



ST. TAMMANY PARISH

DEPARTMENT OF PLANNING
P. O. Box 626
Covington, LA 70434
PHONE: (909) 899-0329
FAX: (909) 899-0323
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: August 7, 2006

(Reference Case on Zoning Commission Agenda)

ZC06-07-060

Existing zoning: SA

Proposed zoning: PUD

Acres : 25.8 Acres

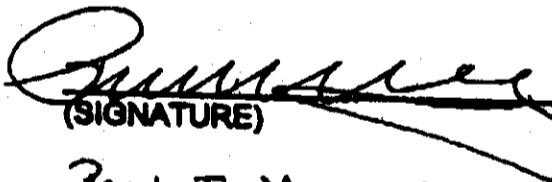
Owner : Fit Right, LLC

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)

Paul J. Mansour

P.O. Box 1810

Covington, LA 70434

PHONE #: 892-4801

<u>ZC06-07-060</u>	
Existing Zoning:	SA (Suburban Agricultural) District
Proposed Zoning:	PUD (Planned Unit Development) District
Acres:	25.8 acres
Petitioner:	Marilyn Beaupre
Owner:	Fit-Right, LLC
Location:	Parcel located on the south side of Little Creek Road, north of I-12, S30, T7S, R12E, Ward 4, District 7
Council District:	7

ZONING STAFF REPORT

Date: July 21, 2006

Case No.: ZC06-07-060

Prior Action: Tabled (07/05/06)

Posted: 07/13/06

Meeting Date: August 1, 2006

Determination: Denied

GENERAL INFORMATION

PETITIONER: Marilyn Beaupre
OWNER: Fit-Right, LLC
REQUESTED CHANGE: From SA (Suburban Agricultural) District to PUD (Planned Unit Development) District
LOCATION: Parcel located on the south side of Little Creek Road, north of I-12; S30, T7S, R12E; Ward 4, District 7
SIZE: 25.8 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

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	Vacant	SA (Suburban Agricultural) District
South	I-12	
East	Residential	A-4 (Single Family Residential) District
West	Vacant	SA (Suburban Agricultural) District

EXISTING LAND USE:

Existing development? No

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.

STAFF COMMENTS:

CHARACTERISTICS OF THE PROPOSED SUBDIVISION

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 Little Creek Road, north of I-12. A single family residential subdivision of 80 lots is proposed to be developed on the site. The average lot size will be of approximately 6900 sq.ft. Only one boulevard type access is proposed to be provided from Little Creek Road.

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
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Provided as Required (Off Site)
Wetland Delineations	Provided as Required
Flood Zone Demarcation Lines	Flood Zone C, not within demarcation lines
Ultimate Disposal of Surface Drainage	Provided as Required
Environmental Assessment Data Form	Provided as Required
Phasing	1 phase Construction date: November 2006

GREENSPACE

A total of 7.1 acres (27.5%) of greenspace is now proposed to be provided on the site. The active recreational area will occupy 0.142 acres (0.5%) and the passive recreational area will occupy 5.828 acres (22.5 %). A walking path through the portion of the proposed development. As active recreational amenities, a tennis/basketball court & a playground area.

