



ST. TAMMANY PARISH
 DEPARTMENT OF PLANNING
 P. O. BOX 688
 COVINGTON, LA 70424
 PHONE (985) 898-6888
 e-mail: planning@stpp.gov

Xenia Davis
Chief Clerk

Appeal #3

THE PETITIONER OR ANY AFFECTED 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

ZC06-10-096 DATE: 11/16/06

Existing Zoning: R(Rural) District
 Proposed Zoning: PUD (Planned Unit Development) District
 Acres: 440.78 acres
 Petitioner: Mr. Leroy Cooper
 Owner: Aphellon Holdings, L.L.C./ John Yemelos
 Location: Parcel located on the east side of LA Highway 1082, north of Elderberry Lane, S19 & 20, T5S, R12E, Ward 5, District 2
 Council District: 2

(TABLED FROM 10/3/06 MEETING)

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)

Leroy Cooper, Jr. / Aphellon Holdings, LLC
417 N. Strand Street
Covington, LA 70433

PHONE #: (985) 898-0504



ZONING STAFF REPORT

Date: October 25, 2006

Meeting Date: November 8, 2006

Case No.: ZC06-10-096

Determination: Denied

Prior Action: Tabled (10/03/06)

Posted: 10/16/06

GENERAL INFORMATION

PETITIONER: Mr. Leroy J. Cooper
OWNER: Aphelion Holdings, L.L.C. / John Yemelos
REQUESTED CHANGE: From R (Rural) District to PUD (Planned Unit Development) District
LOCATION: Parcel located on the east side of LA Highway 1082, north of Elderberry Lane; S 19 & 20, T5S, R12E; Ward 5, District 2
SIZE: 440.78 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	Single Family Residence	R (Rural) District
South	Single Family Residence	R (Rural) District
East	Undeveloped	R (Rural) District
West	Single Family Residence	R (Rural) District

EXISTING LAND USE:

Existing development? No Multi occupancy development? Yes

COMPREHENSIVE PLAN:

Residential/Agriculture- Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses – widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

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.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from R (Rural) District to PUD (Planned Unit Development) District. The site is located on the east side of LA Highway 1082, north of Elderberry Lane. A new single family residential development of 220 lots is proposed to be developed on the site. The total density will not exceed 0.5 lot per acre.

Summary of Proposed Residential Uses

Residential Uses	Lot Size	Number of Lots
Executive Lots	120' X 180' 21,600 square feet	48
Premier Lots	200' X 180' 36,000 square feet	91
Estate Lots	250' X 200' 50,000 square feet	81

ACCESS

The site is proposed to be accessed through a boulevard type access from LA Highway 1082. Considering the large size of the subdivision and the considerable number of lots, staff feels that a secondary access should be provided. The secondary access would definitely be necessary for Emergency Vehicles and/or if the main entrance would be inaccessible.

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	Provided as Required
Restrictive Covenants	Must be Provided as Required
Water & Sewer facilities	Provided as Required (to be located on site, as identified on plan)
Wetland Delineations	Provided as Required
Flood Zone Demarcation Lines	Provided as Required (No Flood Zone Lines)
Ultimate Disposal of Surface Drainage	Provided as Required
Environmental Assessment Data Form	Provided as Required
Phasing	Provided as Required (2 Phases)

GREENSPACE

A total of 154.38 acres (35%) of green space is proposed to be provided on the site. Approximately 5% of the green space will be dedicated to active recreational use and 30% will be dedicated to passive recreational use. Numerous passive and active amenities are proposed to be provided within the subdivision such as baseball fields, playgrounds, exercise room, pool, cabana, gazebos and docks. Formal accesses to all the parks, lakes and amenities are also provided.

