



ST. TAMMANY PARISH

DEPARTMENT OF PLANNING
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Appeal # 6

*Kevin Davis
Parish President*

ZC Approved 4/5/05

**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: 4/14/05

(Reference Case on Zoning Commission Agenda)

*ZC 04-11-092 (April 5, 2004 Zoning
agenda)*

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

George R. Blue Jr.
(SIGNATURE)

GEORGE R. BLUE JR
21565 ROUSSEAU RD
COVINGTON, LA 70433

PHONE #: 892-5077



ZC04-11-092

Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 49.3 acres
Petitioner: David Weber
Owner: Graber, L.L.C. & Valiga L.L.C.
Location: Parcel located on the south side of LA Highway 1085, west of LA Highway 21, across from Bricker Road, S45 & 46, T7S, R10E & 11E, Ward 1, District 1

Council District: 1

(Tabled from 3/1/05 Meeting)

ZONING STAFF REPORT

Date: April 1, 2005
Case No.: ZC04-11-092
Prior Action: Tabled (03/01/05)
Posted: 03/14/05

Meeting Date: April 5, 2005
Determination: Approved

GENERAL INFORMATION

PETITIONER: David Weber
OWNER: Graber, L.L.C. & Valiga L.L.C.
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, across from Bricker Road; S45 & 46, T7S, R10E & 11E; Ward 1, District 1
SIZE: 49.3 acres

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	Undeveloped	SA (Suburban Agricultural) District
South	Undeveloped	SA (Suburban Agricultural) District & PUD (Planned Unit Development) District
East	Undeveloped	C-1 (Neighborhood Commercial) District & C-2 (Highway Commercial) District
West	Undeveloped	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 adjoin 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 in order to create a new single family residential subdivision. The site is located on the southwest side of LA Highway 1085, west of LA Highway 21, in close proximity to Bricker Road. A revised plan has been submitted increasing the number of residential lots from 98 to 100 lots. Also, as shown on the plan, the initially proposed 1.73 acre commercial has been removed from the proposed development. The elimination of the commercial parcel will provide a 100 foot green belt along the entire Hwy 1085 frontage. The size of the residential lots, remains the same, varying from 70' to 100' width and from 90' to 140' in depth. The density of the development will remain at approximately 2.03 units per acre.

GREENSPACE

The proposed development provides ample greenspace and the subdivision design displays a greater degree of creativity than a conventional subdivision. As for the location of the required open space, the total percentage of the site designated as open space has been increased from 30.5 % to 35% and from 15 to 17.15 acres. The total percentage dedicated to passive recreational activities will be of 50% and the total percentage dedicated to active recreational activities will be of 50%. Sufficient passive recreational amenities have been provided on the site such as nature trails, pavilion and interior greenspace area. However, no active recreational amenities have been provided on the site, considering that the subdivision is located in close proximity to the future YMCA and the existing Coquille Recreation Facility. Staff feels that a pool and cabana should be provided on site, in order to meet the PUD active recreational amenity requirements.

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 true conservation in relation with the recreation areas. 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 vast majority of its designated open space, the proposed development plan definitely 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 density of the PUD, which is of 2.03 units per acre, is considered as being similar to the adjoining residential uses. However, the different sizes of the proposed lots, are much larger than the existing subdivision in the surrounding area.

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 of the commercial and residential buildings and the minimum front, side and rear yard for each different lot sizes have also been provided as required.

The proposed residential subdivision is proposed to be developed in 4 different phases. The number of lots and the approximate date to begin construction for each phase of the subdivision. The commercial development is planned to be constructed in Spring of 2006, as the same time, the first phase of residential construction will be taking place.

