



ST. TAMMANY PARISH
 DEPARTMENT OF PLANNING
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Kevin Davis
 Parish President

Appeal 6

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: June 12, 2006

ZC06-06-040
 Existing Zoning: C-2 (Highway Commercial) & C-1 (Neighborhood Commercial) Districts
 Proposed Zoning: PUD (Planned Unit Development) District
 Acres: 11.07 acres
 Petitioner: Richard Lambert
 Owner: Frederick Heisler & Xavier J. Grilletta Sr.
 Location: Parcel located on the south side of LA Highway 22, east Penn's Chapel Road, S54, T7S, R11E, Ward 4, District 4
 Council District: 4

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) JOHN S. LAWRENCE, JR. #19678
 LAWRENCE & ASSOCIATES

215 St. Ann Dr., Ste. 2

Mandeville, LA 70471

PHONE #: (985) 674-4446

Facsimile: (985) 674-4450

On behalf of:

Larry & Elizabeth Manshel
 Glori & Mike Storms
 Lewis & Kathy Sanantonio
 Jeremy & Janet Osmond
 Katrina & Bob Peters
 Todd & Theresa Hollander
 Gussie & Herbert Anderson



ZONING STAFF REPORT

Date: May 30, 2006

Case No.: ZC06-06-040

Posted: 05/17/06

Meeting Date: June 6, 2006

Determination: Approved

GENERAL INFORMATION

PETITIONER: Richard Lambert
OWNER: Frederick Heisler & Xavier J. Grilletta Sr.
REQUESTED CHANGE: From C-2 (Highway Commercial) & C-1 (Neighborhood Commercial) Districts to PUD (Planned Unit Development) District
LOCATION: Parcel located on the south side of LA Highway 22, east Penn's Chapel Road ; S54, T7S, R11E; Ward 4, District 4
SIZE: 11.07 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/ Residential	A-4 (Single Family Residential) District
South	Residential	A-3 (Suburban) District
East	Undeveloped	C-2 (Highway Commercial) District
West	Undeveloped	C-2 (Highway Commercial) District

EXISTING LAND USE:

Existing development? No

Multi occupancy development? Yes

COMPREHENSIVE PLAN:

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:

CHARACTERISTICS OF THE PROPOSED SUBDIVISION

The petitioner is requesting to change the zoning from C-2 (Highway Commercial) & C-1 (Neighborhood Commercial) Districts to PUD (Planned Unit Development) District. The site is located on the south side of LA Highway 22, east Penn's Chapel Road. A new multi family and commercial subdivision is proposed to be developed on the site. The proposed multi family development will consist of 174 residential condo units (69 one bedroom, 96 two bedrooms, 9 three bedrooms). Each multi family building will not exceed 3 story in height and/or 45 feet.

The commercial development will consists of a 17,809 sq.ft. Retail one story building. All proposed landscaping and parking meets the Parish requirements for commercial developments. A list of the permitted commercial uses has been provided as required, which consists of all the permitted uses under C-1 (Neighborhood Commercial) District and additional uses as listed on the plan.

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 for Residential
Minimum front, side, & rear setbacks & maximum height for commercial	Commercial Development will have to meet all Parish Parking, setbacks and landscaping requirements.
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Provided as Required (to be located 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 Construction will be taking place in June 2006

GREENSPACE

A revised plan has been provided showing additional greenspace on the site. A total of 3.28 acre (29.6%) of greenspace is now proposed to be provided on the site. The active recreational area will occupy 0.86 acres and the passive recreational area will occupy 2.42 acres. A walking path is proposed to be provided through the proposed development. A picnic area, pool and club house are also proposed to be provided.

