



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

*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

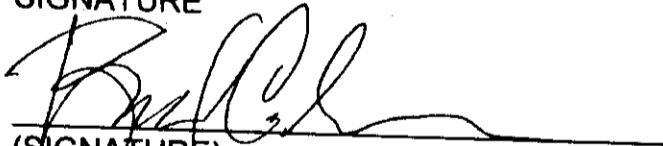
We are hereby appealing to the St. Tammany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Tammany Parish Zoning Commission.

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

  
 (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 Road Surface: 2 lane gravel Condition: Good

### 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**

<b>Required information</b>	<b>Staff Comments</b>
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.

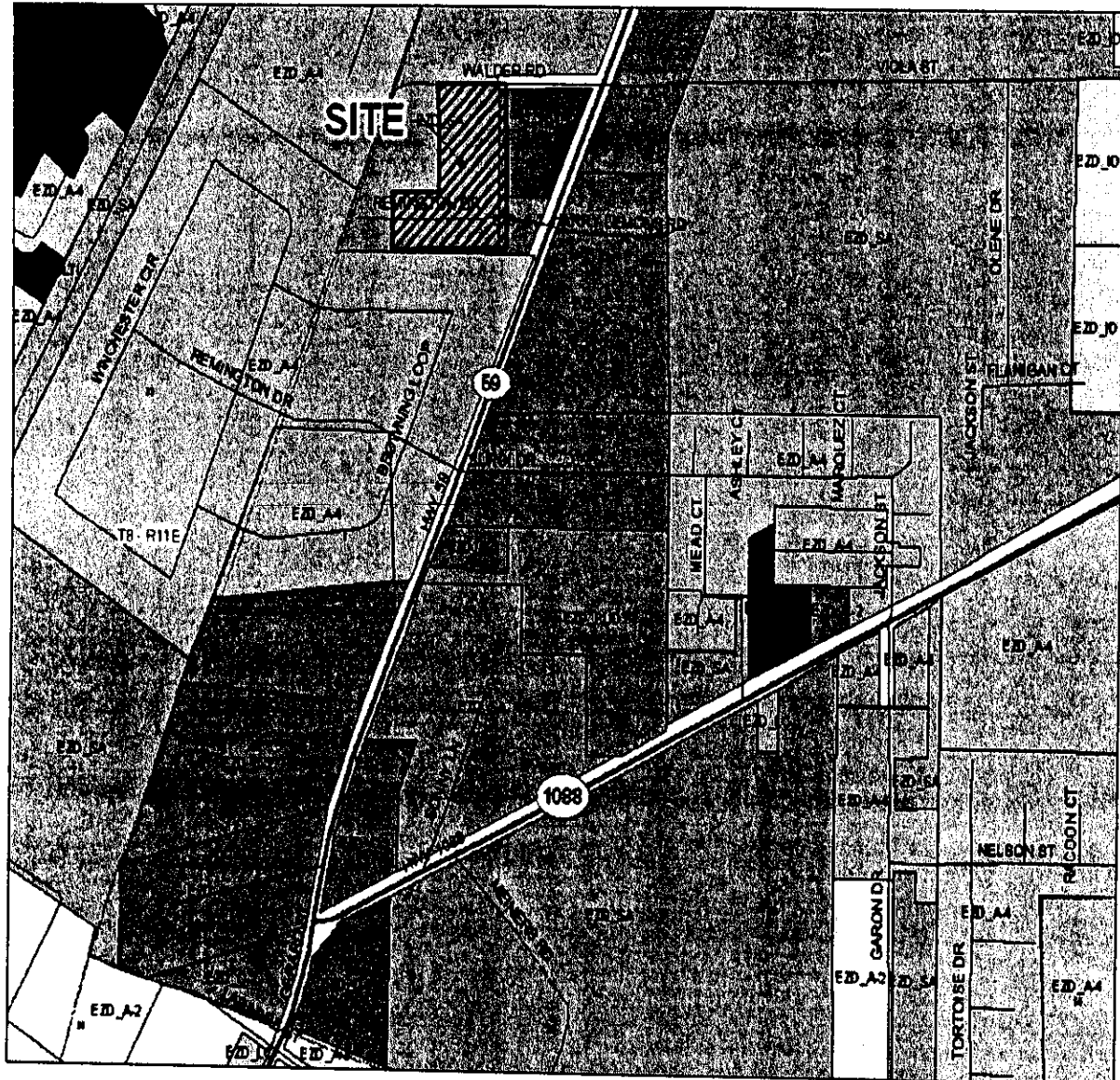
**COMPREHENSIVE PLAN ANALYSIS**

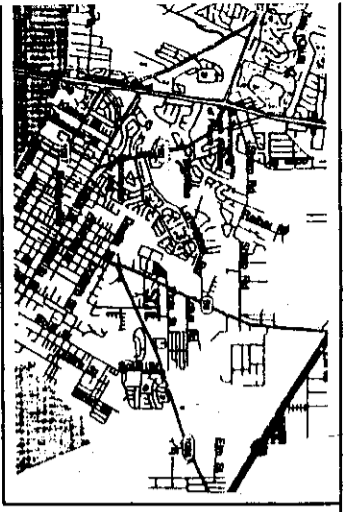
The 2025 land use plan designates the area to be developed with residential uses. The proposed development is appropriate, and would promote residential development at greater density in the area.

**STAFF RECOMMENDATION:**

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

**CASE NO.:** ZC06-04-048  
**PETITIONER:** Kyle Associates LLC  
**OWNER:** Stonebrook Holdings & Jules Walder Jr.  
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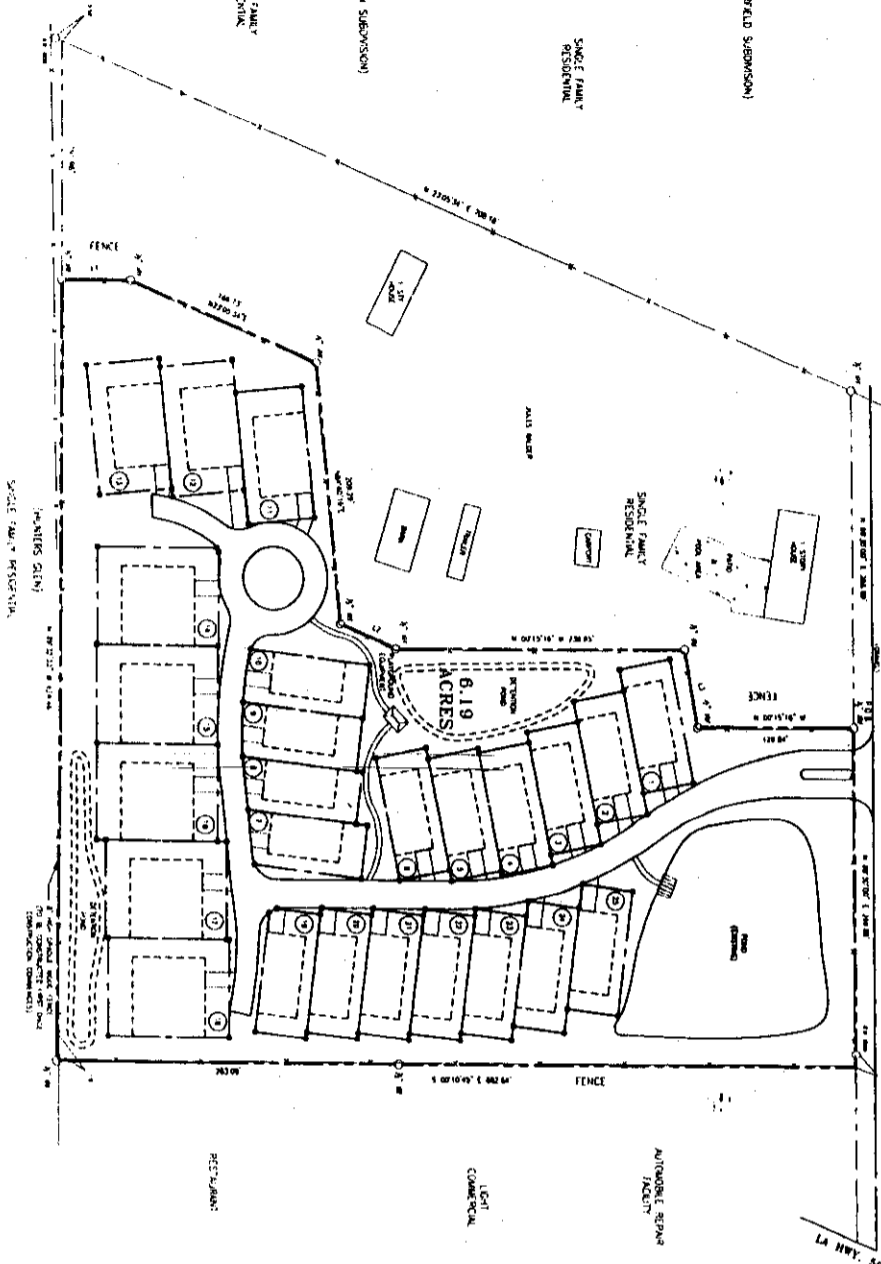


VICINITY MAP  
N.T.S.

