



ST. TAMMANY PARISH

DEPARTMENT OF PLANNING

P. O. Box 628

COVINGTON, LA 70424

PHONE: (985) 898-2529

FAX: (985) 898-0003

e-mail: planning@stppgov.org

Kevin Davis

Parish President

*Appeal # 2
zc denied 2/1/05*

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: February 2, 2005

ZC04-10-007

Existing Zoning: SA (Suburban Agriculture) and C-2 (Highway Commercial) Districts
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 89.56 acres
Petitioner: Leroy Cooper/Cooper Engineering, Inc.
Owner: Favret Investments, L.L.C.
Location: Parcel located south of LA Highway 22, west of Penn's Chapel Road, S64, T78, R11E, Ward 4, District 4
Council District: 4

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



TOTAL P.02

ZONING STAFF REPORT

Date: January 24, 2004
Case No.: ZC04-10-087
Prior Action: Tabled (01/04/05)
Posted:

Meeting Date: February 1, 2005
Determination: Denied

GENERAL INFORMATION

PETITIONER: Leroy Cooper/Cooper Engineering, Inc.
OWNER: Favret Investments, L.L.C.
REQUESTED CHANGE: From SA (Suburban Agricultural) District and C-2 (Highway Commercial) District to PUD (Planned Unit Development) District
LOCATION: Parcel located south of LA Highway 22, west of Penn's Chapel Road; S54, T7S, R11E; Ward 4, District 4
SIZE: 89.56 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State Road Surface: 3 lane asphalt Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	C-2 (Highway Commercial) District
South	Undeveloped	SA (Suburban Agricultural) District
East	Single Family Residence	A-2 & A-3 (Suburban) Districts
West	Undeveloped	SA (Suburban Agricultural) 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 that resource so that it remains 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. Means to achieve conservation are myriad and include both private and public sector initiatives — such means will be considered in subsequent phases of the New Directions 2025 planning process.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from SA (Suburban Agriculture) and C-2 (Highway Commercial) Districts to PUD (Planned Unit Development) District for a new single family residential and townhomes subdivision. The site located south of LA Highway 22, west of Penn's Chapel Road. A revised plan has been submitted for the proposed new residential subdivision, showing a reduction of the number of single family residences from 41 to 21 and the number of townhomes from 66 to 64. The average density of the entire development will be of 1.06 lots per acre.

The developer's main concept for this PUD is "walk to work". It's intention is to market the properties, in particular the townhomes phase, to those who will work in the nearby Fairview Oaks Business Park. Fairview Oaks will be connected by roadway and walking path to the proposed subdivision. The other access, as shown on the plan, from Penn's Chapel Road, will be reserved for emergency vehicles only.

The single family residential phase of the subdivision will accessed directly from Penn's Chapel Road. The density of the southern portion of the project will be over 1 unit per acre, will be similar

to the A-2 (Suburban) District Penn's Chapel residential development located on the east side. The northern part of the development, which consists of townhouses condominium does not really compare with the residential developments located in the surroundings. However, the proposed different housing type and the preservation of large green space areas and wetlands satisfy the PUD requirements.

The site is located in a conservation area, as designated by the 2025 comprehensive plan. The comprehensive plan defines a conservation area as an area designated for uses of land, water, flora and fauna that appear naturally. The proposed layout contributes to the preservation and the conservation of wetlands. Also, the addition of raised decks and walkways, is considered as an important element contributing to the inclusion of the wetlands in the design of the subdivision. The design of the subdivision and the raised decks and walkways will promote human enjoyment, recreation within the natural landscapes and the preservation of natural systems.

As for the location of the required open space, a total of 63.06 acres (70%) of the site will be designated as open space. The passive recreational area consists of a total of 60.1 acres and the active recreational area consists of 2.96 acres. Some greenspace areas are being proposed at the entrance and exit to the subdivision. One of the greenspace area has been designated as a park with picnic tables, benches and Bar-B-Q pits. Also, a 50 foot no cut buffer has been provided on the northern side of the subdivision and a 25' no cut buffer along Penn's Chapel Road. A tennis court will be located in the in the southern portion of the development. A raised walking path and observation deck will be provide connection between the the two phases of the subdivision.

