



DEPARTMENT OF PLANNING
 P. O. Box 628
 COVINGTON, LA 70434
 PHONE: (985) 898-2529
 FAX: (985) 898-3003
 e-mail: planning@stp.gov

Kevin Davis
 Parish President

Appeal 5

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: 05 July 06

ZC06-07-064

Existing Zoning:	SA (Suburban Agricultural) District
Proposed Zoning:	PUD (Planned Unit Development) District
Acres:	28.36 acres
Petitioner:	Leroy Cooper
Owner:	Henry V. Stanga, Jr.
Location:	Parcel located on the south side of Joiner Weimer Road and on the west side of LA Highway 1077, north of Stanga Road, S34, T6S, 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]
 (SIGNATURE)

GORDON MURRAY III

127 Hwy 22 E UNIT 517

MADISONVILLE LA. 70447

PHONE #: (985) 966-1077



ZONING STAFF REPORT

Date: June 26, 2006
Case No.: ZC06-07-064
Posted: 06/14/06

Meeting Date: July 5, 2006
Determination: Denied

GENERAL INFORMATION

PETITIONER: Leroy Cooper
OWNER: Henry V. Stanga, Jr.
REQUESTED CHANGE: From SA (Suburban Agricultural) District to PUD (Planned Unit Development) District
LOCATION: Parcel located on the south side of Joiner Weimer Road and on the west side of LA Highway 1077, north of Stanga Road; S34, T6S, R10E; Ward 1, District 1
SIZE: 28.36 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State & Parish

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Commercial	R (Rural) District
South	Residential	R (Rural) District
East	Residential	PUD (Planned Unit Development) District
West	Residential	SA (Suburban Agricultural) District

EXISTING LAND USE:

Existing development? No

Multi occupancy development? Yes

COMPREHENSIVE PLAN:

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:

CHARACTERISTICS OF THE PROPOSED SUBDIVISION

The petitioner is requesting to change the zoning from SA (Suburban Agricultural) District to PUD (Planned Unit Development) District for a new residential (13.87 acres) & commercial (3.24 acres) development. The residential portion of the development will be accessed from Joiner Wymer Road and the commercial portion will be accessed from Highway 1077. Formal pedestrian access ways are proposed to be provided throughout the subdivision and connecting the commercial and residential uses. Many parks are proposed to be provided making most of the residential lots facing a greenspace area. The average lot size will be of 6500 sq.ft. and density will be of 3.66 lots per acre.

Note that, as indicated on the plan, that only the commercial uses listed under C-1 (Neighborhood Commercial) District will be permitted on the site. Also, the commercial development will meet all the Parish setbacks, parking and landscaping regulation.

GENERAL PUD CRITERIA

Required information	Staff Comments
Title of the project, name of the developer, legal description	Provided as Required
Existing Land Use within 500' of all boundaries on the plan	Provided as Required
Minimum front, side, & rear setbacks & maximum height for Residential	Provided as Required
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Provided as Required (to be located offsite)
Wetland Delineations	Must be provided (wetlands delineation has not been completed)
Flood Zone Demarcation Lines	No flood zone demarcation lines (Flood Zone C)
Ultimate Disposal of Surface Drainage	Provided as Required
Environmental Assessment Data Form	Provided as Required
Phasing	2 phases as indicated on the plan

GREENSPACE

A total of 7.1 acres (25%) of greenspace is now proposed to be provided on the site. The active recreational area will occupy 6% and the passive recreational area will occupy 19%. A pedestrian walkway, parks and play areas are proposed to be provided throughout the development, as passive amenities. As active amenities, a children's playground and a small enclosed pavilion with exercise equipments. Staff feels that additional active amenities should be provided such as pool, basketball field and tennis court.

COMPREHENSIVE PLAN ANALYSIS

The requested zoning change meets the 2025 land use plan, which designates the area to be developed with new residential uses and open spaces.

