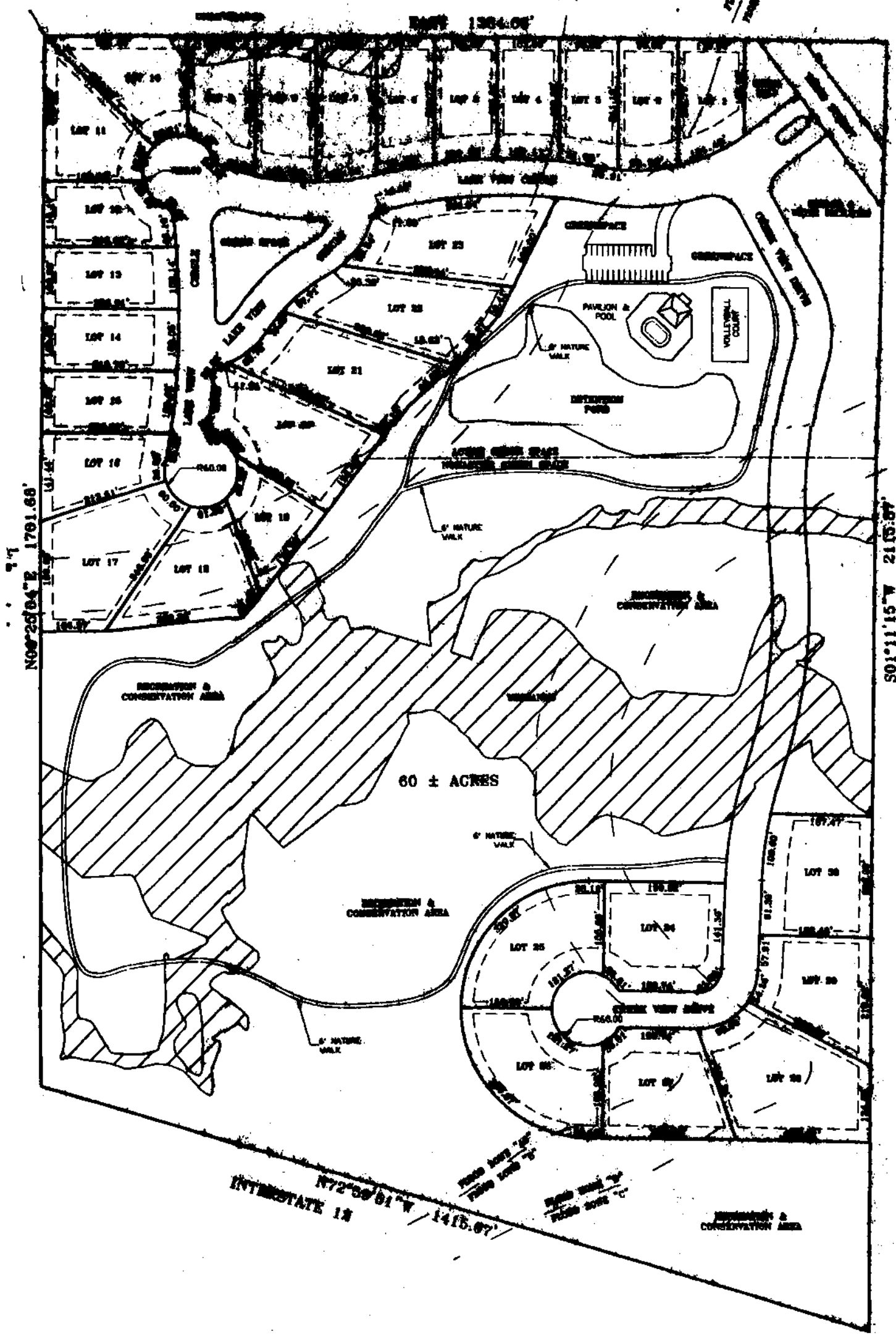
2. A minimum of a rear 50' setback must be provided for the lots (1-9 as shown on plan approved at the May 3, 2005 Zoning Commission Meeting) abutting the northern property line.

