



DEPARTMENT OF PLANNING
 P. O. Box 628
 COVINGTON, LA 70434
 PHONE: (985) 898-2529
 FAX: (985) 898-3003
 e-mail: planning@stpgov.org

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: 10/4/06

5. **ZC06-08-073**
 Existing Zoning: SA (Suburban Agricultural) District
 Proposed Zoning: PUD (Planned Unit Development) District
 Acres: 14.267 acres
 Petitioner: Steve Duvernay
 Owner: Toby Lowe
 Location: Parcel located at the end of Crawford Landing Road, north of I-10, S38, T8S, R15E& S38, T9S, R15E, Ward 8, District 9
 Council District: 9
 (TABLED FROM 9/5/06 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

Steve Duvernay
 (SIGNATURE)

Steve Duvernay

P.O. Box 3127

Slidell, La 70459

PHONE #: (985) 685-9646
(985) 960-0781



ZONING STAFF REPORT

Date: September 22, 2006

Case No.: ZC06-08-073

Prior Action: Tabled (09/05/06)

Posted: 09/13/06

Meeting Date: October 3, 2006

Determination: Denied

GENERAL INFORMATION

PETITIONER: Steve Duvernay
OWNER: Toby Lowe
REQUESTED CHANGE: From SA (Suburban Agriculture) District to PUD (Planned Unit Development) District
LOCATION: Parcel located at the end of Crawford Landing Road, north of I-10 ; S38, T8S, R15E& S38, T9S, R15E; Ward 8, District 9
SIZE: 14.267 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 Agriculture) District
South	Interstate 10	
East	Undeveloped	SA (Suburban Agriculture) District
West	Public/Semi-Public	SA (Suburban Agriculture) District

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? Yes

COMPREHENSIVE PLAN:

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.

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 that resource so that it remains 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. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from SA (Suburban Agricultural) District to PUD (Planned Unit Development) District for a new 38 unit multi-family residential development. The proposed 19 building complex will include a total of 20 three-bedroom units and 18 two-bedroom units. The site is located at the end of Crawford Landing Road, north of I-10. The applicant must provide information regarding the phasing of the development.

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	Provided as Required (1 phase)

GREENSPACE

A total of 7.13 acres (50%) of green space is proposed to be provided on the site. Approximately 10% of the total green space will be dedicated to active recreational use and 40 % will be dedicated to passive recreational use. The active recreational area will consist of a five (5) foot asphalt bicycle/pedestrian path and a picnic area located in the central portion of the development. The proposed development will also include volleyball and tennis courts overlooking the wetland area. The staff feels that the proposed bicycle/pedestrian path should extend throughout the entire site.

