

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3436

ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR \_\_\_\_\_

PROVIDED BY: PLANNING

INTRODUCED BY: MR. BILLIOT

SECONDED BY: MR. CANULETTE

ON THE 2<sup>ND</sup> DAY OF NOVEMBER, 2006

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the south side of Walder Road, west of LA Highway 59 and which property comprises a total of 6.2 acres of land more or less, from its present SA (Suburban Agricultural) District to a PUD (Planned Unit Development) District, Ward 4, District 10. (ZC06-04-048 )

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC06-04-048, has recommended Denial to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area remains SA (Suburban Agricultural) District .

Whereas, the St. Tammany Parish Council has held its public hearing in accordance with law:

Whereas, the St. Tammany Parish Council has found it necessary for the purpose of protecting the public health, safety and general welfare, to designate the above described property as PUD (Planned Unit Development) District.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, in regular session convened that:

SECTION I: The zoning classification of the above described property is hereby changed from its present SA (Suburban Agricultural) District to a PUD (Planned Unit Development) District (see Exhibit "A") for complete boundaries.

SECTION II: The official zoning map of the Parish of St. Tammany shall be and is hereby amended to incorporate the zoning reclassification specified in Section I hereof.

REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: \_\_\_\_\_, SECONDED BY: \_\_\_\_\_

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS:

NAYS:

ABSTAIN:

ABSENT:



**ST. TAMMANY PARISH**

DEPARTMENT OF PLANNING

P. O. Box 628

COVINGTON, LA 70434

PHONE: (985) 898-2529

FAX: (985) 898-3003

e-mail: [planning@stpgov.org](mailto:planning@stpgov.org)

*Kevin Davis*

*Parish President*

*Ord 3436*

*Appeal 7*

**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: 10/4/2006

**ZC06-04-048**

Existing Zoning:	SA (Suburban Agricultural) District
Proposed Zoning:	PUD (Planned Unit Development) District
Acres:	6.2 acres
Petitioner:	Kyle Associates LLC
Owner:	Stonebrook Holdings & Jules Walder Jr.
Location:	Parcel located on the south side of Walder Road, west of LA Highway 59, S1, T8S, R11E, Ward 4, District 10
Council District:	10

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)

KYLE ASSOCIATES, LLC

638 VILLAGE LANE NORTH

MANDERVILLE, LA. 70471

PHONE #: 985.727.9377



## ZONING STAFF REPORT

Date: September 29, 2006  
Case No.: ZC06-04-048  
Prior Action: Tabled (09/05/06)  
Posted: 09/13/06

Meeting Date: October 3, 2006  
Determination: Denied

### GENERAL INFORMATION

**PETITIONER:** Kyle Associates LLC  
**OWNER:** Stonebrook Holdings  
**REQUESTED CHANGE:** From SA (Suburban Agricultural) District to PUD (Planned Unit Development) District  
**LOCATION:** Parcel located on the south side of Walder Road, west of LA Highway 59; S1, T8S, R11E; Ward 4, District 10  
**SIZE:** 6.2 acres

### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

Type: Parish  
Good

Road Surface: 2 lane gravel

Condition:

#### 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	A-4 (Single Family Residential) District
East	Commercial	M-1 (Light Industrial) & C-2 (Highway Commercial) Districts
West	Single Family Residences	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.

**Residential Infill** - New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from SA (Suburban Agricultural) District to PUD (Planned Unit Development) District. The site is located on the south side of Walder Road, west of LA Highway 59. A revised plan has been provided reducing the number of residential lots from 31 to 18. The square footage of the proposed lots will be of 4250 sq.ft., 5000 sq.ft., 6000 sq.ft. and 7800 sq.ft. with an average lot size of 5116 sq.ft.

**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 off site)
Wetland Delineations	Provided as required (No Wetlands)
Flood Zone Demarcation Lines	Provided as Required (Flood Zone C)
Ultimate Disposal of Surface Drainage	Provide as Required
Environmental Assessment Data Form	Provided as required
Phasing	Provided as required (1 phase)

**GREENSPACE**

A total of 2.614 acres (42%) of the total site is designated as recreational area including 23% dedicated to passive amenities and 10% dedicated to active amenities. Note that the percentage of greenspace dedicated to active and passive recreation must be provided. Walking path & gazebo are proposed to be provided on site as passive amenities and some playground equipments as active amenities. Staff feels that the walking path should be extended around the pond.

**COMPREHENSIVE PLAN ANALYSIS**

The 2025 land use plan designates the area to be developed with residential uses. The proposed development is appropriate, and would promote residential development at greater density in the area.