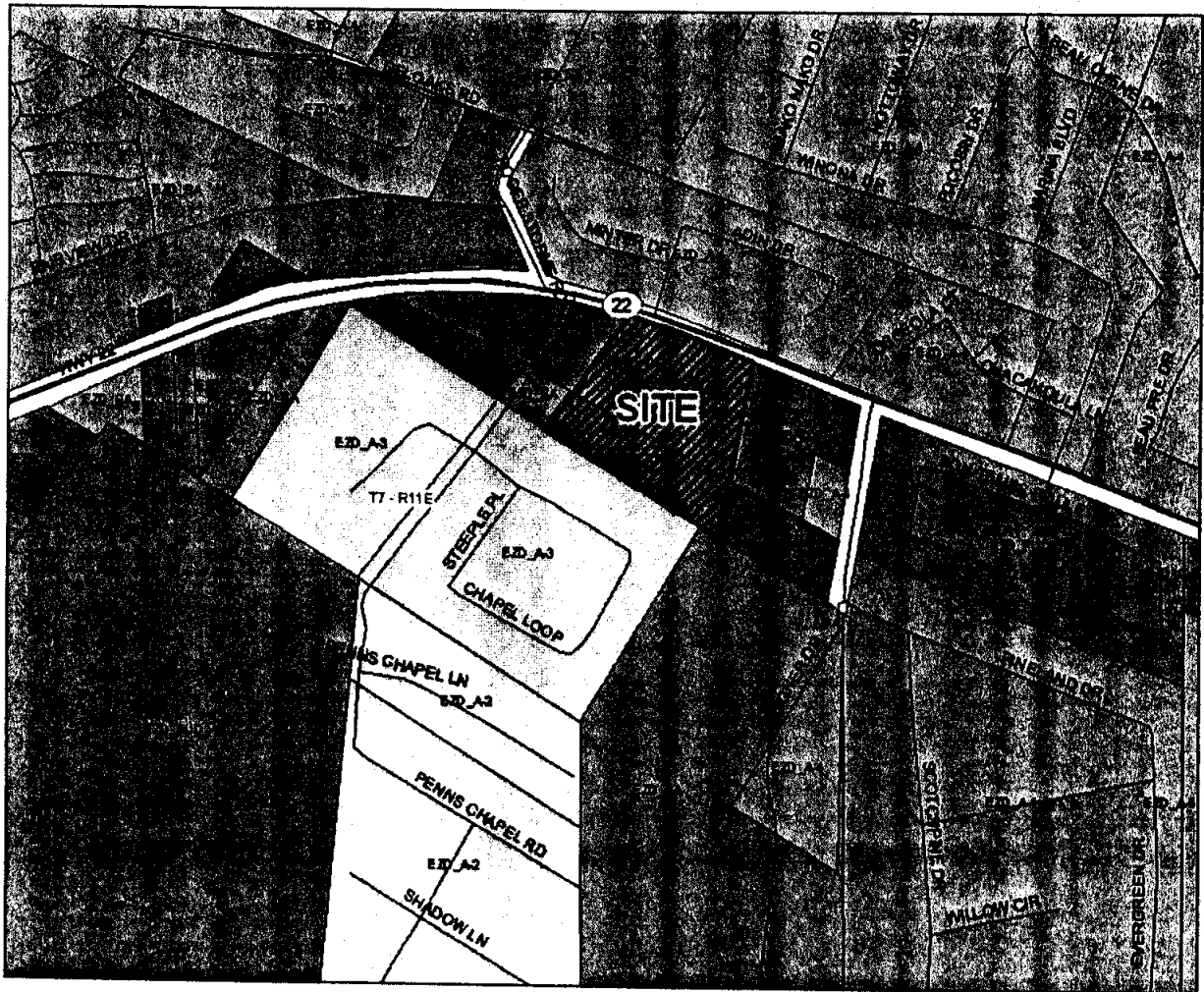
COMPREHENSIVE PLAN ANALYSIS

The 2025 land use plan designates the area as a Conservation area, which is defined as an area designated for uses of land, water, flora and fauna that appear naturally developed. The proposed development does not entirely meet to 2025 future land use plan. However, the northeast portion of the property, currently dedicated as wetlands area and located within flood zone A is proposed to be preserved as a natural environments for recreational uses (walking trail & picnic area). Staff feels that the proposed development meets this criteria of the land use plan.