The subdivision is proposed to be developed in only one phase, starting in January 2005.

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

A copy of the restrictive covenants has been provided as required. The subdivision will be connected to existing community central water and sewerage facilities. The applicants have submitted a copy of the environmental assessment data form and information as to the ultimate disposal of surface drainage, as required by the PUD guidelines. The flood demarcation lines and the wetlands delineation are also indicated on the plan.

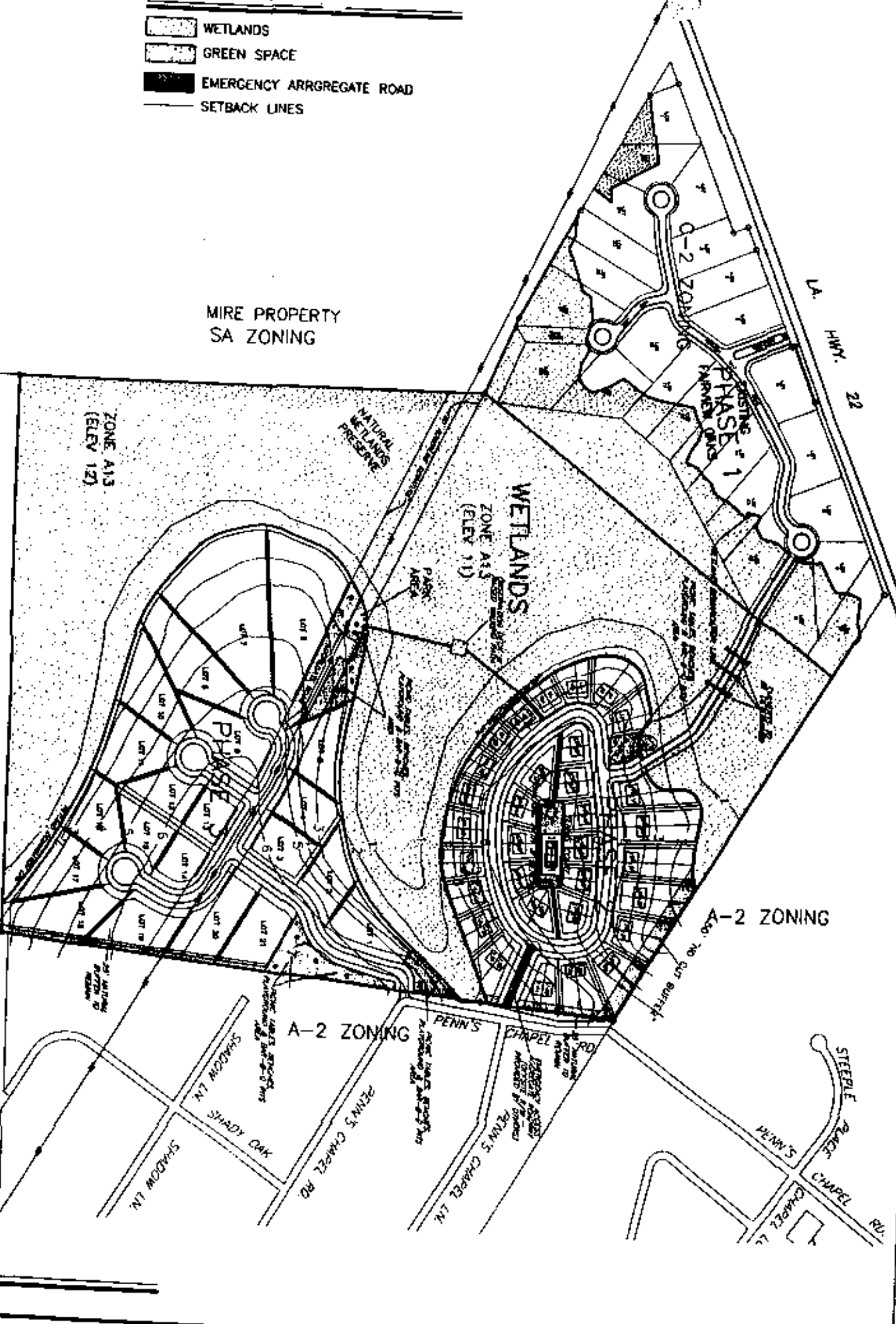
Finally, staff suggests that the single family residences located in the southern portion of the portion of the subdivision be built on pilings.