STAFF RECOMMENDATION:

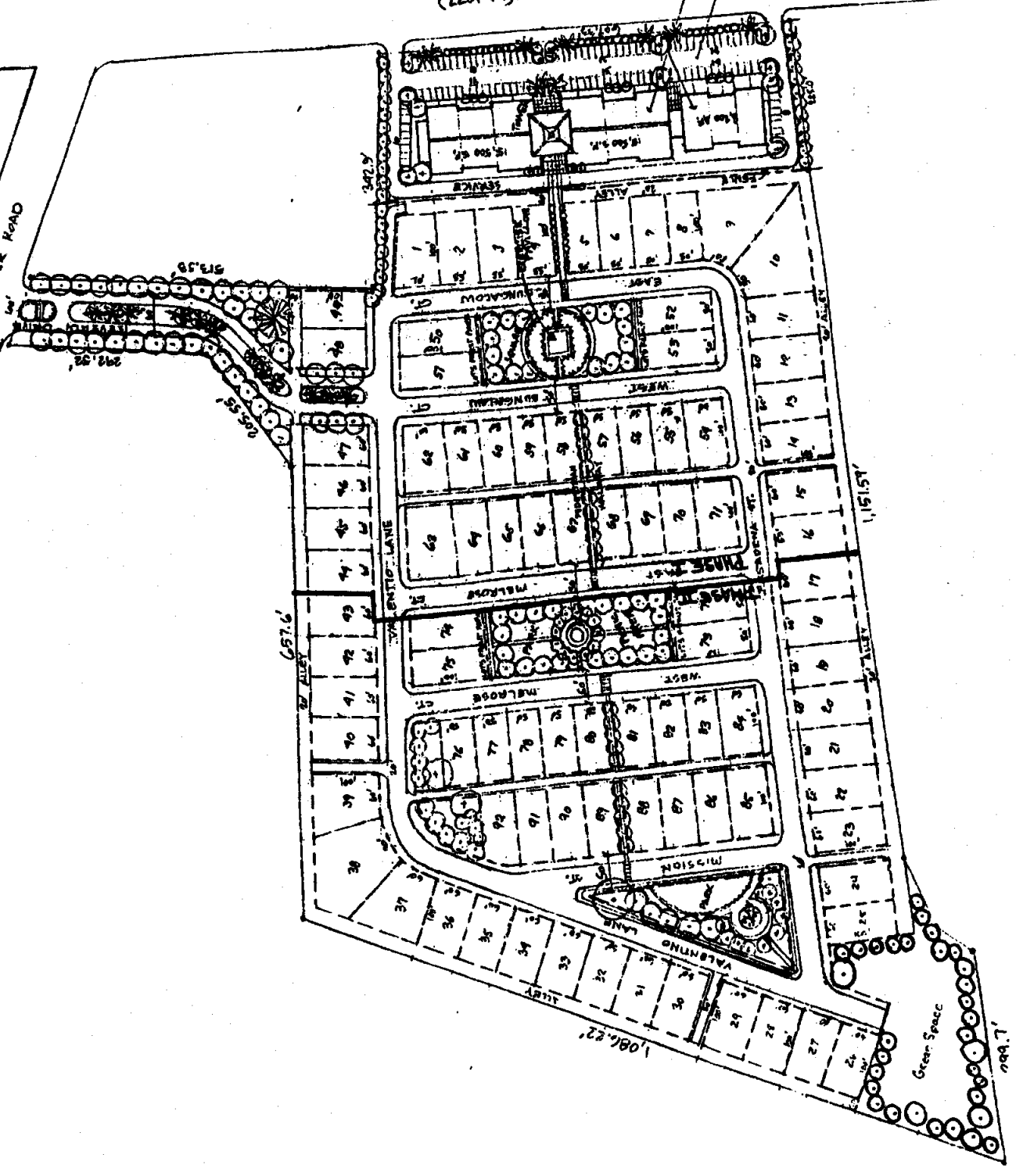
The staff recommends that the request for a PUD (Planned Unit Development) District designation be tabled considering that some of the required information have not been provided as stated below.