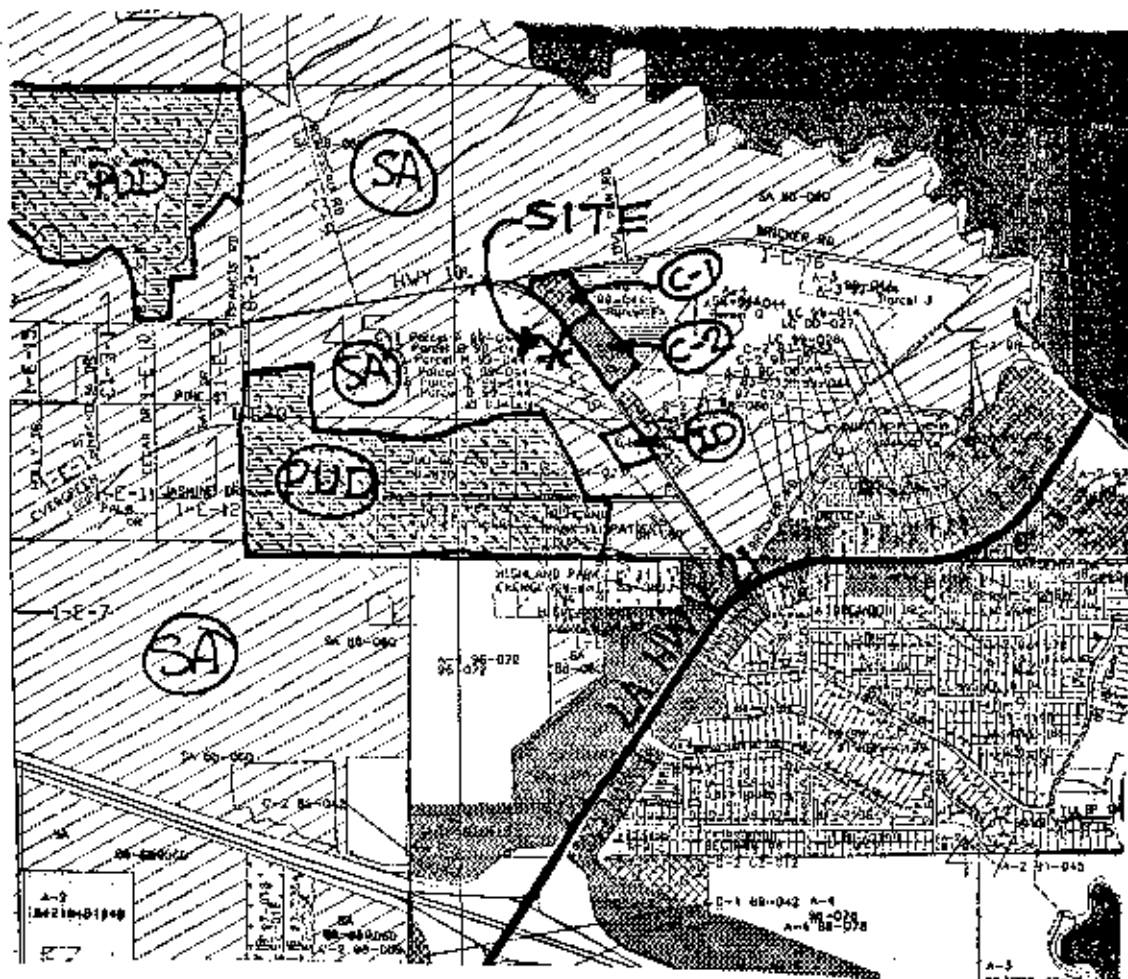
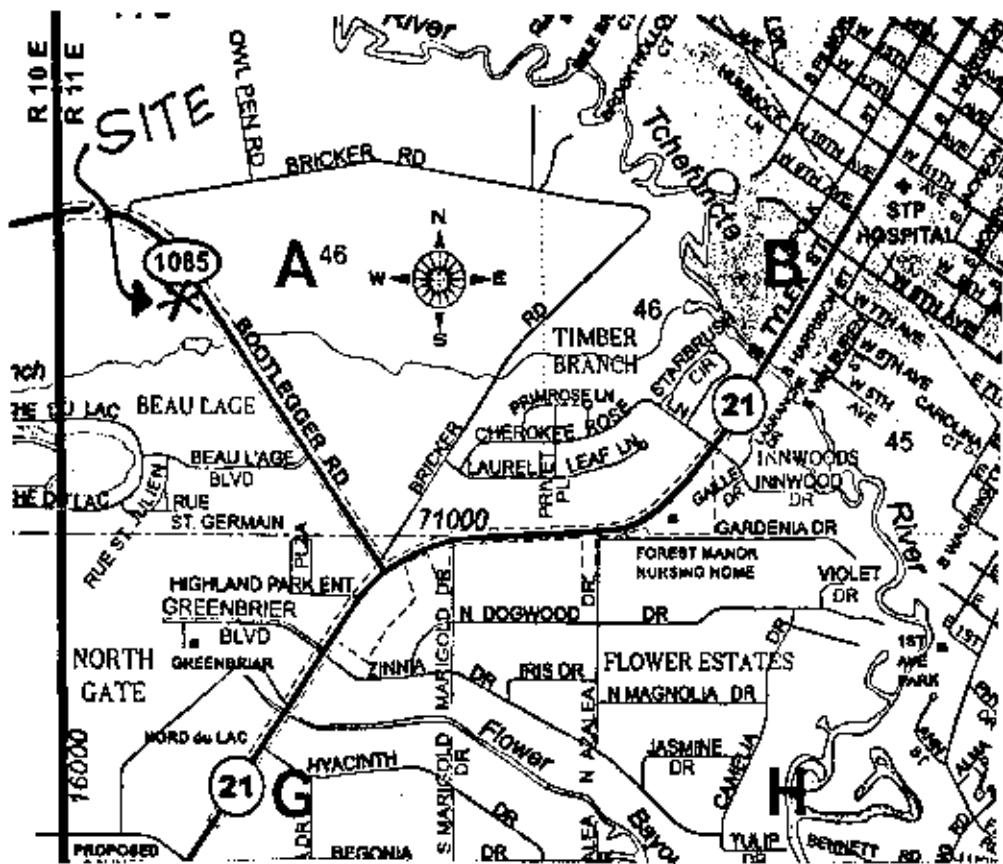
A copy of the restrictive covenants, the environmental assessment data form and information as to the ultimate disposal of surface drainage, as required by the PUD guidelines. The flood demarcation lines and the wetlands delineation are indicated on the plan as required.