STAFF RECOMMENDATION:

The staff recommends that the request for a PUD (Planned Unit Development) District designation be tabled. The staff feels that the revised layout meets most of the criteria of the 2025 conservation designation. However, the proposed second access should not be reserved for emergency vehicles only, in order to provide a second to Hwy 22, for the residents of the townhomes and the southern section of the development. The second access from the townhouse development to Penn's Chapel Road, will provide a second entrance or exit in case Penn's Chapel Road or the access through Fairview Oaks is impassible or blocked.

-  WETLANDS
-  GREEN SPACE
-  EMERGENCY ARRGRGATE ROAD
-  SETBACK LINES

MIRE PROPERTY
SA ZONING

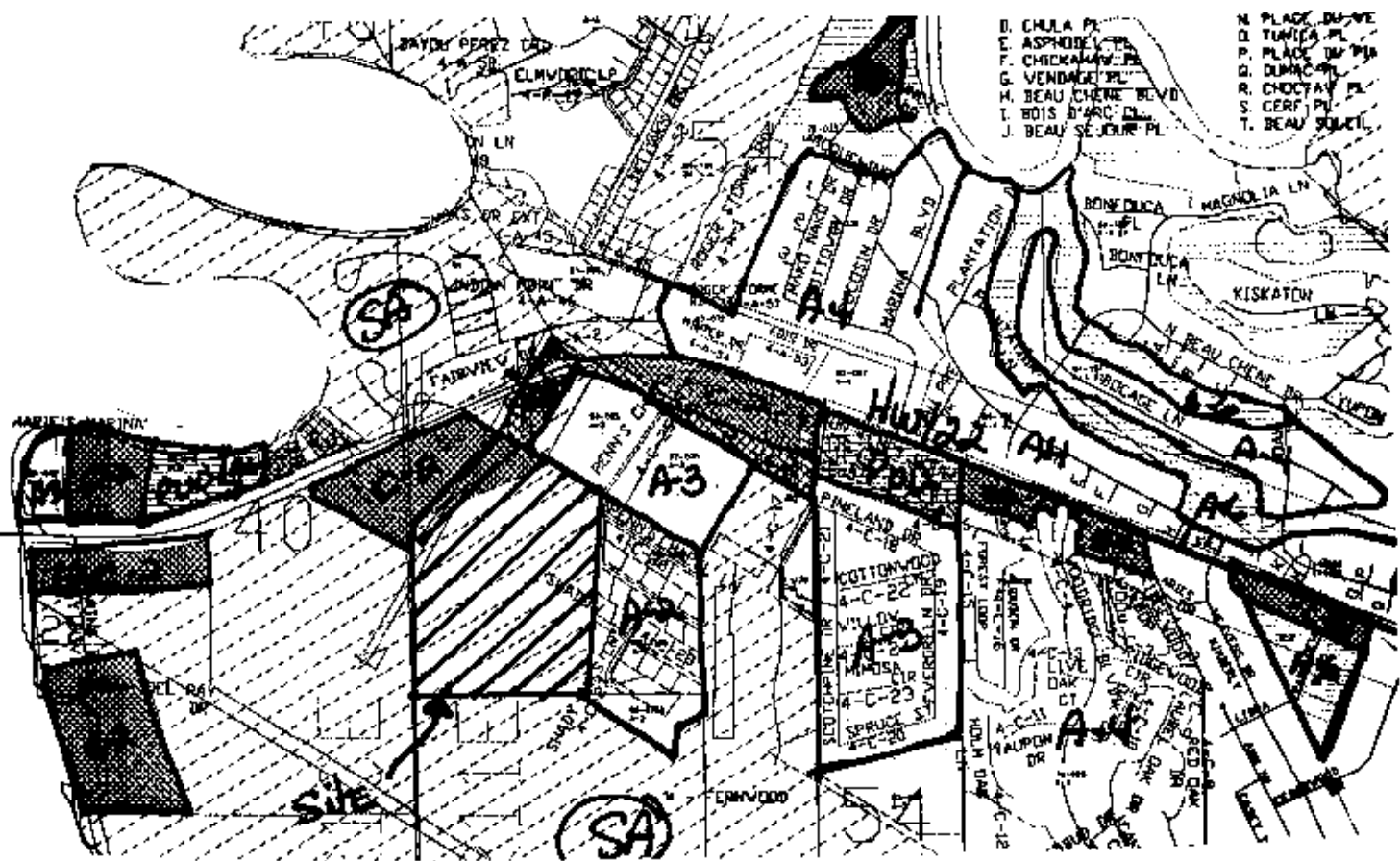
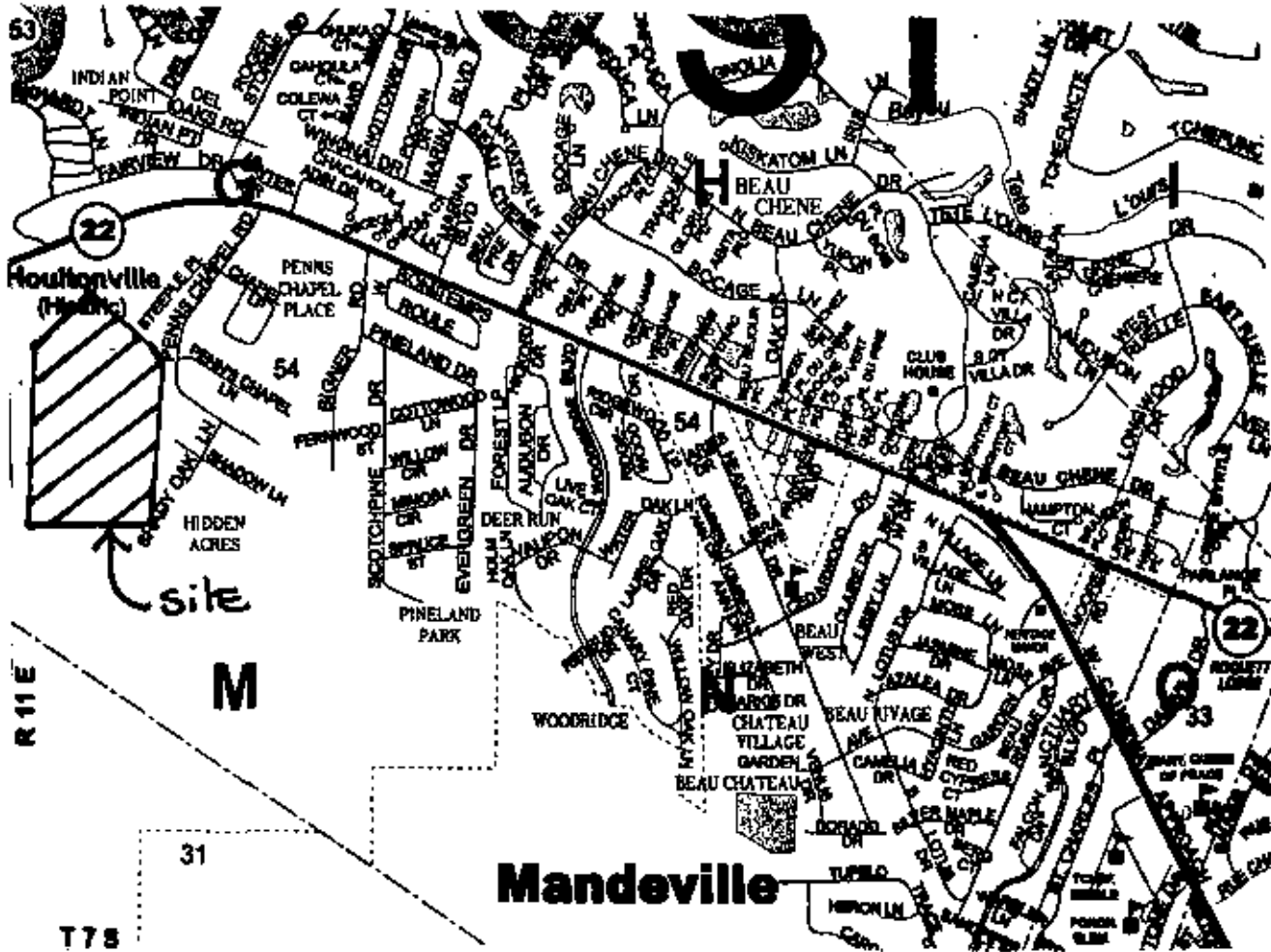