2006-01-064

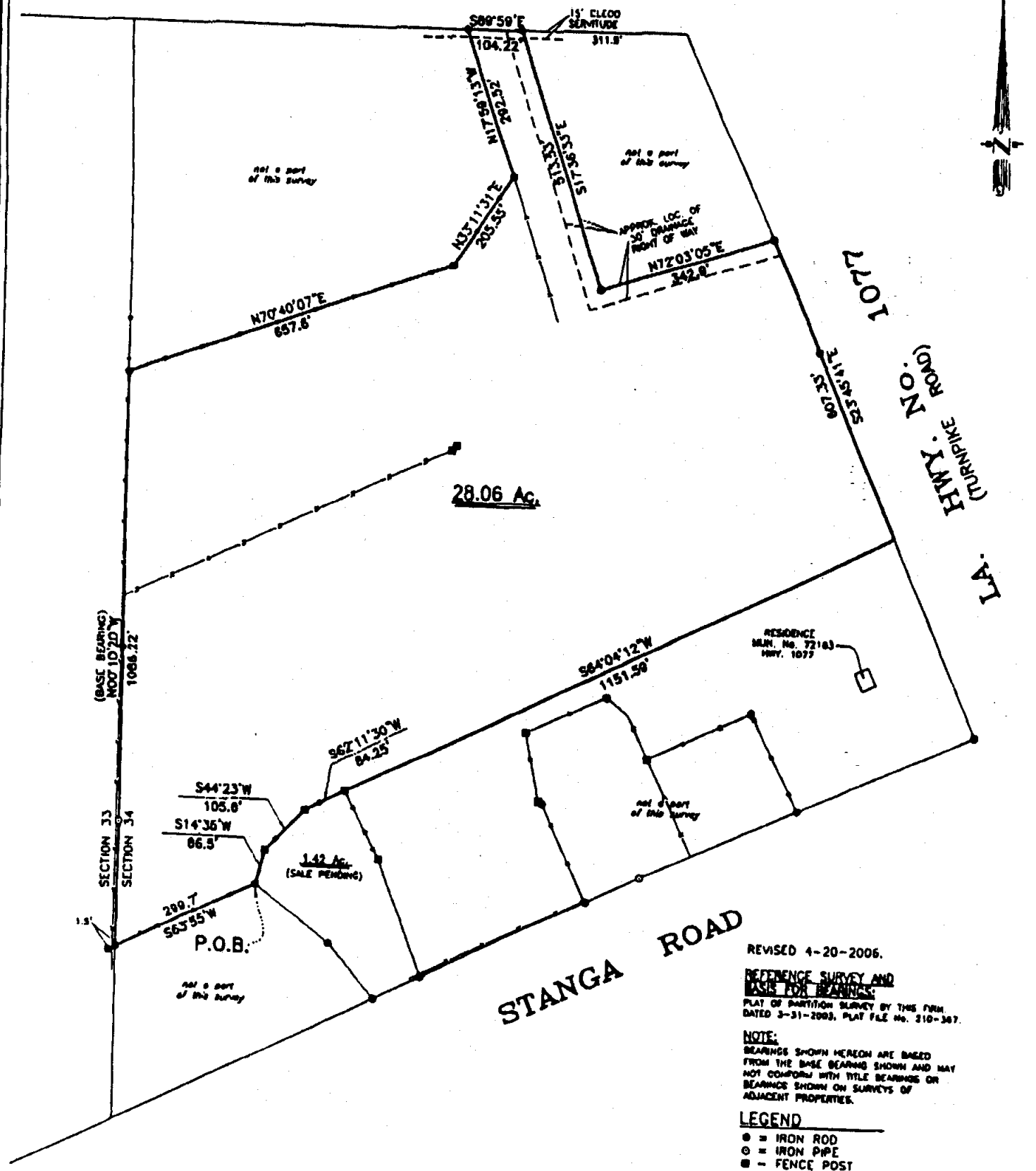
TOINER-WYTHEE ROAD

TURNPIKE ROAD (LA 1077)

27,000 S.F. RETAINMENT WALL
REMAINING SPACES



JOINER - WYMER ROAD



THE P.O.B. SHOWN HEREON IS REPORTED TO BE LOCATED N00°11'W, 282.00'; N80°13'E, 362.00'; N00°11'W, 437.30'; N34°05'W, 40.00'; N83°35'E, 405.32'; S43°38'W, 443.48'; N81°42'15\"/>

REVISED 4-20-2006.