ZC05-05-033

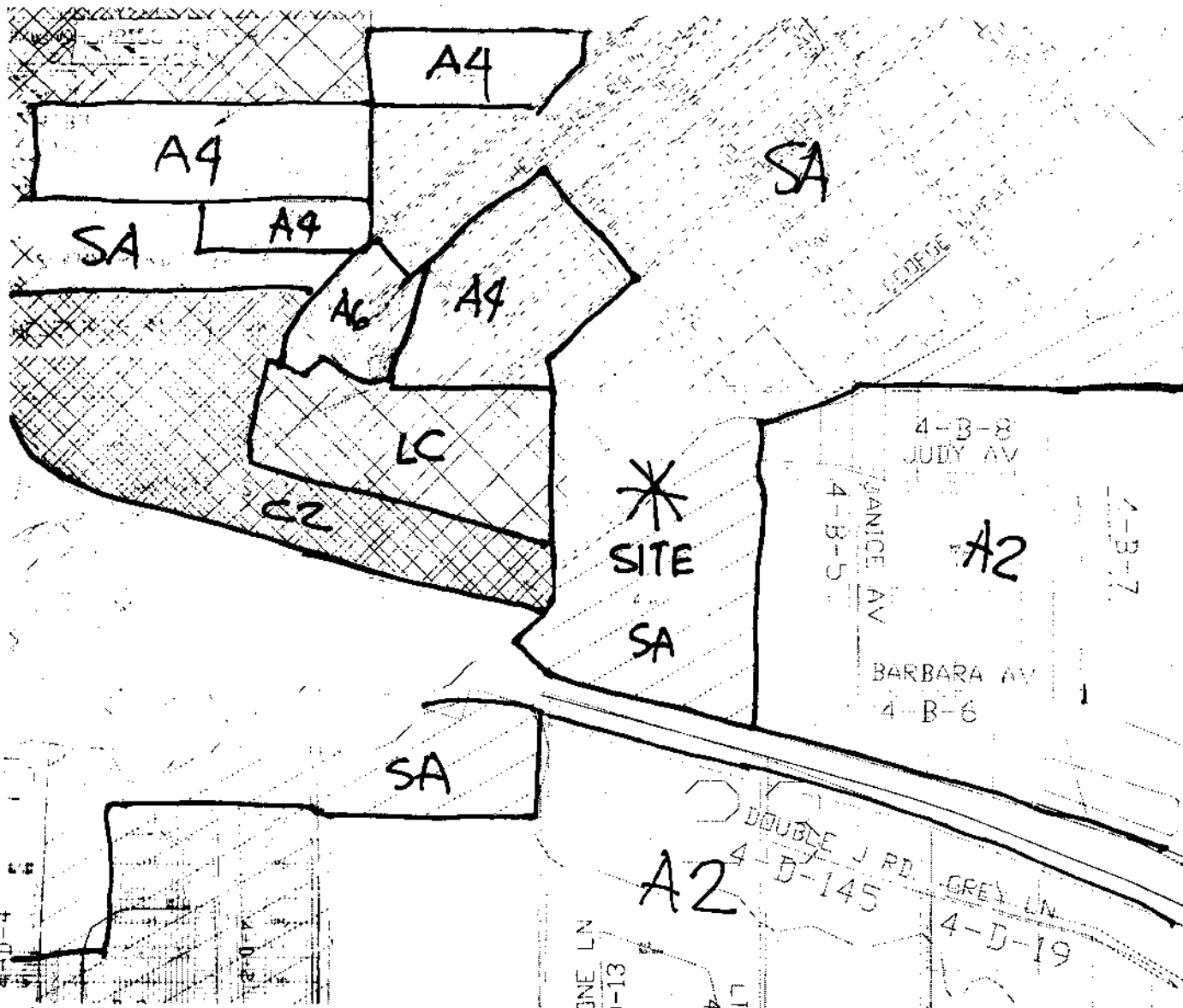
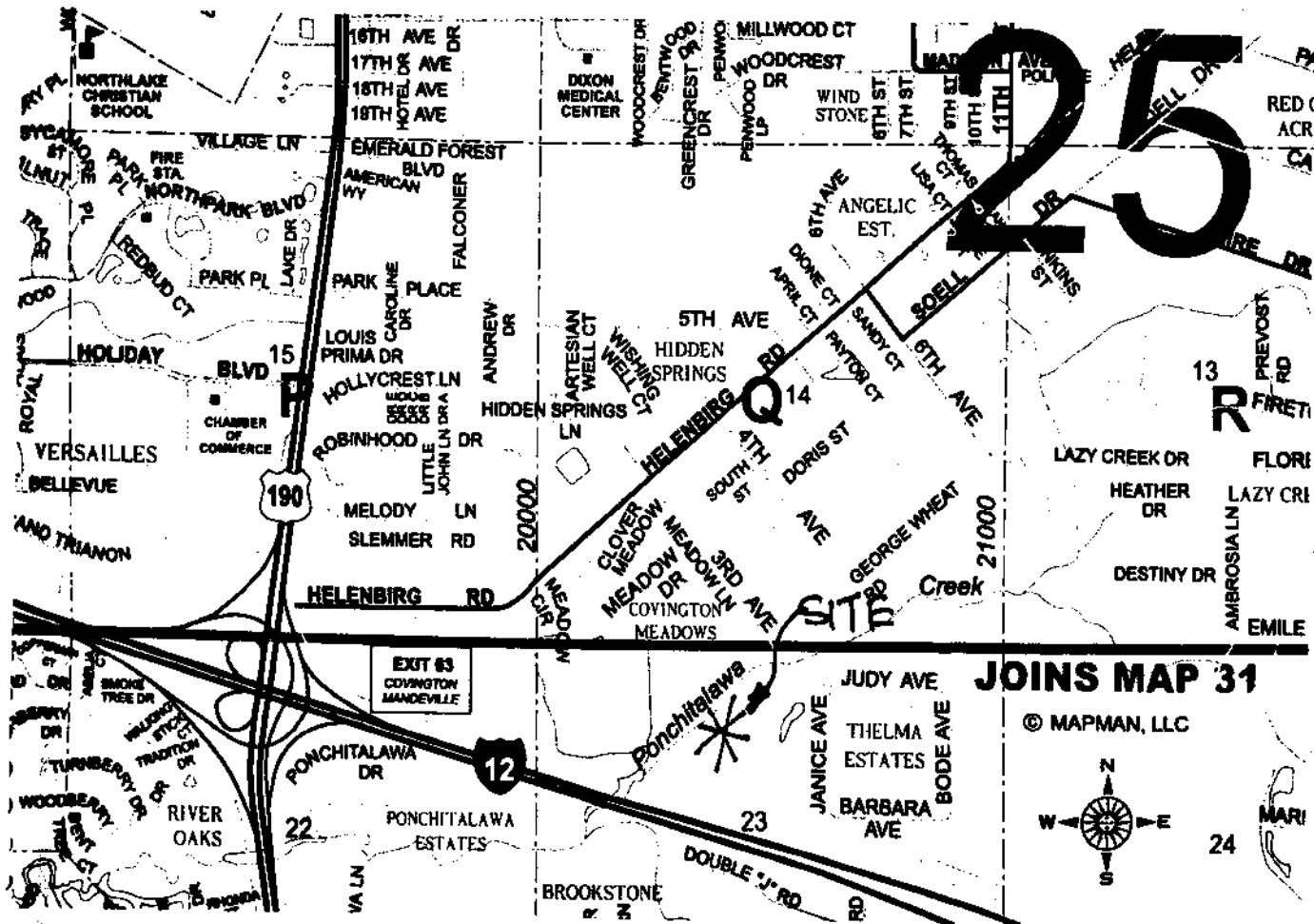
ROAD NAME TO
TRAIL ROAD 24

