



ST. TAMMANY PARISH
 DEPARTMENT OF PLANNING
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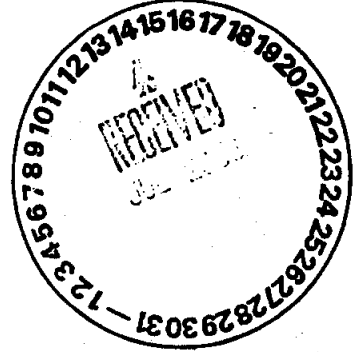
Kevin Davis
 Parish President

Appeal 8

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: July 14, 2006



ZC06-07-061
 Existing Zoning: A-2 (Suburban) District
 Proposed Zoning: PUD (Planned Unit Development) District
 Acres: 13.4869 acres
 Petitioner: Steve Duvernay
 Owner: FMG/LTL, L.L.C.
 Location: Parcel located on the south side of Morgan Bluff Road, east of Military Road, S19, T8S, R15E, Ward 8, District 9
 Council District: 9

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

[Handwritten Signature]
 (SIGNATURE)

Steve Duvernay

235 Azores Dr.

Slidell, La. 70458

PHONE #: (985) 645-9646

ZONING STAFF REPORT

Date: June 26, 2006
Case No.: ZC06-07-061
Posted: 06/14/06

Meeting Date: July 5, 2006
Determination: Denied

GENERAL INFORMATION

PETITIONER: Steve Duvernay
OWNER: FMG/LTL, L.L.C.
REQUESTED CHANGE: From A-2 (Suburban) District to PUD (Planned Unit Development) District
LOCATION: Parcel located on the south side of Morgan Bluff Road, east of Military Road; S19, T8S, R15E; Ward 8, District 9
SIZE: 13.4869 acres

ACCESS ROAD INFORMATION

Type: Parish

SITE ASSESSMENT

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Residential	A-4 (Single Family Residential) District
South	Residential	A-2 (Suburban) District
East	Residential	A-2 (Suburban) District
West	Residential	A-2 (Suburban) 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 A-2 (Suburban) District to PUD (Planned Unit Development) District for a new single family residential subdivision. The site is located on the south side of Morgan Bluff Road, east of Military Road. The development will consist of 37 lots with an average lot size of 7800 sq.ft and a density of 2.74 lots per acre.

ZC06-07-061

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 (Off site)
Wetland Delineations	Provided as Required
Flood Zone Demarcation Lines	Provided as Required
Ultimate Disposal of Surface Drainage	Provided as Required
Environmental Assessment Data Form	Provided as Required
Phasing	1 Phase

GREENSPACE

A total of 4.05 acres (30%) of greenspace is proposed to be provided on the site. The percentage of active recreational amenities will occupy 5% and the passive recreational amenities will occupy 95%. Greenspace and picnic area and walking path are proposed to be provided as passive amenities. A volleyball court is proposed to be provided as active amenities.

COMPREHENSIVE PLAN ANALYSIS

The 2025 land use plan designates the area to be developed with new residential uses on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. The proposed development meets the comprehensive plan's definition providing a greater density of use, preserve the natural environments, provide for open space, recreational, residential uses.

STAFF RECOMMENDATION:

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

2006-07-06/

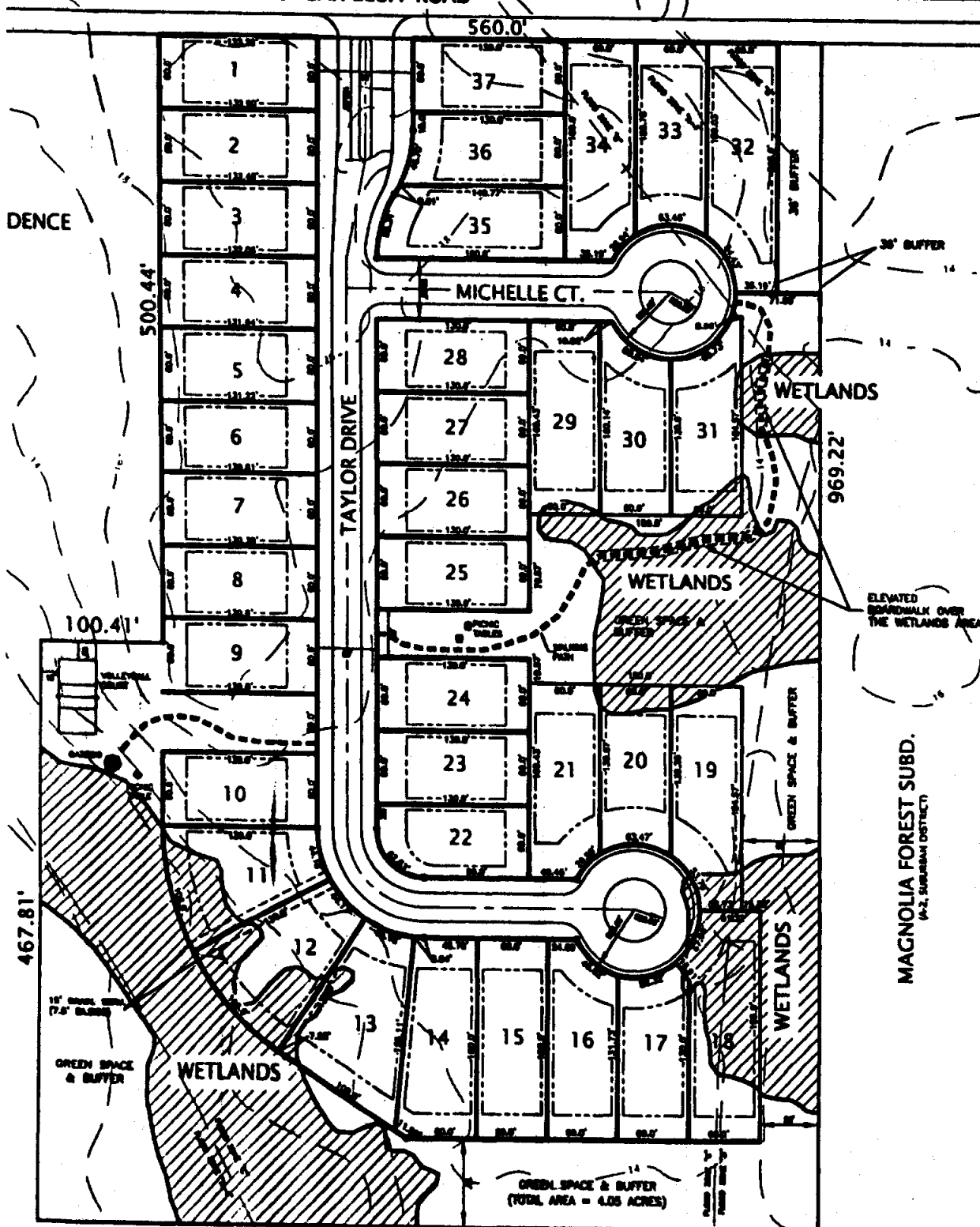
Tentative Subdivision Plan
for

TIGER TRACE SUBDIVISION
A PLANNED UNIT DEVELOPMENT

Located in Section 19, Township 8 South,
Range 15 East, St. Tammany Parish,
Louisiana

FOREST RIDGE SUBD.
(A-4, SINGLE FAMILY RESIDENTIAL)

MORGAN BLUFF ROAD



RESTRICTIVE COV

1. THE ONLY RESIDENCES PERMITTED IN THIS SUBD. ARE SINGLE FAMILY RESIDENCES, AND ONLY ONE SINGLE FAMILY RESIDENCE ON EACH LOT, AND NO OTHER FAMILY OR BUSINESS USES SHALL BE PERMITTED ON ANY LOT.
2. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED AND THESE EASEMENTS ARE HEREBY MADE AVAILABLE TO A COMMUNITY (PUBLIC) SUPPLY AND FOR USE APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL, PARISH, UNLESS A SUBDIVISION IS SERVED BY A WATER SYSTEM (SUPPLY). NO PRIVATE WATER SUPPLY SYSTEMS (CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING AN INDIVIDUAL OR STRUCTURE, OR OF ANY KIND, AND NO SUCH SYSTEM SHALL BE A SOURCE OF ANY SUCH SOURCE AND ANY SOURCE OF 1 WATER SYSTEM (SUPPLY).
3. FRONT BUILDING SETBACK SHALL BE NO LESS THAN 10 FEET FROM THE FRONT PROPERTY LINE, AND 5 FEET FROM THE SIDE PROPERTY LINE. SIDE SETBACKS SHALL BE NO LESS THAN 5 FEET FROM THE PROPERTY LINE.
4. NO ACTS OF OFFENSIVE ACTIVITY SHALL BE COMPLETED, NOR SHALL ANYTHING BE DONE WHICH IS A BURDEN TO THE NEIGHBORHOOD, PARTICULARLY IN CONNECTION WITH THE USE OF ANY LOT.
5. SIGNAGE SHALL BE NO MORE THAN 6 FEET HIGH, AND SHALL BE LOCATED AT LEAST 10 FEET FROM THE CORNER OF ANY LOT, AND SHALL BE REMOVED FROM THE CORNER OF 1 LOT AND SHALL BE REMOVED FROM THE CORNER OF 1 LOT.
6. NO LOT SHALL BE FURTHER SUBDIVIDED OR TRANSFERRED WITHOUT THE APPROVAL OF THE DISTRICT ENGINEER.
7. CONSTRUCTION OF ANY IMPROVEMENTS IS PROHIBITED IN A SUBDIVISION UNLESS THE DISTRICT ENGINEER HAS BEEN ADVISED AND APPROVED.
8. THE RESTRICTIVE COVENANTS COVERED ABOVE SHALL BE ENFORCED IN ACCORDANCE WITH THE TERMS OF THE COVENANTS AND SHALL BE ENFORCED BY THE DISTRICT ENGINEER.
9. THE ABOVE-RECORDED RESTRICTIONS SHALL BE NO MORE THAN IN ACCORD WITH THE RESTRICTIONS ON THE FOREST RIDGE SUBD.