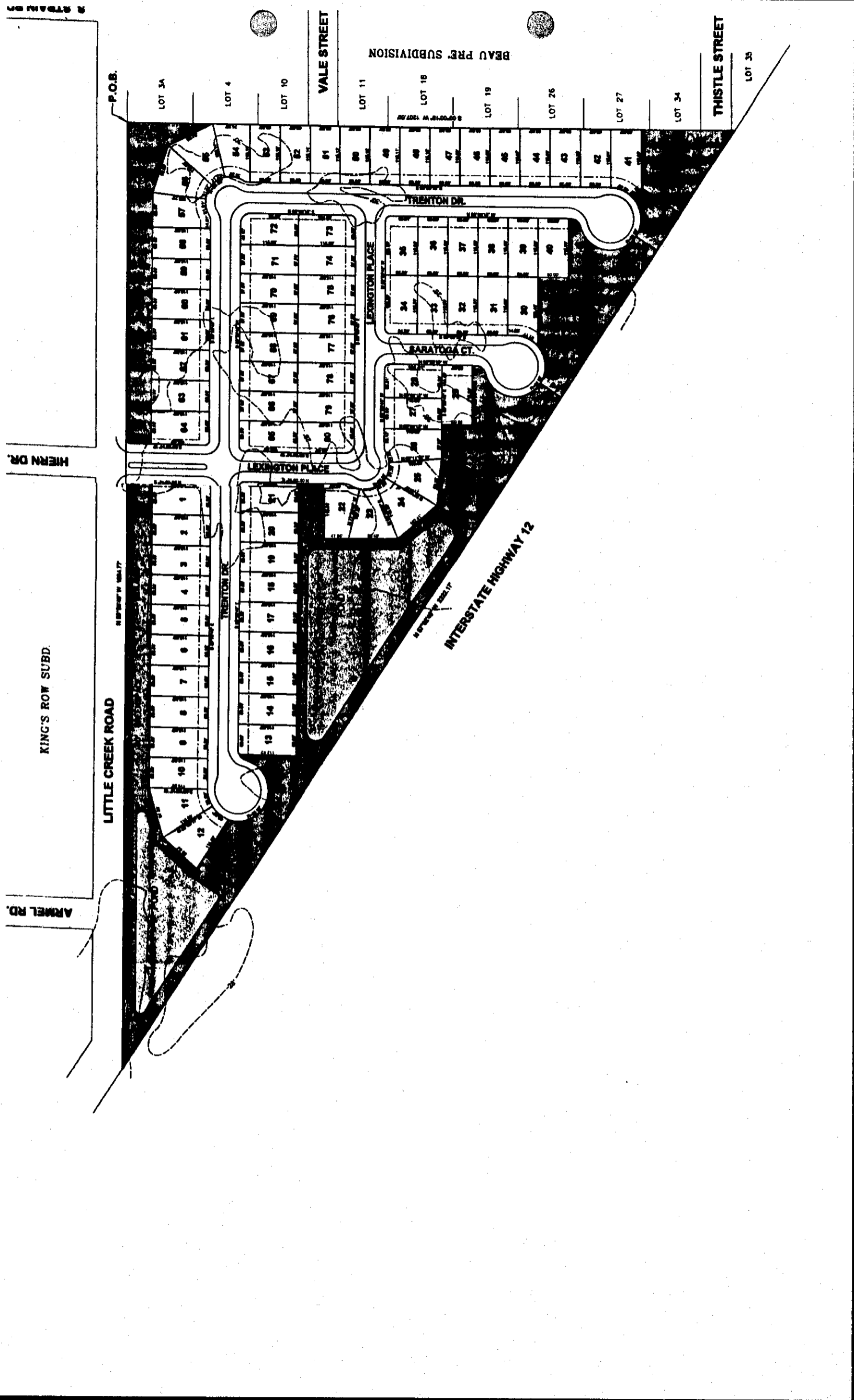
COMPREHENSIVE PLAN ANALYSIS

The 2025 land use plan designates the area as Planned District, which is defined as a development to preserve natural environments, provide for open space, recreational, residential and commercial uses. The proposed development certainly meets this criteria of the land use plan.

The future land use map also designates the site as Single Family Residential and Conservation area. The comprehensive plan defines the area as one which should aim to achieve contiguity among adjoining adjacent developments. The proposed PUD, meets the 2025 land use classification. However, no particular recreational amenities are being proposed on the site besides the nature trail and course activity trail.

STAFF RECOMMENDATION:

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



KING'S ROW SUBD.

LITTLE CREEK ROAD

POINT OF BEGINNING

P.O.B.

TRENTON DR.

LEXINGTON PLACE

LEXINGTON PLACE

SARATOGA CT.

TRENTON DR.