COMPREHENSIVE PLAN ANALYSIS

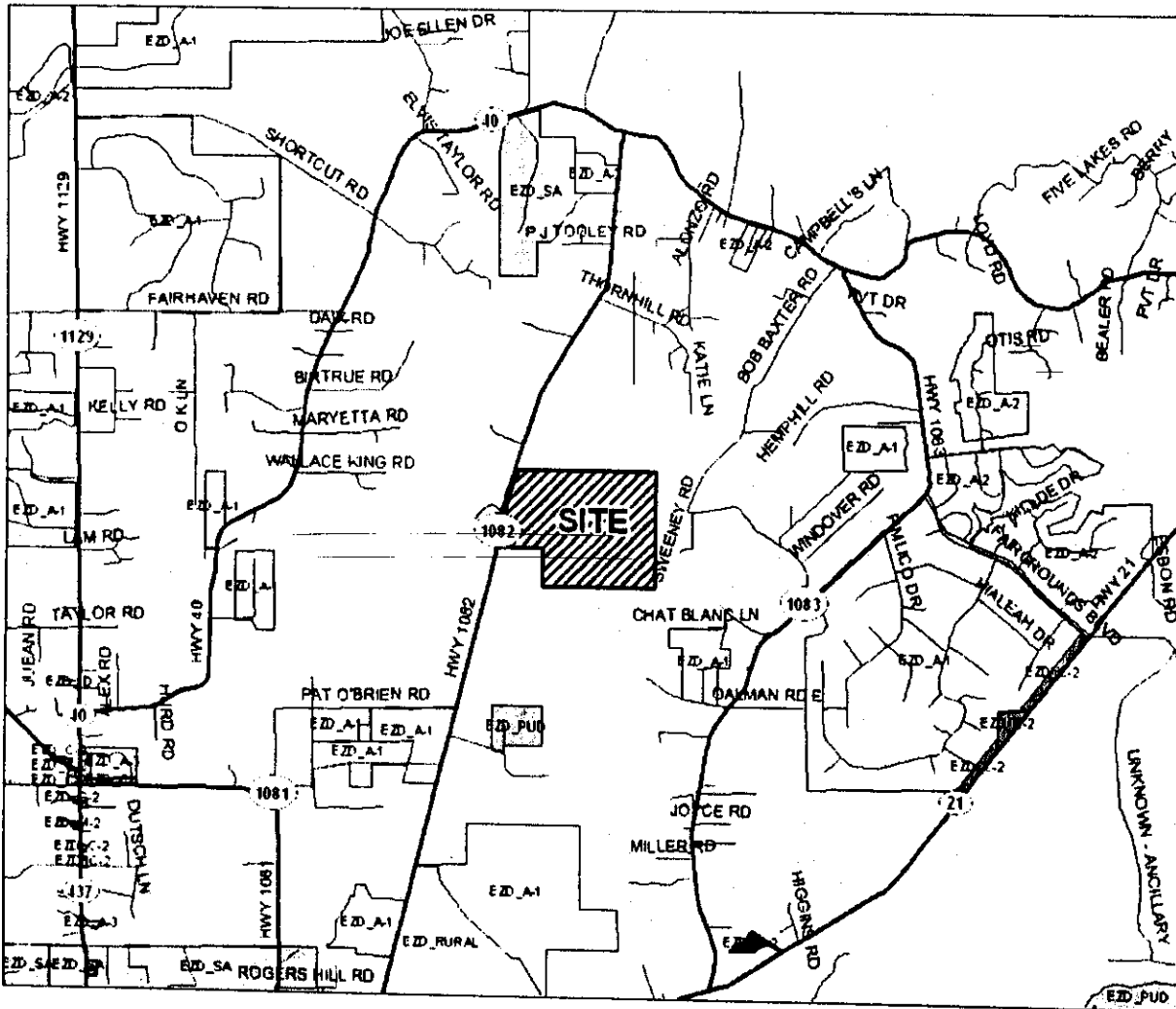
The 2025 future land use plan designates the area for agricultural and rural residential uses, which encourages the maintenance of the rural countryside and the preservation of undeveloped land, located outside of growth area. The area is currently developed with large parcels of land, with single family residential uses largely distanced from one another. The proposed residential development of 220 lots does not meet the 2025 designation, considering that it has a much greater number of units per acre.

The site is also designated to be developed as a conservation area, which should include some activities for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes and the preservation of natural systems. After review of the plan, it is possible to observe that the proposed development meets that element of the 2025 designation. Most of the wetlands have been integrated within the design of the subdivision, making the natural features easily accessible throughout the site. Also, most of the lots have been located outside of the area designated as wetlands or as Flood Zone A. Large greenspace areas are also proposed to be provided within the subdivision making all the proposed greenspace areas of the subdivision, functional and beneficial to all the residents.