STAFF RECOMMENDATION:

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

CASE NO.: ZC06-06-040
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SIZE: 11.07 acres



2006-06-040

CURRENT ZONING	C-2 7.00 Acres
	C-1 4.00 Acres
PROJECT INFORMATION	
DATE	17,000 SF Retail-1 STORY
DESIGNER	48 Parking Spaces
DATE	10/11/05
PROJECT TOTAL	1.74 Acres
	505 Open Space
	1.07 Acres
	505 Total GreenSpace
	1.74 Acres
	505 Active Recreation
	1.74 Acres
	505 Total Area



LEGAL DESCRIPTION
 Located in Section 54, Township 7 South - Range 11 East
 S. Tammany Parish

All that certain parcel of ground situated in Section 54, Township 7 South, Range 11 East, S. Tammany Parish, Louisiana, and being more fully described as follows:

From the Northwest Corner of Lot 14, Precoded Park, St. Tammany Parish, Louisiana, the North 50 degrees 30 minutes West, 800.1 feet to the point of beginning; thence North 57 degrees 30 minutes East, 200.0 feet to a point; thence North 35 degrees 41 minutes East, 418.30 feet to a point on the South Right-of-Way of La. Highway 22; thence follow said Right-of-Way with the South 88 degrees 18 minutes West, 766.30 feet to a point; thence South 11 degrees 19 minutes West, 766.30 feet to the Point of Beginning; the said tract contains 11.07 acres, all in accordance with a survey made by Lee S. Sargent, Inc., dated November 7, 1982.

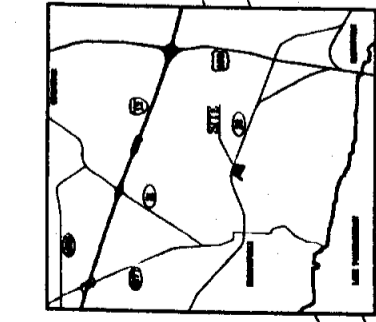
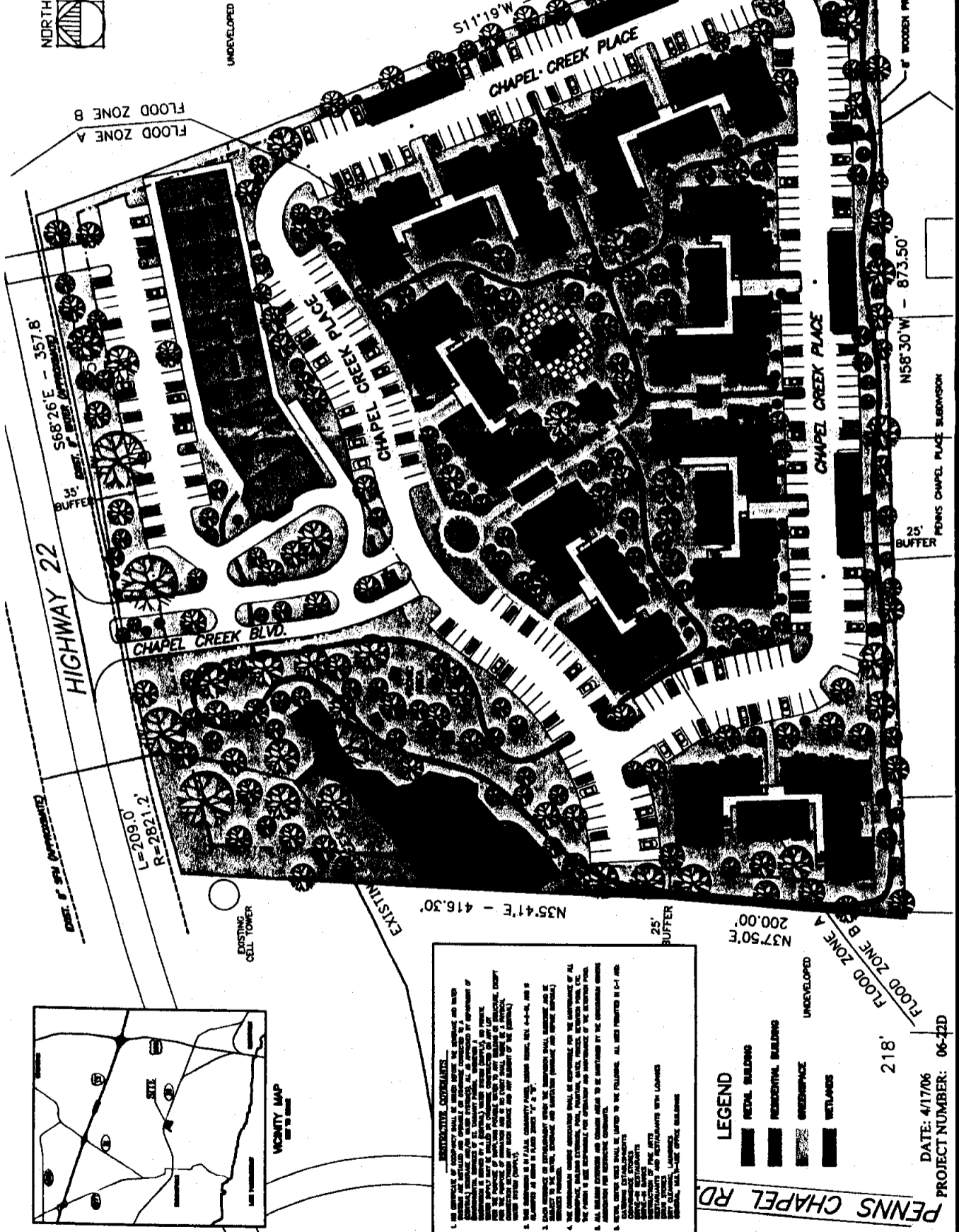
RESIDENTIAL CONDO
 17,000 SF
 8 STORY
 80 - 850 Conditioned S.F. 1 Bedroom Units
 96 - 1500 Conditioned S.F. 2 Bedroom Units
 9 - 1600 Conditioned S.F. 3 Bedroom Units
 296 Total Parking Spaces