**STAFF RECOMMENDATION:**

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

**EXHIBIT "A"**

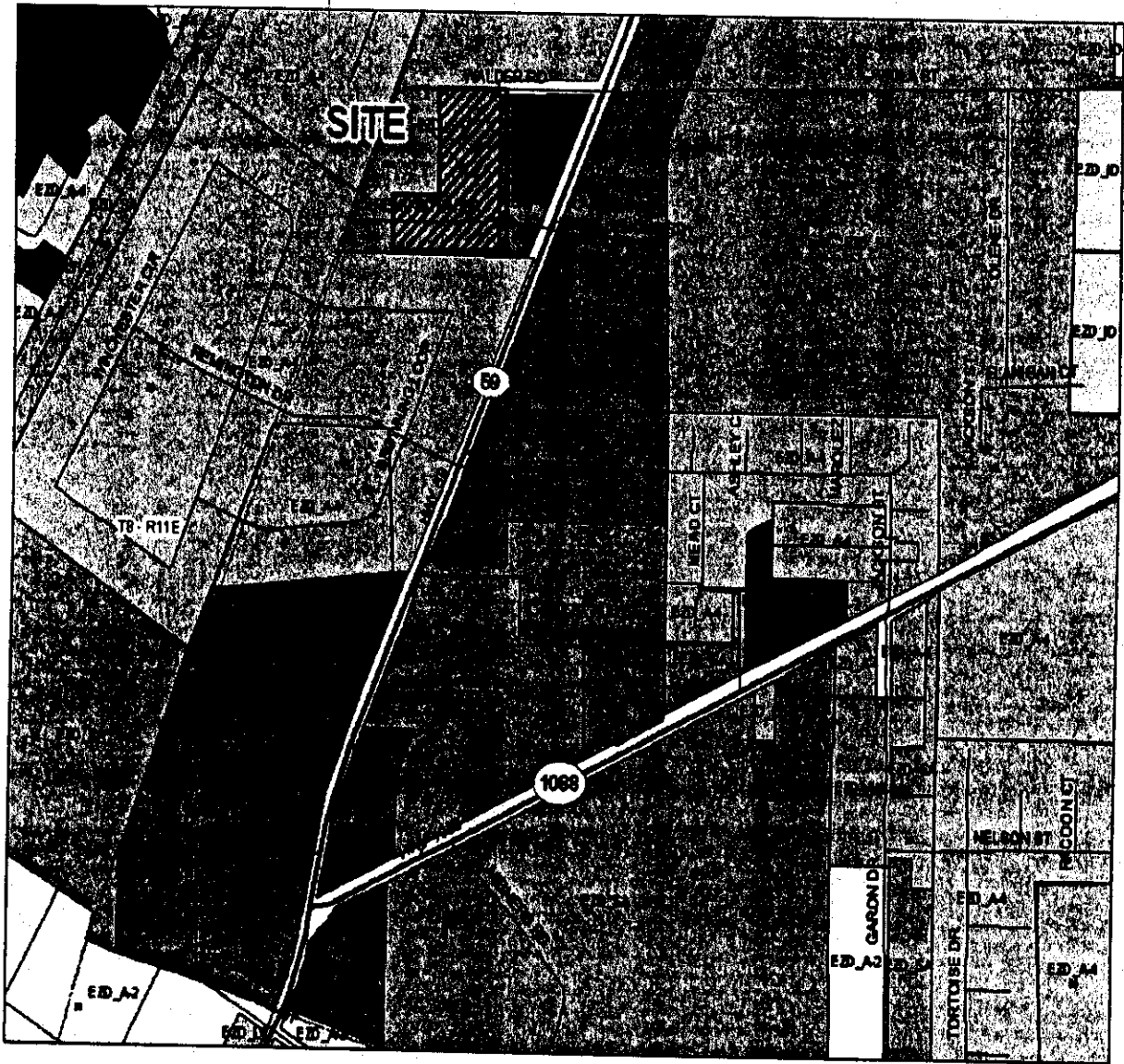
**ZC06-04-048**

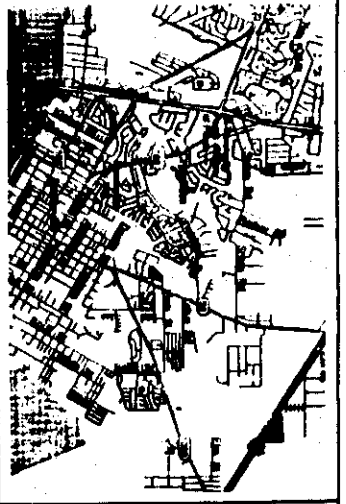
A parcel of land situated in Section 1, Township 8 South, Range 11 East, St. Tammany Parish, Louisiana, better described as follows:

Commencing at the intersection of Walder Road and Louisiana Highway 59, specifically the southern margin of the Walder Road right-of-way at the western margin of the Louisiana Highway 59 right-of-way; from that point proceeding westerly along the southern margin of Walder Road 468.00 feet to an iron rod, said rod being the northeast property corner of the subject tract, and the Point of Beginning, Thence:

South 00 degrees, 24 minutes, 14 seconds East, a distance of 662.00 feet, thence;  
South 89 degrees, 21 minutes, 19 seconds West, a distance of 556.00 feet, thence;  
North 00 degrees, 24 minutes, 14 seconds West, a distance of 230.00 feet, thence;  
North 89 degrees, 21 minutes, 19 seconds East, a distance of 225.00 North 00 degrees, 24 minutes, 14 seconds West, a distance of 230.00 feet, thence;  
feet, thence;  
North 00 degrees, 24 minutes, 14 seconds West, a distance of 380.00 feet, thence;  
North 00 degrees, 24 minutes, 14 seconds West, a distance of 330.00 feet, said line being the southern margin of Walder Road, to the Point of Beginning, consisting of approximately 6.20 acres, more or less.

**CASE NO.:** ZC06-04-048  
**PETITIONER:** Kyle Associates LLC  
**OWNER:** Stonebrook Holdings & Jules Walder Jr.  
**REQUESTED CHANGE:** From SA (Suburban Agricultural) District to PUD (Planned Unit Development) District  
**LOCATION:** Parcel located on the south side of Walder Road, west of LA Highway 59; S1, T8S, R11E; Ward 4, District 10  
**SIZE:** 6.2 acres





VICINITY MAP  
N.T.S.

# STONEBROOK SUBDIVISION

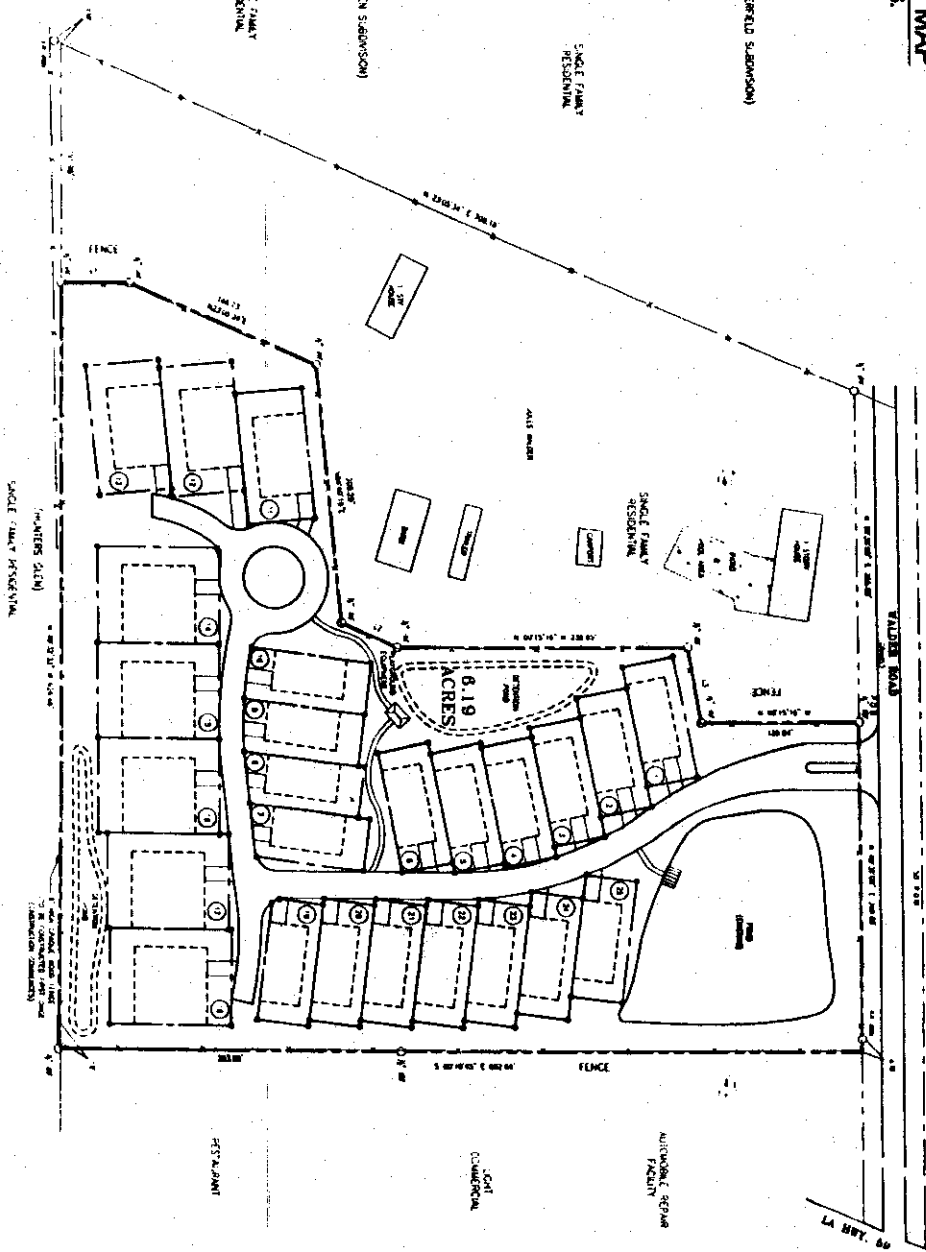
PLANNED UNIT DEVELOPMENT  
SECTION 1, TOWNSHIP 8 SOUTH, RANGE 11 EAST  
STONEBROOK HOLDINGS, DEVELOPER  
KYLE ASSOCIATES, LLC PLANNED ENGINEER