# STONEBROOK SUBDIVISION

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

Area	6.190 ACRES	NO. OF LOTS	25	STREET SYSTEM	CENTRAL	WATER SYSTEM	CENTRAL	SEWER SYSTEM	P.U.D.
Area of Lot Size	5116 S.F.	STREET WIDTH	20 & 18 FEET	NO. OF PAVEMENTS	1	NO. OF PAVEMENTS	1	NO. OF PAVEMENTS	1
ROAD SURFACE	CONCRETE	STREET LIGHTS	21090 LN. FT.	LANE PITCH/CHARTERAIN	AT VARYING SURFACE WITH DITCHES				



LOT #	AREA	DIMENSION	FRONT	SIDE	REAR
1	4230	42.2 x 100'	20'	107.0'	135'
2	4230	42.2 x 100'	20'	107.0'	135'
3	4230	42.2 x 100'	20'	107.0'	135'
4	4230	42.2 x 100'	20'	107.0'	135'
5	4230	42.2 x 100'	20'	107.0'	135'
6	4230	42.2 x 100'	20'	107.0'	135'
7	4230	42.2 x 100'	20'	107.0'	135'
8	4230	42.2 x 100'	20'	107.0'	135'
9	4230	42.2 x 100'	20'	107.0'	135'
10	4230	42.2 x 100'	20'	107.0'	135'
11	5500	55.1 x 100'	20'	127.0'	207'
12	6000	60.1 x 100'	20'	157.0'	207'
13	6000	60.1 x 100'	20'	157.0'	207'
14	7000	70.1 x 100'	20'	157.0'	207'
15	7000	70.1 x 100'	20'	157.0'	207'
16	7000	70.1 x 100'	20'	157.0'	207'
17	7000	70.1 x 100'	20'	157.0'	207'
18	7000	70.1 x 100'	20'	157.0'	207'
19	4230	42.2 x 100'	20'	107.0'	135'
20	4230	42.2 x 100'	20'	107.0'	135'
21	4230	42.2 x 100'	20'	107.0'	135'
22	4230	42.2 x 100'	20'	107.0'	135'
23	4230	42.2 x 100'	20'	107.0'	135'
24	4230	42.2 x 100'	20'	107.0'	135'
25	4230	42.2 x 100'	20'	107.0'	135'

**RESTRICTIONS GOVERNING**  
 1. THE TRACT IS LOCATED WHOLLY IN PLANNED ZONE C.  
 2. THE TRACT IS TO BE DEVELOPED AS A PLANNED UNIT DEVELOPMENT (P.U.D.) IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE CITY OF HOUSTON.  
 3. THE TRACT IS TO BE DEVELOPED AS A PLANNED UNIT DEVELOPMENT (P.U.D.) IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE CITY OF HOUSTON.  
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**KYLE ASSOCIATES, LLC**  
 2000 West Loop West, Suite 1000, Houston, TX 77027