ULTONVILLE ESTATES
TOWNSHIP 7 SOUTH, RANGE 10+11 EAST
AMARY PARISH, LOUISIANA

CEIC COOPER ENGINEERING INC.
Civil Engineering • Planning • Environmental
P.O. Box 800 Coaling, Louisiana 70424 (504) 245-8878

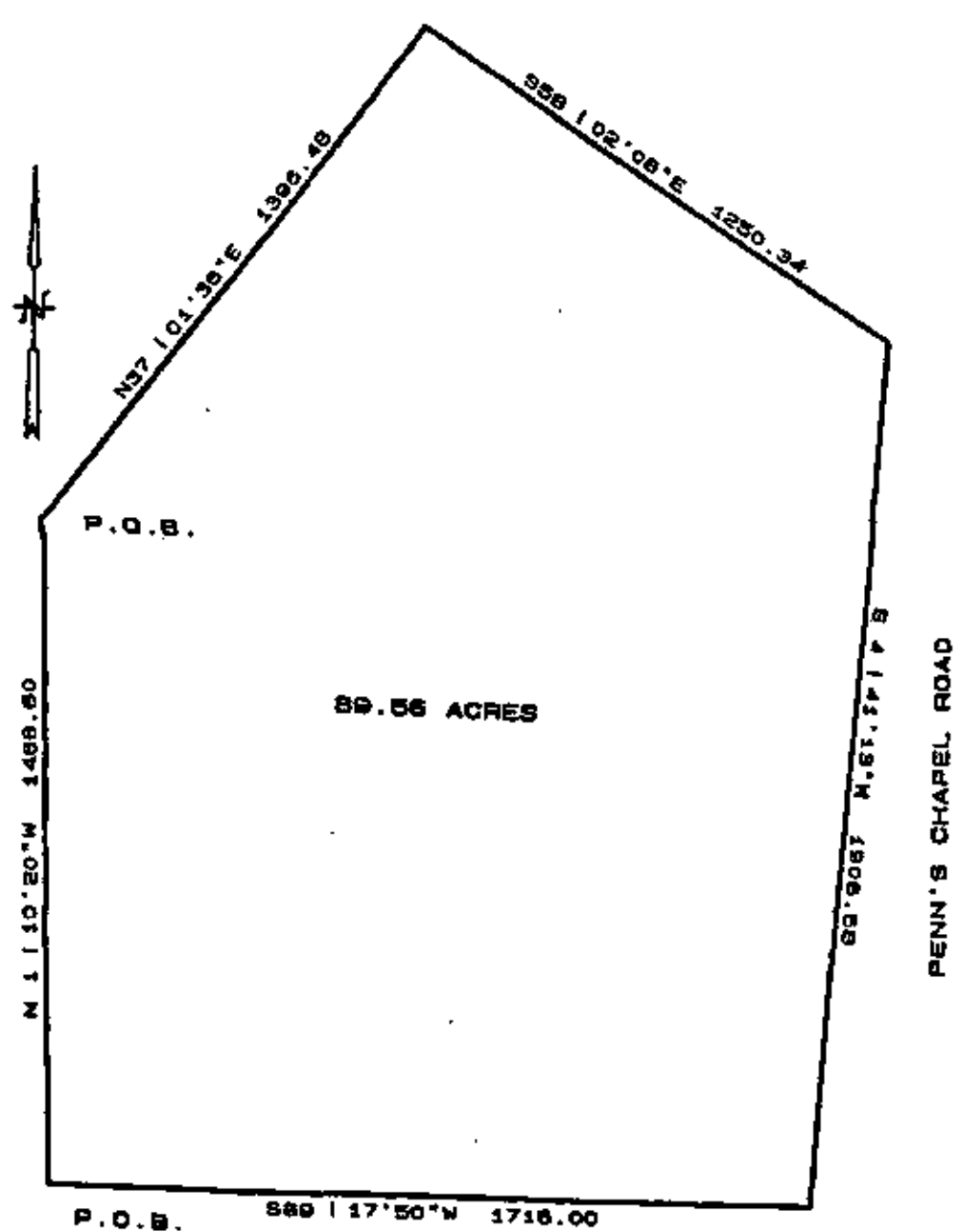
ZC04-10-087

CASE NO.: ZC04-10-087
PETITIONER: Leroy Cooper/Cooper Engineering, Inc.
OWNER: Favret Investments, L.L.C.
REQUESTED CHANGE: From SA (Suburban Agricultural) District and C-2 (Highway Commercial) District to PUD (Planned Unit Development) District
LOCATION: Parcel located south of LA Highway 22, west of Penn's Chapel Road;
SIZE: 89.56 acres



LEGAL DESCRIPTION:

A Parcel of land located in Section 54, Township 7 South, Range 11 East, St. Tammany Parish Louisiana as shown hereon.



P.O.B. 889 17'50"W 1716.00
 This Point is described as being South 1986.0 feet from the 1/2 Mile Post North of the Fifth Mile Post on the Range line common to Township 7 South, Range 10 East and Township 7 South, Range 11 East.

PENN'S CHAPEL ROAD

CERTIFIED TO:
 FAVRET INVESTMENTS, L.L.C.

LEGEND:
 O SET 1/2" IRON ROD
 F FOUND IRON ROD
 F FOUND OLD WOOD
 FENCE ---X---
 BEARINGS: RECORD
 SETBACK LINES ---
 FRONT SIDES
 REAR STREET

2004-10-087

This survey is based upon the description furnished by the client. There may be other restrictions not shown on this plat that exist in the public records. There are visible encroachments existing except as shown hereon. If not otherwise noted, elevations refer to NGVD 1929 datum.