STAFF RECOMMENDATION:

The staff recommends that the request for a PUD (Planned Unit Development) District designation be tabled. Note that the revised plan, presented at the committee meeting, has not been submitted to the staff for review.

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SIZE: 440.78 acres



2006-10-096

DEVELOPER:

OLYMPIC PROPERTY DEVELOPMENT, L.L.C.
 69201 HIGHWAY 59
 MANDEVILLE, LA 70471
 (985) 875-7710

PROVIDED GREEN SPACE ACREAGE:
 (ACTIVE: 5% PASSIVE: 30%)
 PROVIDED POND ACREAGE:
 LOTS ACREAGE:
 RIGHT OF WAY ACREAGE:
 TOTAL ACREAGE:

4154.38 ACRES - 35%
 488.12 ACRES - 15%
 4181.54 ACRES - 42%
 436.74 ACRES - 8%
 4440.78 ACRES - 100%

COMMUNITY SEWER & WATER
 COMMUNITY SEWER & WATER

APPROXIMATE LENGTH OF ROADWAY: 41.4 MILES
 APPROXIMATE LENGTH OF WALKING PATH: 45.5 MILES

PERCENTAGE OF GREEN SPACE: 35%

TOTAL MAX. NUMBER OF LOTS: 220

MAXIMUM HEIGHT OF BUILDINGS: 35'

EXISTING ZONING:
 R-RURAL

FLRA, MAE:
 PLANNED ZONES A & C
 OCT. 17, 1989

DENSITY:
 40.50 LOTS/ACRE

LANDSCAPING:
 ALL EXISTING TREES ARE TO BE SAVED
 WITHIN THE GREEN SPACES.

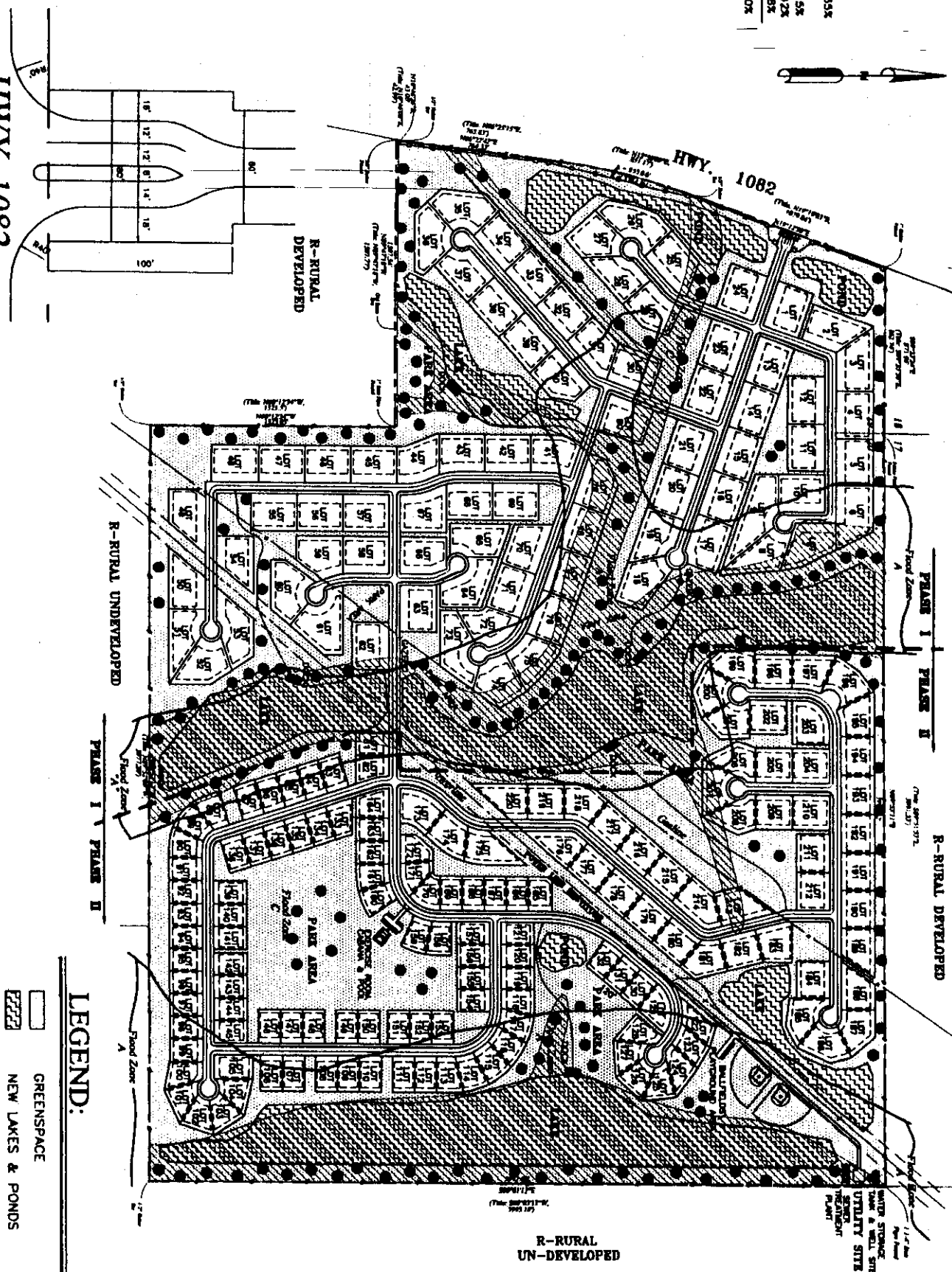
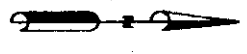
EXISTING CONDITIONS:
 RURAL