ROAD NAME TO
TRAIL ROAD 24

ROAD 1384.04'



CASE NO.: ZC05-05-033
PETITIONER: Gulf State Development Services, L.L.C.
OWNER: Bunrotha, L.L.C.
REQUESTED CHANGE: From SA (Suburban Agricultural) District to PUD (Planned Unit Development) District
LOCATION: Parcel located south of 3rd Avenue, north of I-12; S23, T7S, R11E; Ward 3, District 5
SIZE: 60.112 acres





PROJECT SITE

ULTIMATE DISPOSAL

ULTIMATE DISPOSAL OF SURFACE DRAINAGE

NOT TO SCALE



**RICHARD C. LAMBERT
CONSULTANTS, L.L.C.**

521 N. Causeway Blvd.
Mandeville, LA 70448
985-727-4440
Fax: 985-727-4447

This drawing and design is the exclusive property of Richard C. Lambert Consultants, L.L.C. and may not be reproduced or used without authorization and written permission. © 2006

NATURE WALK SUBDIVISION

**INTERSTATE 12 • THIRD STREET
ST. TAMMANY PARISH, LOUISIANA**

DATE: 05-02-06
SCALE: As Shown

JOB NO.
04-173

DRAWING NO. UD1

ENVIRONMENTAL ASSESSMENT DATA FORM

Description of Project

Applicant's Name CALF STATES Development Services, LLC

Address 900 West Morris Street, Suite 3, Hammond, La. 70403

Attach area location Map showing the proposed development

Name of Development NATURE WALK SUBDIVISION

Section 23 Township 7-S Range 11-E

Number of acres in Development 60 ACRES

Type of streets PAVED (ASPHALT OR CONCRETE)

Type of water systems CENTRAL - SELA

Type of sewerage system CENTRAL - SELA

Ultimate disposal of wastes WESTWOOD REGIONAL FACILITY

Ultimate disposal of surface drainage Tchoufoute River to Lake Ponchartraine

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 PONDCHITALOWA CREEK

Major highway frontage: Yes No
Name of Highway N/A

Is development subject to inundation in normal high rainfall and/or tide?
Yes (PARTIALLY) 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 (Minimal) YES NO
 - f. Have substantial esthetics or visual effect on the area YES NO

Contd:

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.
- 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.

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:

NATURE WALK SUBDIVISION

DATE:

3/17/05

M. D. [Signature]

TITLE:

Developer / Project Manager

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