DEDICATION

THE LANDS OF THE LANDSCAPE COVERED BY THIS MAP ARE DEDICATED TO BE A TRAIL AND AROUND TIGER TRACE, A PLANNED UNIT DEVELOPMENT. ALL STREET RIGHTS-OF-WAY AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR THEIR PROPER USE AND MAINTENANCE AND SHALL BE MAINTAINED AND IMPROVED BY THE DISTRICT ENGINEER. THE DISTRICT ENGINEER SHALL BE ALLOWED TO TAKE SUCH ACTION FOR THE PUBLIC INTEREST AS HE DEEMES NECESSARY.

OWNER: FUG-13, L.L.A.

13.46 ACRES	37	LOT AREA
7,800 SQ. FT.	BY	1,207 SQ. FT.
AND LOT SIZE	LOT FRONTAGE	LOT AREA OF 1/2
FRONT SETBACK	LOT WIDTH	BY
REAR SETBACK	LOT DEPTH	FRONT R.O.W.
LOT WIDTH	FRONT	FRONT
REAR SETBACK UNDER DEPEND.	FRONT	FRONT

CERTIFICATION

THIS MAP IS CERTIFIED TO BE CORRECT AND IN ACCORD WITH THE DISTRICT ENGINEER'S SURVEY AND IS HEREBY DEDICATED TO THE PUBLIC FOR THEIR PROPER USE AND MAINTENANCE AND SHALL BE MAINTAINED AND IMPROVED BY THE DISTRICT ENGINEER. THE DISTRICT ENGINEER SHALL BE ALLOWED TO TAKE SUCH ACTION FOR THE PUBLIC INTEREST AS HE DEEMES NECESSARY.

John C. Boudreau
C.E. by Land Survey
Reg. No. 422

APPROVAL

APPROVED BY: MAGNOLIA FOREST PLANNING DISTRICT
APPROVED BY: MAGNOLIA FOREST PLANNING DISTRICT
DATE OF ISSUE
DATE FILED

MAGNOLIA FOREST SUBD.
(A-2, SUBURBAN DISTRICT)

658.85' MAGNOLIA FOREST SUBD.
(A-2, SUBURBAN DISTRICT)

NOTE: THIS DEVELOPMENT IS PLANNED AS PER THE DISTRICT ENGINEER'S SURVEY AND SHALL BE MAINTAINED AND IMPROVED BY THE DISTRICT ENGINEER. THE DISTRICT ENGINEER SHALL BE ALLOWED TO TAKE SUCH ACTION FOR THE PUBLIC INTEREST AS HE DEEMES NECESSARY.

2006-07-061

ENVIRONMENTAL ASSESSMENT DATA FORM

Description of Project

Applicant's Name FMG-LTL LLC

Address P.O. Box 310 Pearl River, LA 70452

Attach area location Map showing the proposed development

Name of Development Tiger Trace

Section 19 Township 8-5 Range 15-E

Number of acres in Development 13.49

Type of streets Concrete

Type of water systems Central

Type of sewerage system Central

Ultimate disposal of wastes Magnolia Forest Wastewater Treatment Plant

Ultimate disposal of surface drainage GUM BAYOU - PEARL RIVER

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 GUM BAYOU

Major highway frontage: Yes _____ No

Name of Highway _____

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

Condt:

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.

2006-07-06

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: 5/12/06

TITLE: Engineer

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