6.190 ACRES      25      CENTRAL      P.U.D.  
NO. OF LOTS      LOTS PER ACRE      ZONE      TYPE

5116 S.F.      20 x 116 FEET      CENTRAL      25  
LOT SIZE      STREET WIDTH      LOTS PER ACRE      TYPE

CONCRETE      41090 LN. FT.      NO. OF PAVEMENTS  
ROAD SURFACE      STREET LENGTH

LANE PONTCHARTRAIN  
ULTIMATE SURFACE WIDTH CORNER



**NOTICE TO THE BUYER:**  
1. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
2. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES AND SERVICES.  
3. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.  
4. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TITLE INSURANCE.  
5. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS.  
6. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS.  
7. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS.  
8. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS.  
9. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS.  
10. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS.

LOT #	AREA	DIVISION	FRONT	SIDE	REAR
1	4250	42.5 x 100	20	10.0	15
2	4250	42.5 x 100	20	10.0	15
3	4250	42.5 x 100	20	10.0	15
4	4250	42.5 x 100	20	10.0	15
5	4250	42.5 x 100	20	10.0	15
6	4250	42.5 x 100	20	10.0	15
7	4250	42.5 x 100	20	10.0	15
8	4250	42.5 x 100	20	10.0	15
9	4250	42.5 x 100	20	10.0	15
10	4250	42.5 x 100	20	10.0	15
11	4250	42.5 x 100	20	10.0	15
12	4250	42.5 x 100	20	10.0	15
13	4250	42.5 x 100	20	10.0	15
14	4250	42.5 x 100	20	10.0	15
15	4250	42.5 x 100	20	10.0	15
16	4250	42.5 x 100	20	10.0	15
17	4250	42.5 x 100	20	10.0	15
18	4250	42.5 x 100	20	10.0	15
19	4250	42.5 x 100	20	10.0	15
20	4250	42.5 x 100	20	10.0	15
21	4250	42.5 x 100	20	10.0	15
22	4250	42.5 x 100	20	10.0	15
23	4250	42.5 x 100	20	10.0	15
24	4250	42.5 x 100	20	10.0	15
25	4250	42.5 x 100	20	10.0	15