MAXIMUM BUILDING HEIGHT - 45' RESIDENTIAL
 30' COMMERCIAL
WATER & SEWER - CENTRAL (SARGENT WATER & SEWER COMPANY, INC.)
STREET WIDTHS: ROW/AVENUE, 14'
STREET LENGTH - 2,350' IN FT
PAVEMENT - CONCRETE OR ASPHALT
EXISTING ZONING - C1 & C2
NO. OF PHASES - 1
ULTIMATE SURFACE WATER DISPOSAL - LAKE PONTCHARTRAIN

STREET NAMES: CHAPEL CREEK BOULEVARD
CHAPEL CREEK PLACE
ALL STREETS IN THIS DEVELOPMENT TO BE PRIVATE

LEGEND
 RETAIL BUILDING
 RESIDENTIAL BUILDING
 GREENSPACE
 WETLANDS
 UNDEVELOPED

RESTRUCTURE COVENANTS
 1. THE DEVELOPER OF THIS PROJECT SHALL BE GRANTED THE EXCLUSIVE RIGHT TO CONVEY AND REDEVELOP THE ENTIRE PROJECT AND TO CONVEY AND REDEVELOP THE ENTIRE PROJECT TO WHOMEVER HE OR SHE MAY DETERMINE.
 2. THE DEVELOPER SHALL BE GRANTED THE EXCLUSIVE RIGHT TO CONVEY AND REDEVELOP THE ENTIRE PROJECT TO WHOMEVER HE OR SHE MAY DETERMINE.
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CHAPEL CREEK CONDOMINIUMS AND RETAIL DEVELOPMENT