DELEGATE LOTS BUILDING SETBACKS:
 LOTS #120X4180' (421,800 SQ FT)
 LOT #5, 82 - 172
 FRONT: 30'
 REAR: 20'
 SIDES: 10'
 SIDE STREET: 15'

PREMIER LOTS BUILDING SETBACKS:
 LOTS #200X4180' (436,000 SQ FT)
 LOT #5, 173 - 220
 FRONT: 30'
 REAR: 20'
 SIDES: 10'
 SIDE STREET: 15'

ESTATE LOTS BUILDING SETBACKS:
 LOTS #250X4200' (450,000 SQ FT)
 LOT #5, 1 - 81
 FRONT: 50'
 REAR: 25'
 SIDES: 15'
 SIDE STREET: 25'

PAST DEVELOPMENT:
 THIS PROJECT WILL BE DEVELOPED IN TWO PHASES.
 PHASE I APPROX. MARCH 2007
 PHASE II APPROX. MARCH 2008



HWY. 1082

BOULEVARD GEOMETRICS
 SCALE: 1" = 60'

ZONING PLAN
 SCALE: 1" = 600'

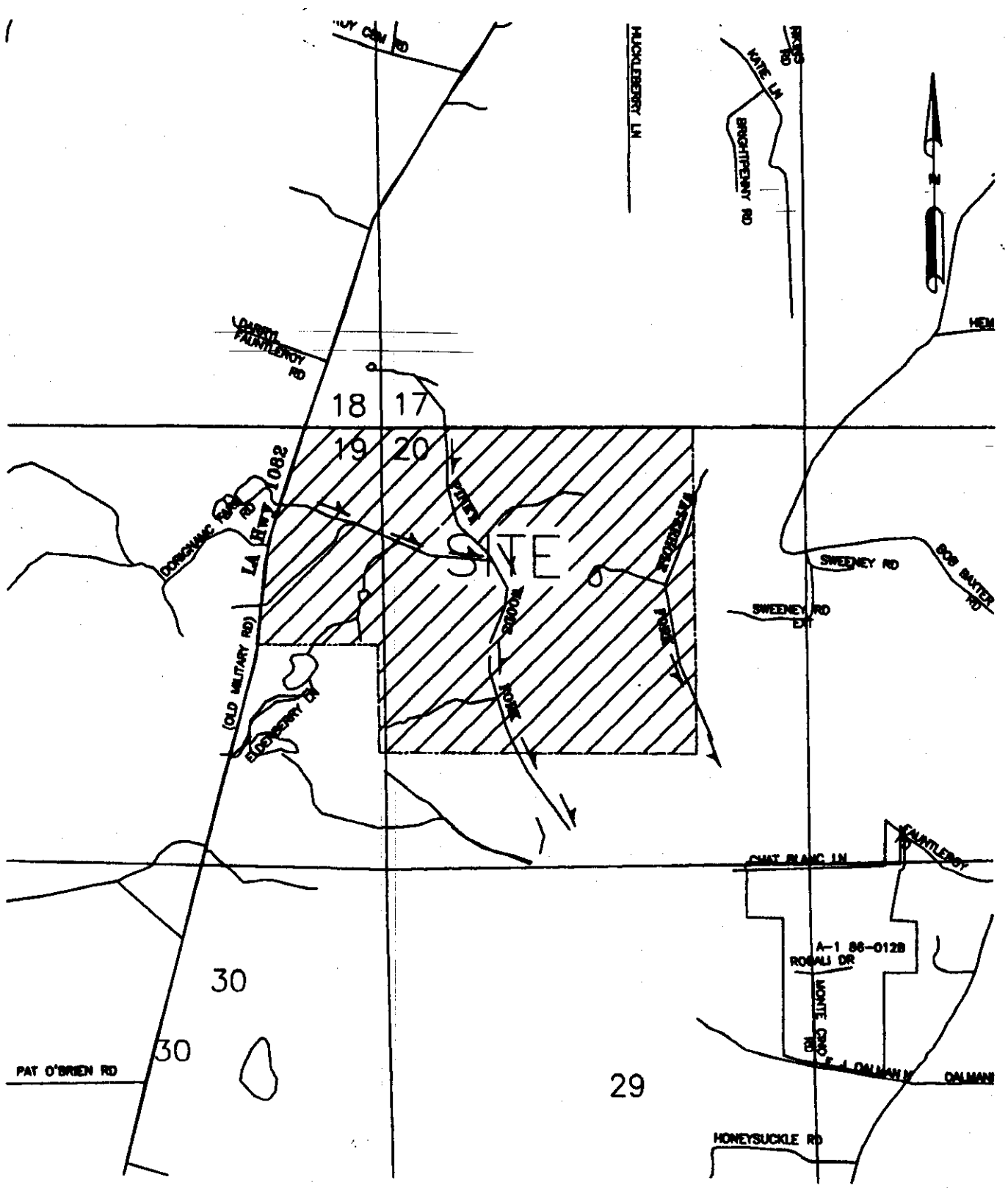
LEGEND:

- GREENSPACE
- NEW LAKES & PONDS
- WETLANDS - 4100.4 ACRES
- BLDG. SETBACKS
- NEW ORNAMENTAL FENCE
- EXISTING FENCE

06-001
Z-1
 REV. 7-28-06
 05-02-06

BEAU LAC ESTATES
 SECTION 19 & 20, TOWNSHIP 5 SOUTH, RANGE 12 EAST
 ST. TAMMANY PARISH, LOUISIANA

CEI COOPER ENGINEERING, INC.
 Civil Engineering Planning Environmental
 P.O. Box 1870 Covington, Louisiana 70434 (985) 845-8155



ULTIMATE DISPOSAL

NOT TO SCALE

C:\R-13\YEMELOS\06-001\SITE PLAN 2\ 06-06-06

06-001
U-1
 07-27-06

PLANS FOR
BEAU LAC ESTATES
 SECTION 15 & 20, TOWNSHIP 5 SOUTH, RANGE 12 EAST
 ST. TAMMANY PARISH, LOUISIANA

CEI COOPER ENGINEERING, INC.
 Civil Engineering Planning Environmental
 P.O. Box 1870 Covington, Louisiana 70434 (985) 845-8155

Description of Project

Applicant's Name Aphellon Holdings, L.L.C.

Address 69201 LA Highway 59, Mandeville, LA 70471

Attach area location Map showing the proposed development

Name of Development Beau Lac Subdivision

Section 19 & 20 Township 5 South Range 12 East

Number of acres in Development ± 440.78

Type of Streets Asphalt

Type of water system Community

Type of sewerage system Community

Ultimate disposal of wastes Piney Woods Fork & Waterhole Fork, ultimately to Lake Pontchartrain

Ultimate disposal of surface drainage Piney Woods Fork & Waterhole Fork, ultimately to Lake Pontchartrain

Land form: Flat _____ Rolling X 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 _____ X _____ No _____ If so, how much?

Name of Stream Piney Woods Fork & Waterhole Fork

Major highway frontage: Yes _____ X _____ No _____

Name of Highway LA Highway 1082

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**

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.

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: August 14, 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: _____