STONEBROOK SUBDIVISION

LOT LAYOUT

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

SCALE: \_\_\_\_\_

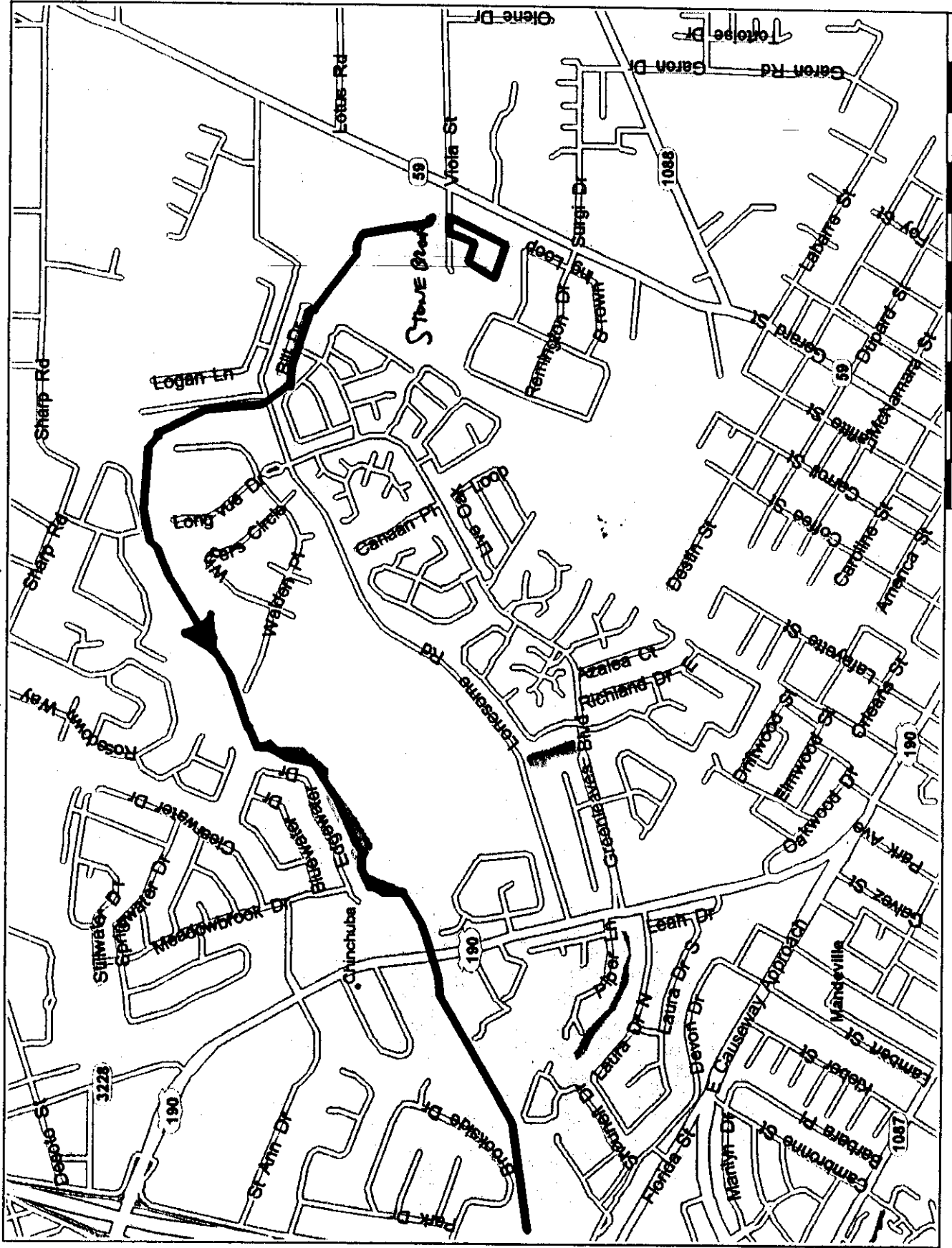
NO. OF SHEETS: \_\_\_\_\_

SHEET NO.: \_\_\_\_\_

DATE: AUGUST 2008

840-04-072

Chinchuba, Louisiana, United States



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22001 010

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 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 \_\_\_\_\_

Major highway frontage: Yes X No \_\_\_\_\_

Name of Highway HWY 59

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 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 | <input checked="" type="radio"/> NO |
| (2) Air Quality                          | YES | <input checked="" type="radio"/> NO |
| (3) Water Quality                        | YES | <input checked="" type="radio"/> NO |
| (4) Contamination of public water supply | YES | <input checked="" type="radio"/> NO |
| (5) Ground water levels                  | YES | <input checked="" type="radio"/> NO |
| (6) Flooding                             | YES | <input checked="" type="radio"/> NO |
| (7) Erosion                              | YES | <input checked="" type="radio"/> NO |
| (8) Sedimentation                        | YES | <input checked="" type="radio"/> 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.

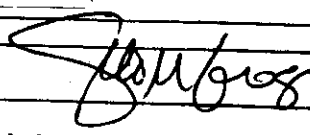
Explain in detail the items marked YES above indicating how you propose to reduce or eliminate the environmental problems caused by your development and explain how you will ultimately dispose of the surface water generated by your development including the route of the surface water into a major stream 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 base on a thorough study of the environmental impact by this development named:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATE: 6/12/06  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 \_\_\_\_\_