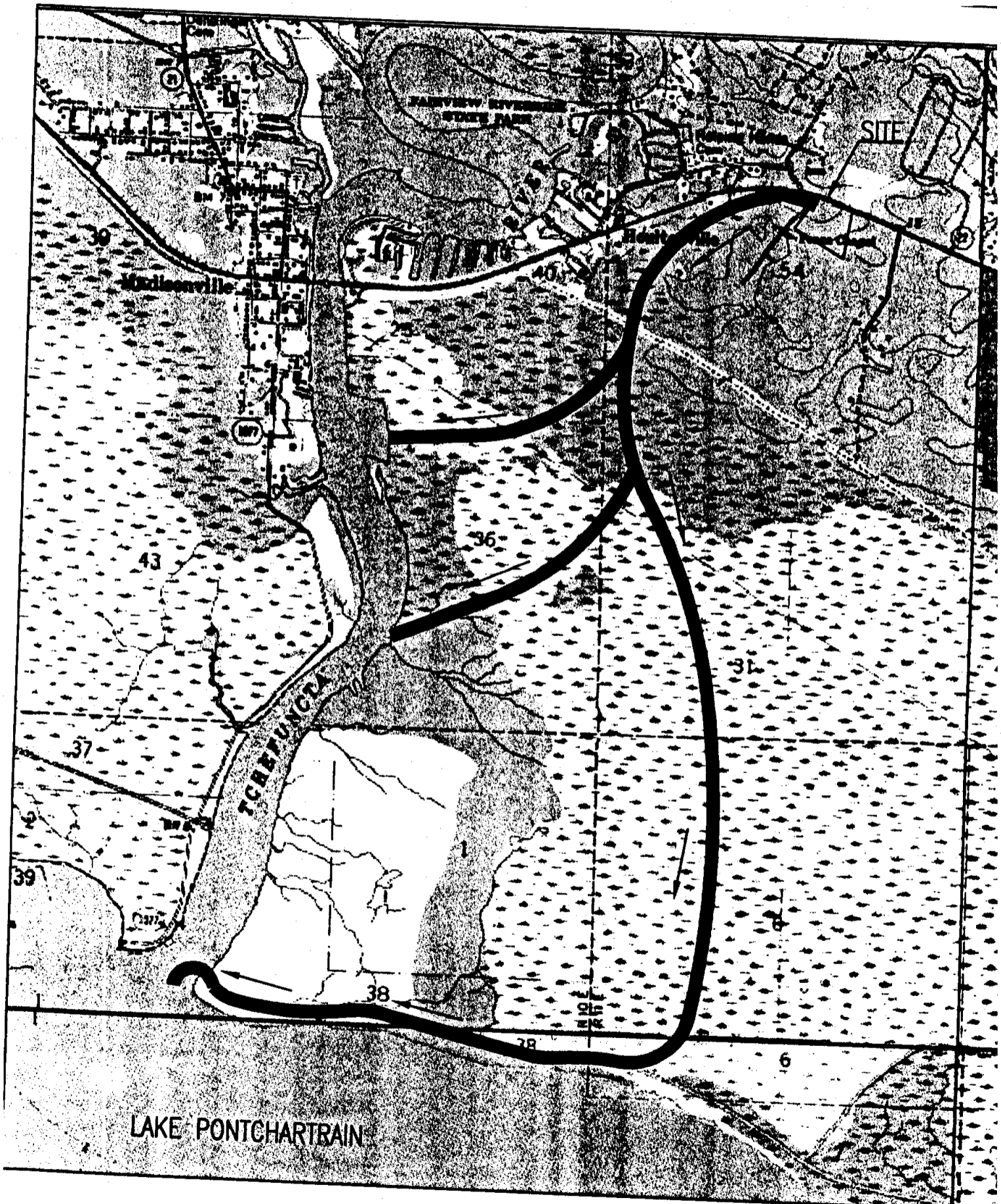
A PLANNED UNIT DEVELOPMENT

SECTION 54, TOWNSHIP 7 SOUTH, RANGE 11 EAST
 ST. TAMMANY PARISH, LOUISIANA

DEVELOPER: RICHARD C. LAMBERT
DATE: 4/17/06
PROJECT NUMBER: 06-22D

RICHARD C. LAMBERT CONSULTANTS, L.L.C.
 Planning
 Architecture
 Engineering

2006-06-040



ULTIMATE DISPOSAL MAP
CHAPEL CREEK CONDOMINIUMS & RETAIL DEVELOPMENT
RICHARD C. LAMBERT
CONSULTANTS, LLC.

PROJ. # 06-22

2006-06-040

ENVIRONMENTAL ASSESSMENT DATA FORM

Description of Project

Applicant's Name RICHARD C. LAMBERT

Address 521 N. Causeway Blvd., Mandeville, LA 70448

Attach area location Map showing the proposed development

Name of Development Chapel Creek Condominiums and Retail Development

Section 54 Township 7 South Range 11 East

Number of acres in Development 11.07 acres

Type of streets Paved (Asphalt or Concrete)

Type of water systems Central (Southeast Louisiana Water & Sewer Co.)

Type of sewerage system Central (Southeast Louisiana Water & Sewer Co.)

Ultimate disposal of wastes Lake Pontchartrain after treatment (LA 22 treatment)

Ultimate disposal of surface drainage Lake Pontchartrain

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 22

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

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.

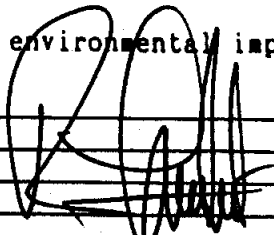
2. Attach specifications on the following, if applicable

- 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.

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: 04/17/06

TITLE: Developer

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 _____