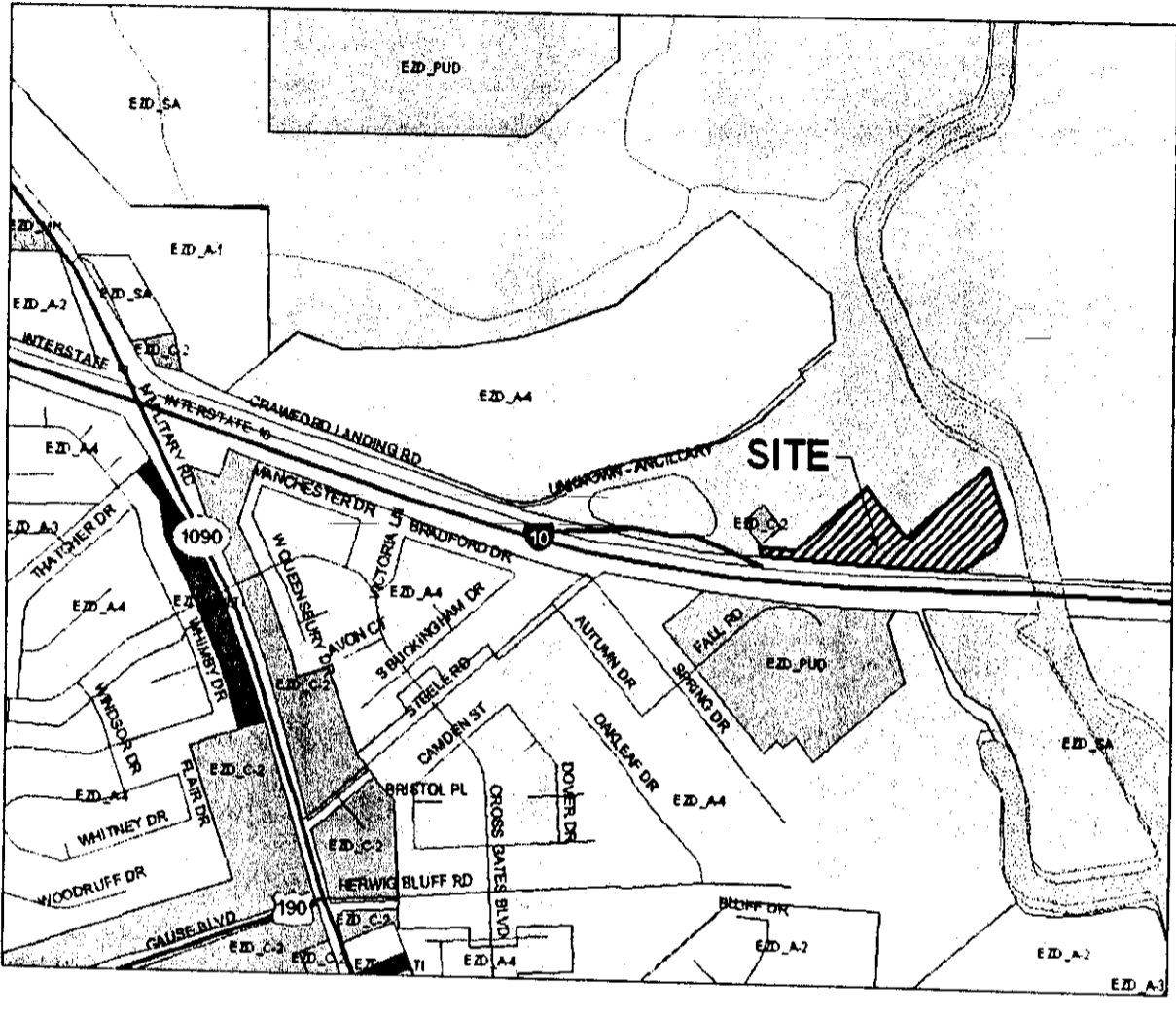
COMPREHENSIVE PLAN ANALYSIS

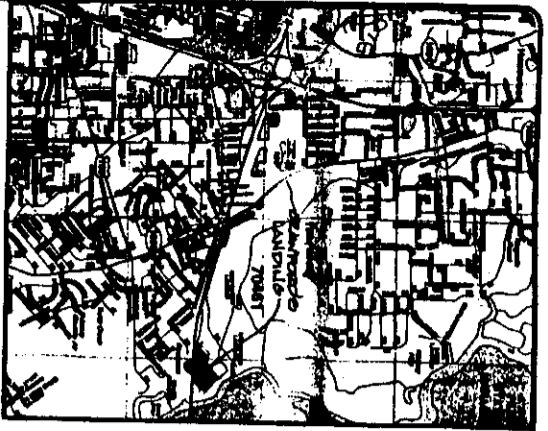
The requested zoning change is consistent with the criteria of 2025 future land use plan, which designates the area for Residential Infill and Conservation. The Conservation element calls for areas designated for uses of land, water, flora and fauna that appear naturally as well as the preservation of natural systems. The existing site contains 7.13 acres of Wetlands. The developer is proposing to preserve all existing Wetland areas. The Comprehensive Plan also calls for new residential uses to be developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. The proposed development meets this criteria by providing a more compact style development.

STAFF RECOMMENDATION:

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

CASE NO.: ZC06-08-073
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SIZE: 14.267 acres





ULTIMATE DISPOSAL:
LAKE BOESHAHE VIA W.
PEARL RIVER

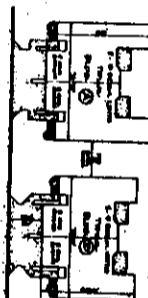
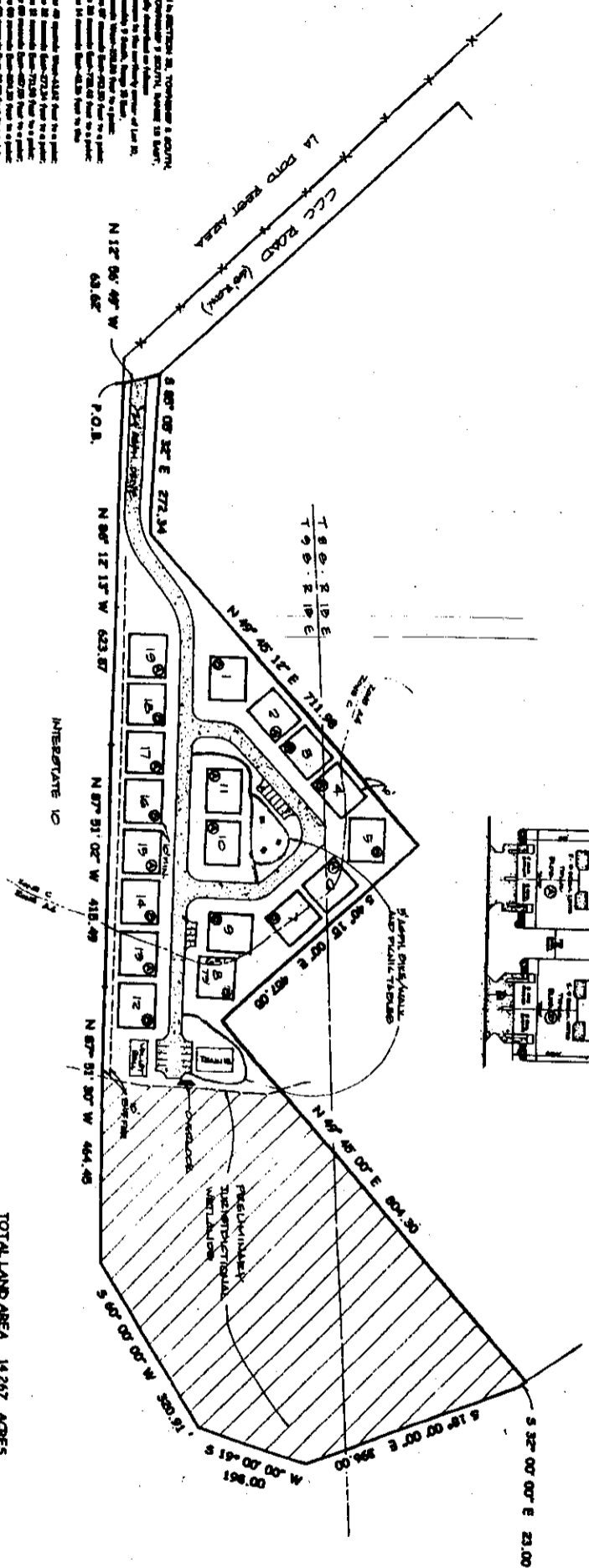
CRAWFORD'S LANDING