I, hereby certify that this plat is based on a physical survey made on the ground and in accordance with the standards of a RURAL survey and the applicable standards of practice cited in LAC 48:141. Signature must be in RED and sealed by the undersigned for this plat to be certified correct.

SB/TYPE	"0"	CPN: 225205 0220 C
NDARY	20 AUG 04	FIRM DATE: 02 APR 91
WBOARDS		FIRM ZONE: "A13"
B TIE		BASE FLOOD: 11/12
BUILT		REVISED:
NO.	3510HE	SCALE: 1 inch = 400ft

WILSON-POPE, INC.
 LOUISIANA REGISTERED LAND SURVEYORS NO. 388
 1990 SURGI DRIVE
 HANDEVILLE, LOUISIANA 70448
 TEL: (985) 626-5651 FAX: (985) 626-5626

Description of Project

Applicant's Name Uncas Favret, Jr., Manager of Favret Investments, L.L.C.

Address 68359 Taulla Drive, Covington, LA 70433

Attach area location Map showing the proposed development

Name of Development Houltoville Estates Subdivision

Section 40 & 54 Township 7 South Range 11 East

Number of acres in Development 90.4

Type of Streets Concrete

Type of water system Community

Type of sewerage system Community

Ultimate disposal of wastes Tchefuncte River, ultimately to Lake Pontchartrain

Ultimate disposal of surface drainage Tchefuncte River, ultimately to Lake Pontchartrain

Land form: Flat X Rolling _____ Marsh X
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**

2004-10-087

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 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.

ZC04-10-087

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: 08-23-04

TITLE: Leroy J. Cooper, P.E.