VALE STREET

THISTLE STREET

INTERSTATE HIGHWAY 12

BEAU PRE SUBDIVISION

LOT 3A

LOT 4

LOT 10

LOT 11

LOT 18

LOT 19

LOT 26

LOT 27

LOT 34

LOT 35

LOT 56

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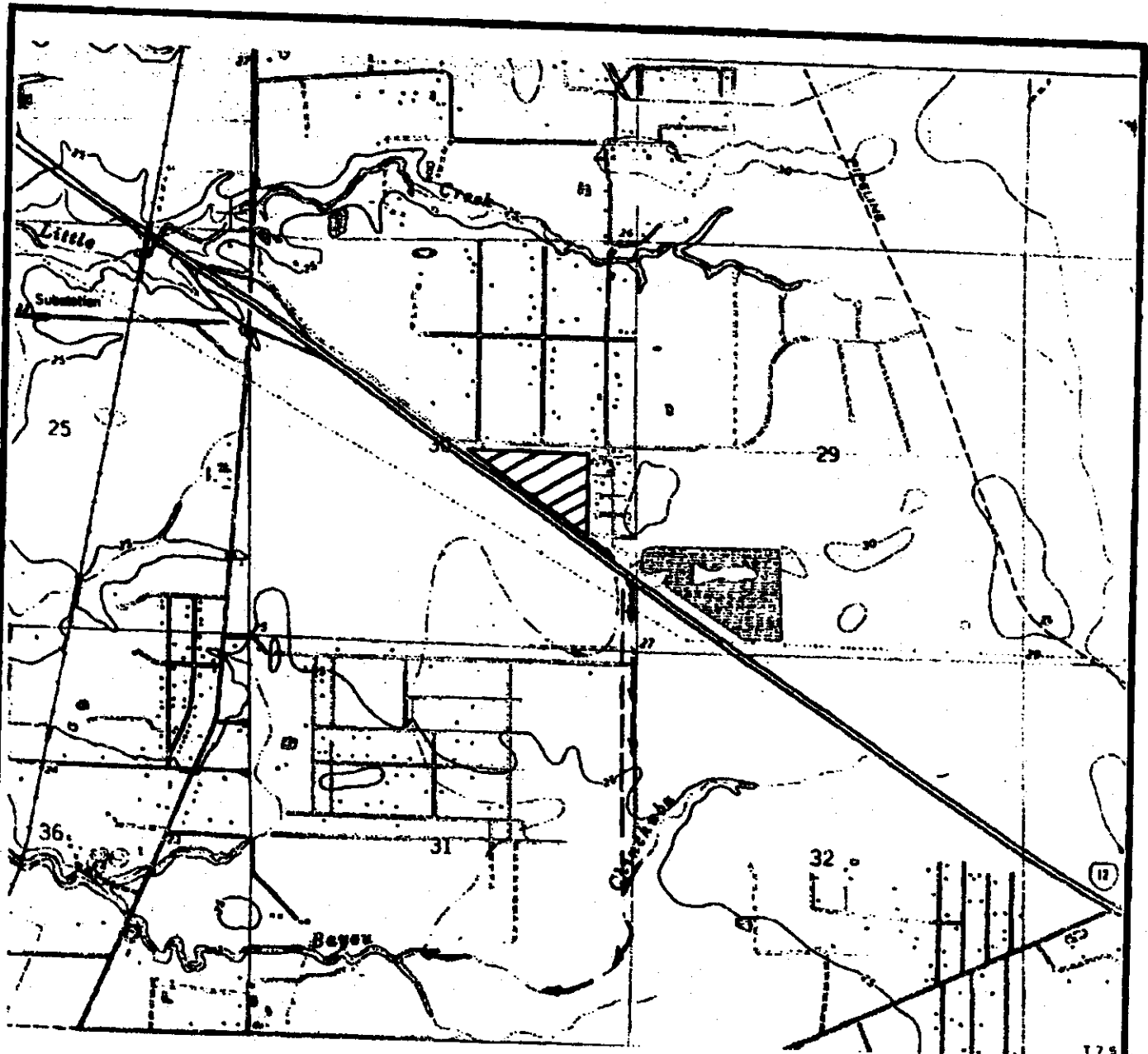
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ST. TAMMANY PARISH

**LEXINGTON PLACE
ST. TAMMANY PARISH, LA.**

ULTIMATE DISPOSAL MAP

SCALE:	N.T.S.	DATE:
DRAWN:		JOB NO.:
REVISED:		

ENVIRONMENTAL ASSESSMENT DATA FORM

Description of Project

Applicant's Name RPDE DEVELOPMENT LLC

Address 1275 RUE BAYONNE MANDEVILLE LA.

Attach area location Map showing the proposed development

Name of Development LEXINGTON PLACE

Section 30 Township 7 Range 12

Number of acres in Development 25.8

Type of streets ASPHALT

Type of water systems CENTRAL

Type of sewerage system CENTRAL

Ultimate disposal of wastes _____

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 _____

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: 05-15-06

TITLE: [Signature]

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