IN SECTION 38 - T 8 S - R 15 E
& SECTION 38 - T 9 S - R 15 E,
ST. TAMMANY PARISH, LA
FOR LEON LOWE & SONS, INC.

PARISH SPONSORED COMPLAINTS

- No certificate of occupancy shall be issued unless the drawings and specifications are submitted and approved or otherwise corrected by a community (county) planning and zoning commission or other authority designated by the Louisiana State Planning and Zoning Commission or the Louisiana State Planning and Zoning Commission. A certificate of occupancy shall be issued only after the project has been approved by the Louisiana State Planning and Zoning Commission or the Louisiana State Planning and Zoning Commission for the purpose of applying for a certificate of occupancy. The project shall be approved for the purpose of applying for a certificate of occupancy only after the project has been approved by the Louisiana State Planning and Zoning Commission or the Louisiana State Planning and Zoning Commission.
- Construction of any system is prohibited in Parks, drainage or street easements.
- Any new lot to be used for the storage of trucks or jobs vehicles.
- The minimum required front setback required to street shall be 20 feet.
- The lot width for a residential lot shall be 40 feet.
- The lot depth for a residential lot shall be 100 feet.
- The minimum required front setback required to street shall be 20 feet from the edge of the street.
- The minimum required front setback required to street shall be 20 feet from the edge of the street.

CONCEPTUAL PLAN OF CRAWFORD'S LANDING... (Detailed technical notes regarding survey data, bearings, and distances for the proposed residential development.)



NOTES
1. The info existing sewer and water provided by Green Street Utilities.
2. Refer to drawing 1-11 for details.

TOTAL LAND AREA 14,267 ACRES
RESIDENTIAL USE AREA 7,133 ACRES (50%)
Includes 19 Buildings (66 units), open spaces around buildings, 24
garage/ drive, 38 driveways and off street parking areas
OPEN SPACE AREA 7,133 ACRES (50%)
Includes pasture and active area some 7 (cattle), 10 (goats), 10
poultry, some, volleyball and tennis courts, overhead and wireless

NO.	DESCRIPTION
1	RESIDENTIAL
2	OPEN SPACE
3	OPEN SPACE
4	OPEN SPACE
5	OPEN SPACE
6	OPEN SPACE

CONCEPTUAL PLAN OF
CRAWFORD'S LANDING
IN SECTION 38-T8S-R15E & SECTION
38-T9S-R15E, ST. TAMMANY PARISH, LA

FOR LEON LOWE AND SONS, INC.
BY C DRESEL-KILGORE
PH 985 643-0577 FAX 985 847-0796

DATE: 10/1/00
SCALE: 1"=100'
SHEET NO: 1272

2006-08-073

2006-08-073

ENVIRONMENTAL ASSESSMENT DATA FORM

Description of Project

Applicant's Name LEON LOWE & SONS, INC.

Address 38226 HWY. DEPT. RD. PEARL RIVER 70452

Attach area location Map showing the proposed development

Name of Development CRAWFORD'S LANDING

Section 38 Township 8 & 9 Range 15

Number of acres in Development 14.2673

Type of streets ASPHALT

Type of water system CENTRAL-CROSS GATES UTIL.

Type of sewerage system CENTRAL - " " "

Ultimate disposal of wastes W. PEARL RIVER

Ultimate disposal of surface drainage "

Land fore: 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 _____

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

Cont:

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.
N/A
- b. What will be the average noise level of the development during working hours.
N/A
- c. Will any smoke, dust or fumes be emitted as a result of the operational process. If so explain fully.
N/A

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:

CRAWFORD'S LANDING

DATE: 6-8-2000

TITLE: *Adviser*

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 _____