REFERENCE SURVEY AND BASIS FOR BEARINGS:
 PLAT OF PARTITION SURVEY BY THIS FIRM, DATED 3-31-2003, PLAT FILE NO. 210-367.

NOTE:
 BEARINGS SHOWN HEREON ARE BASED FROM THE BASE BEARING SHOWN AND MAY NOT CONFORM WITH TITLE BEARINGS OR BEARINGS SHOWN ON SURVEYS OF ADJACENT PROPERTIES.

LEGEND

- = IRON ROD
- = IRON PIPE
- = FENCE POST

NOTE:
 ANY PONDS, UTILITIES, DITCHES, SHEDS, TRAILERS, DRIVEWAYS, ADDITIONAL FENCES, ADDITIONAL PROPERTY CORNERS, ADDITIONAL SERVITUDES AND/OR ADDITIONAL IMPROVEMENTS OF ANY NATURE THAT MAY EXIST WITHIN OR NEAR THIS PROPERTY, IF ANY, ARE NOT SHOWN HEREON.

THIS PLAT REPRESENTS A SKETCH ONLY AND NOT A SURVEY. THIS PLAT DOES NOT CONFORM WITH THE ADOPTED LOUISIANA SURVEYING STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS.

SKETCH OF PROPERTY SITUATED IN SECTION 34 TOWNSHIP 8 SOUTH RANGE 10 EAST ST. TAMMANY PARISH, LA

FONTCUBERTA
Surveys
 INCORPORATED
 PROFESSIONAL LAND SURVEYORS

PREPARED FOR:
 SAM MARKOVICH

DATE 3-21-2006	SCALE 1" = 200'	P.O. BOX 1782 CONVICTON, LA 70432 PHONE: (888) 883-7461	DRAWN BY HAM	CHECKED BY TJF	JOB NO. 463992	PLAT FILE NO. 210-449
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CASE NO.:

ZC06-07-064

PETITIONER:

Leroy Cooper

OWNER:

Henry V. Stanga, Jr.

REQUESTED CHANGE:

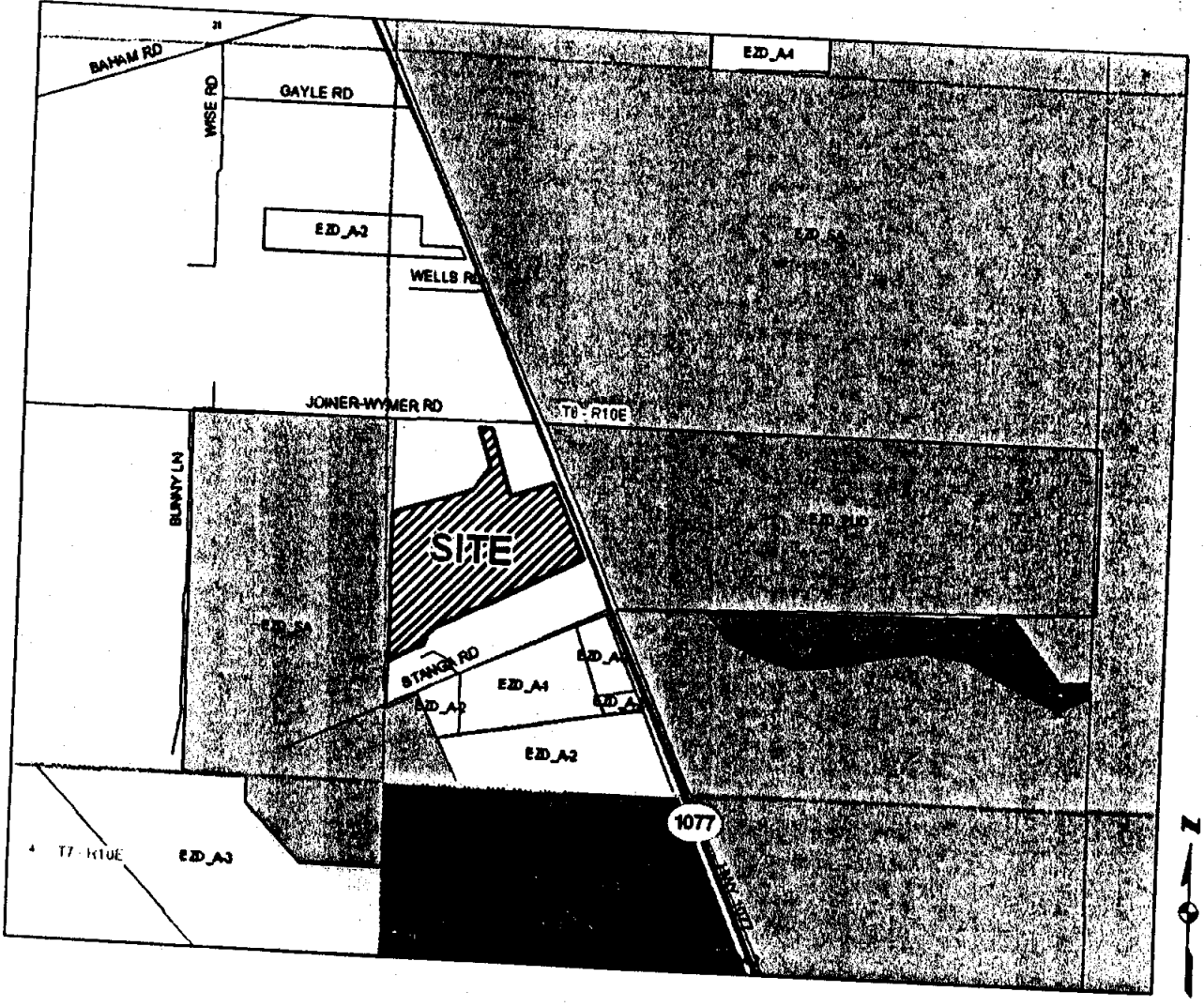
From SA (Suburban Agricultural) District to PUD (Planned Unit Development) District

LOCATION:

Parcel located on the south side of Joiner Weimer Road and on the west side of LA Highway 1077, north of Stanga Road; S34, T6S, R10E; Ward 1, District 1

SIZE:

28.36 acres



206-01004

ENVIRONMENTAL ASSESSMENT DATA FORM

Description of Project

Applicant's Name Diamond Properties, Inc.

Address 127 Highway 22E, Unit 517, Madisonville, LA 70447

Attach area location Map showing the proposed development

Name of Development The Bungalows

Section 34 Township 6 South Range 10 East

Number of acres in Development ±22.36

Type of Streets Asphalt

Type of water system Community

Type of sewerage system Community

Ultimate disposal of wastes East Bedico Creek, and ultimately to Lake Pontchartrain

Ultimate disposal of surface drainage East Bedico Creek, and ultimately 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 N/A

Major highway frontage: Yes _____ No X

Name of Highway N/A

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

206-072064

Cont:

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.

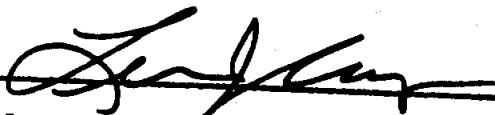
No

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.

2006-07-064

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:



DATE: *May 15, 2006*

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: _____

206-07-064

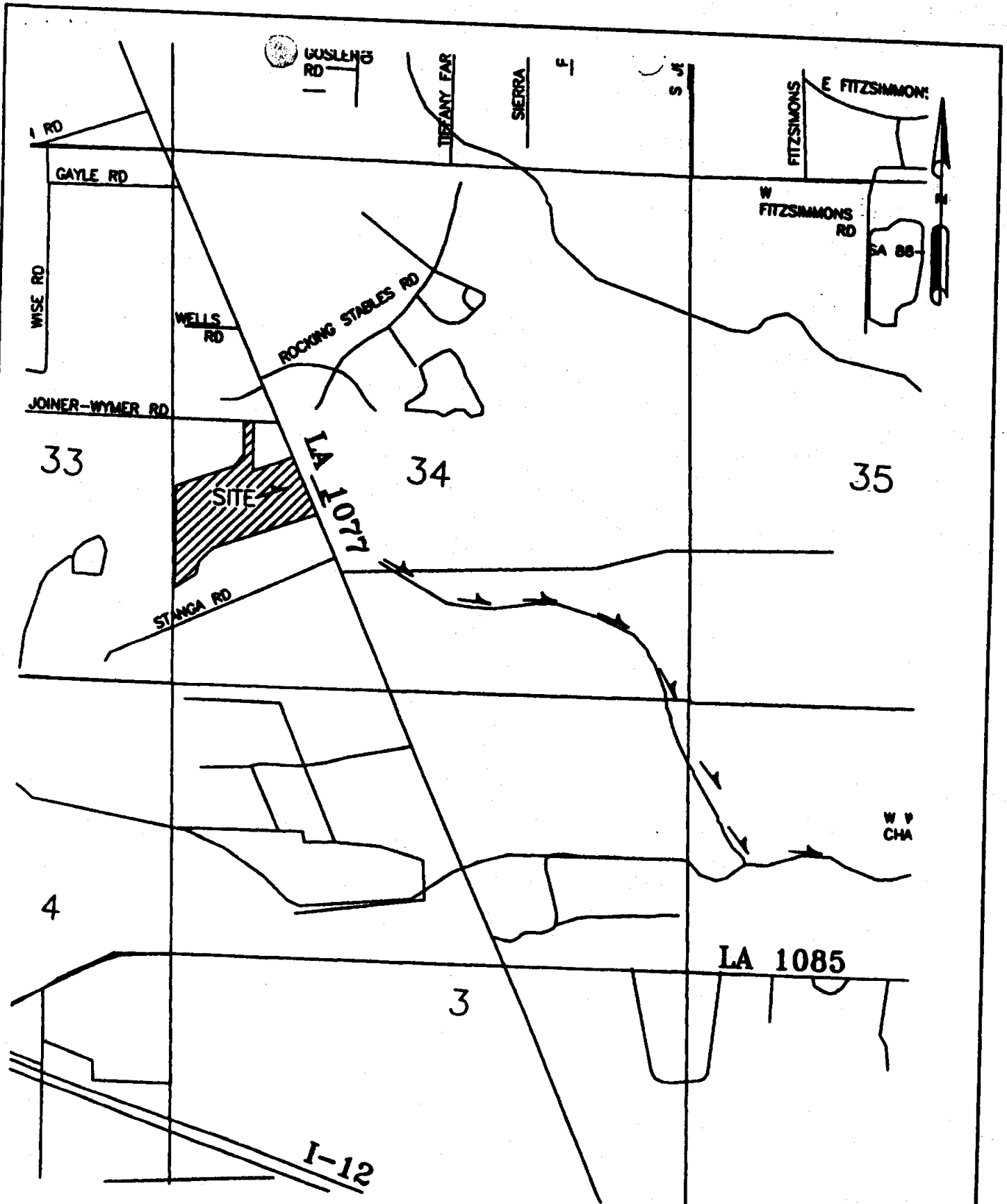
RESTRICTIVE COVENANTS

The Bungalows

CEI Reference No.: 06-057

1. Each lot will not have more than one dwelling.
2. Front setbacks will not be less than 20 feet from the property line. Side building setbacks will not be less than 5 feet from the property line. Rear building setbacks will not be less than 15 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. The Homeowners Association will be responsible for maintaining the green space areas within this development.
10. 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.
11. Roadside ditches must remain, subsurface drainage will not be allowed anytime in the future.
12. 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.
13. Lots may not be used for the storage of trash or junk vehicles.

2C06-07-064



ULTIMATE DISPOSAL

NOT TO SCALE

06-057

U-1

05-11-08

PLANS FOR
THE BUNGALOWS
 SECTION 34, TOWNSHIP 6 SOUTH, RANGE 10 EAST
 ST. TAMMANY PARISH, LOUISIANA

CEI COOPER ENGINEERING, INC.
 Civil Engineering Planning Environmental

P.O. Box 1870 Covington, Louisiana 70434 (985) 845-8155