Community water will be provided for the proposed subdivision. Central sewer facilities will be provided on site, in the rear green space area.

STAFF RECOMMENDATION:

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

CASE NO.: ZC04-11-092
PETITIONER: David Weber
OWNER: Graber, L.L.C.
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, across from Bricker Road; S45 & 46, T7S, R10E & 11E; Ward 1, District 1
SIZE: 49.3 acres



ENVIRONMENTAL ASSESSMENT DATA FORM

Description of Project

Applicant's Name WEBBER LAND + DEVELOPMENT

Address 4440 CIBASTANT ST., STE C, METairie, LA 70006

Attach area location Map showing the proposed development

Name of Development WESTON GLEN

Section 45 + 46 Township 7-5 Range 10E + 11E

Number of acres in Development 30.3

Type of streets ASPHALT

Type of water systems CENTRAL

Type of sewerage system CENTRAL

Ultimate disposal of wastes TIMBERBRANCH ->

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 so how much

Name of Stream _____

Major highway frontage: Yes _____ No _____

Name of Highway LA 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

2004-11-092

Contd:

ANSWER ALL QUESTIONS BY A CIRCLE AROUND YES OR NO

4. Breach national, state or local standards relating to
- | | | |
|--|-----|-------------------------------------|
| (1) Noise | YES | <input checked="" type="radio"/> NO |
| (2) Air Quality | YES | <input checked="" type="radio"/> NO |
| (3) Water Quality | YES | <input checked="" type="radio"/> NO |
| (4) Contamination of public water supply | YES | <input checked="" type="radio"/> NO |
| (5) Ground water levels | YES | <input checked="" type="radio"/> NO |
| (6) Flooding | YES | <input checked="" type="radio"/> NO |
| (7) Erosion | YES | <input checked="" type="radio"/> NO |
| (8) Sedimentation | YES | <input checked="" type="radio"/> NO |
- b. Affect rare or endangered species of animal or plant habitat or such a species
- i. Cause substantial interference with the movement of any resident or migratory fish or wildlife species
- j. Induce substantial concentration of population
- k. Will dredging be required
- YES NO
- YES NO
- YES NO
- 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:

WESTON GLEN

DATE: 8-30-04 TITLE: DB. Wall
DAVID B. WEBBER

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 _____