STONEBROOK SUBDIVISION

LOT LAYOUT

KYLE ASSOCIATES, LLC

DATE: \_\_\_\_\_

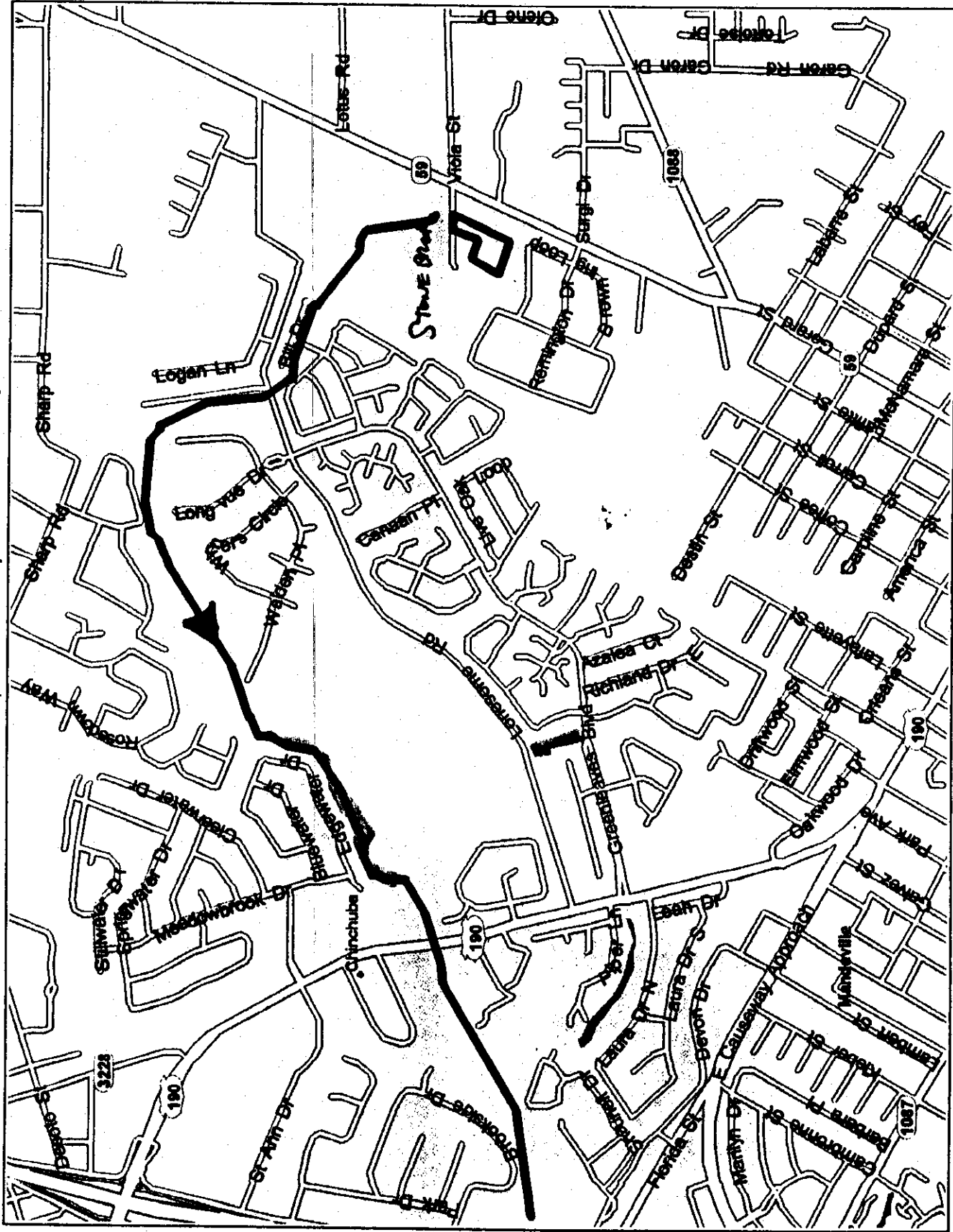
SCALE: 1" = 100'

PROJECT NO: \_\_\_\_\_

2006-04-048

840-10-9072

Chinchuba, Louisiana, United States



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2006-04-08

ENVIRONMENTAL ASSESSMENT DATA FORM

Description of Project

Applicant's Name Stonebrook Holdings

Address P.O. Box 1831 Mandeville, LA 70471

Attach area location Map showing the proposed development

Name of Development Stonebrook Subdivision

Section 1 Township 8S Range 11E

Number of acres in Development 6.165

Type of streets Concrete

Type of water systems Central

Type of sewerage system Central

Ultimate disposal of wastes Bayou Chinchuba

Ultimate disposal of surface drainage Bayou Chinchuba

Land form: Flat  Rolling \_\_\_\_\_  
Swamp \_\_\_\_\_ Inundated \_\_\_\_\_ Marsh \_\_\_\_\_

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 HWY 59

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

206-04-048

Contd:

ANSWER ALL QUESTIONS BY A CIRCLE AROUND YES OR NO

1. 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.

2006-04-048

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: 6/12/06 *[Signature]* TITLE: PROJECT 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 \_\_\_\_\_