Leroy J. Cooper

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:

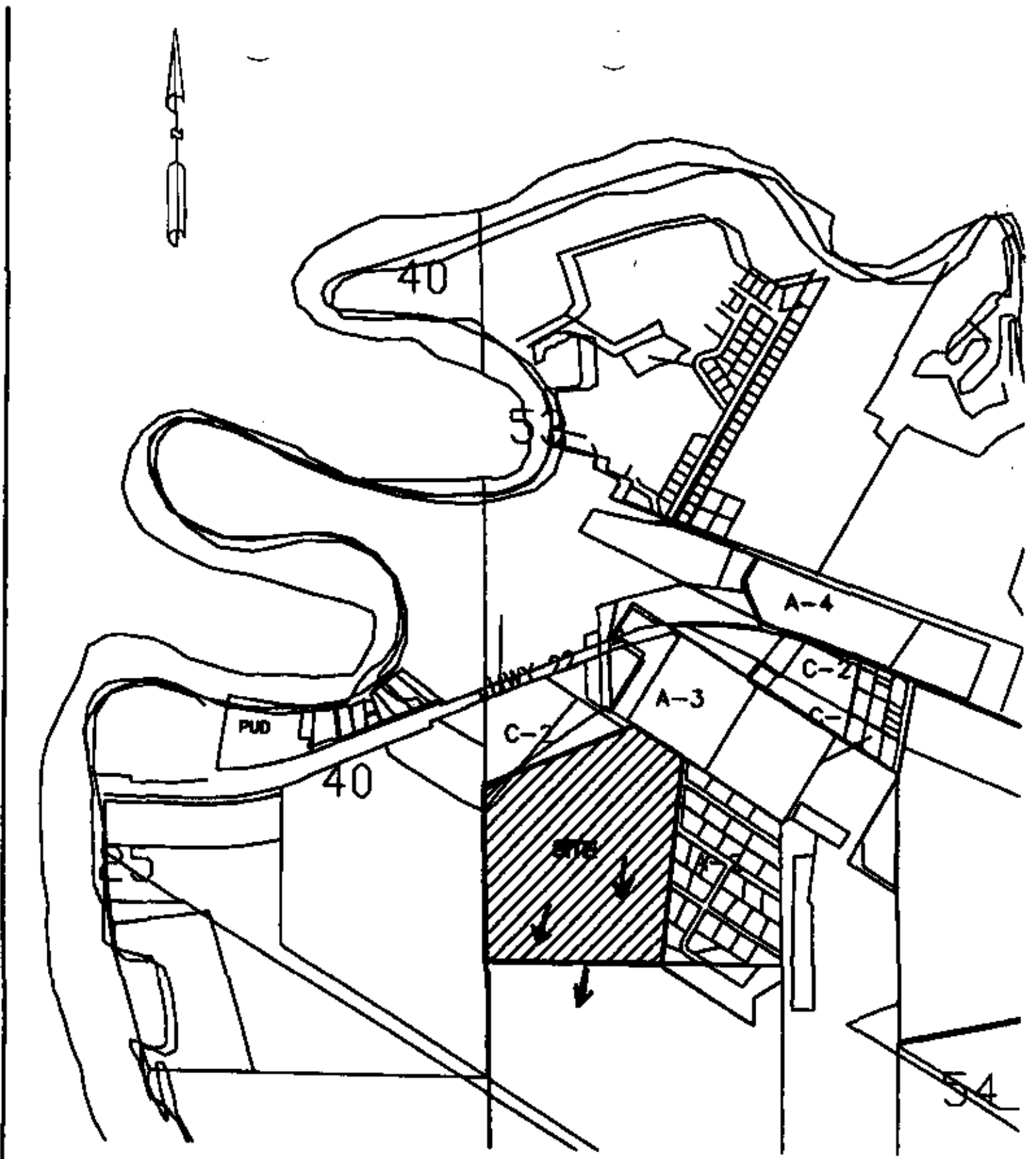
DATE:

POLICE JUROR:

WARD:

ZC04-10-087

7804-10-087



ULTIMATE DISPOSAL

NOT TO SCALE

03-074

U-1

04-13-04

PLAN FOR
HOULTONVILLE ESTATES
 SECTION 40+54, TOWNSHIP 7 SOUTH, RANGE 10+18 EAST
 ST. TAMMANY PARISH, LOUISIANA

CEI Cooper Engineering, Inc.
 Civil Engineering • Planning • Environmental
 P.O. Box 1890 Coligny, Louisiana 70004 (504) 835-0101