



## ST. TAMMANY PARISH

DEPARTMENT OF PLANNING

**P. O. Box 636**

**Covington, LA 70434**

Phone: (800) 800-4129

**FAIC (SNC) 07040000**

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

**Kevin Davis**

## Carroll President

Appeal # 2  
p. 1

**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:

2006-07-064

ZC08-07-004

**Existing Zoning:**

**SA (Suburban Agricultural) District**

**Proposed Zoning:**

**PUD (Planned Unit Development) District**

**Acres:**

**28.96 acres**

**Petitioner:**

**Larry Cooper**

**Owner:**

**Henry V. Stanga, Jr.**

**Location:**

Parcel located on the south side of Joiner Weimer Road and on the west side of LA Highway 1077, north of Stanga Road, S34, T6S, R10E, Ward 1, District 1

**Council District:**

1

**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

S. Rossi  
(SIGNATURE)

(SIGNATURE)

SAM MARKOVICH

P.O. Box 6316

APT. Ln. 70009

PHONE # 504 454 6943



## ZONING STAFF REPORT

Date: November 21, 2006

Case No.: ZC06-07-064

Prior Action: Denied (07/05/06)

Posted: 11/15/06

Meeting Date: December 5, 2006

Determination: Denied

### GENERAL INFORMATION

**PETITIONER:** Leroy Cooper  
**OWNER:** Henry V. Stanga, Jr.  
**REQUESTED CHANGE:** From SA (Suburban Agricultural) District to PUD (Planned Unit Development) District  
**LOCATION:** Parcel located on the south side of Joiner Weimer Road and on the west side of LA Highway 1077, north of Stanga Road; S34, T6S, R10E; Ward 1, District 1  
**SIZE:** 28.36 acres

### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

Type: State & Parish

Road Surface: 2 lane asphalt

Good

Condition:

#### LAND USE CONSIDERATIONS

#### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Commercial	R (Rural) District
South	Residential	R (Rural) District
East	Residential	PUD (Planned Unit Development) District
West	Residential	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.

#### STAFF COMMENTS:

Note that the case has been denied at the July 5, 2006 Zoning Commission meeting. After appeal to the Council and further review of the case, the Council referred the case back to the Zoning Commission Meeting. Note that the staff comments have not been changed since the original review of the case in July 2006.

#### CHARACTERISTICS OF THE PROPOSED SUBDIVISION

The petitioner is requesting to change the zoning from SA (Suburban Agricultural) District to PUD (Planned Unit Development) District for a new residential (13.87 acres) & commercial (3.24 acres) development. The residential portion of the development will be accessed from Joiner Wymer Road and the commercial portion will be accessed from Highway 1077. Formal pedestrian access ways are proposed to be provided throughout the subdivision and connecting the commercial and residential uses. Many parks are proposed to be provided making most of the residential lots facing a greenspace area. The average lot size will be of 6500 sq.ft. and density will be of 3.66 lots per acre.

Note that, as indicated on the plan, that only the commercial uses listed under C-1 (Neighborhood Commercial) District will be permitted on the site. Also, the commercial development will meet all the Parish setbacks, parking and landscaping regulation.



## 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 offsite)
Wetland Delineations	<b>Must be provided</b> (wetlands delineation has not been completed)
Flood Zone Demarcation Lines	No flood zone demarcation lines (Flood Zone C)
Ultimate Disposal of Surface Drainage	Provided as Required
Environmental Assessment Data Form	Provided as Required
Phasing	2 phases as indicated on the plan

## GREENSPACE

A total of 7.1 acres (25%) of greenspace is now proposed to be provided on the site. The active recreational area will occupy 6% and the passive recreational area will occupy 19%. A pedestrian walkway, parks and play areas are proposed to be provided throughout the development, as passive amenities. As active amenities, a children's playground and a small enclosed pavilion with exercise equipments. Staff feels that additional active amenities should be provided such as pool, basketball field and tennis court.

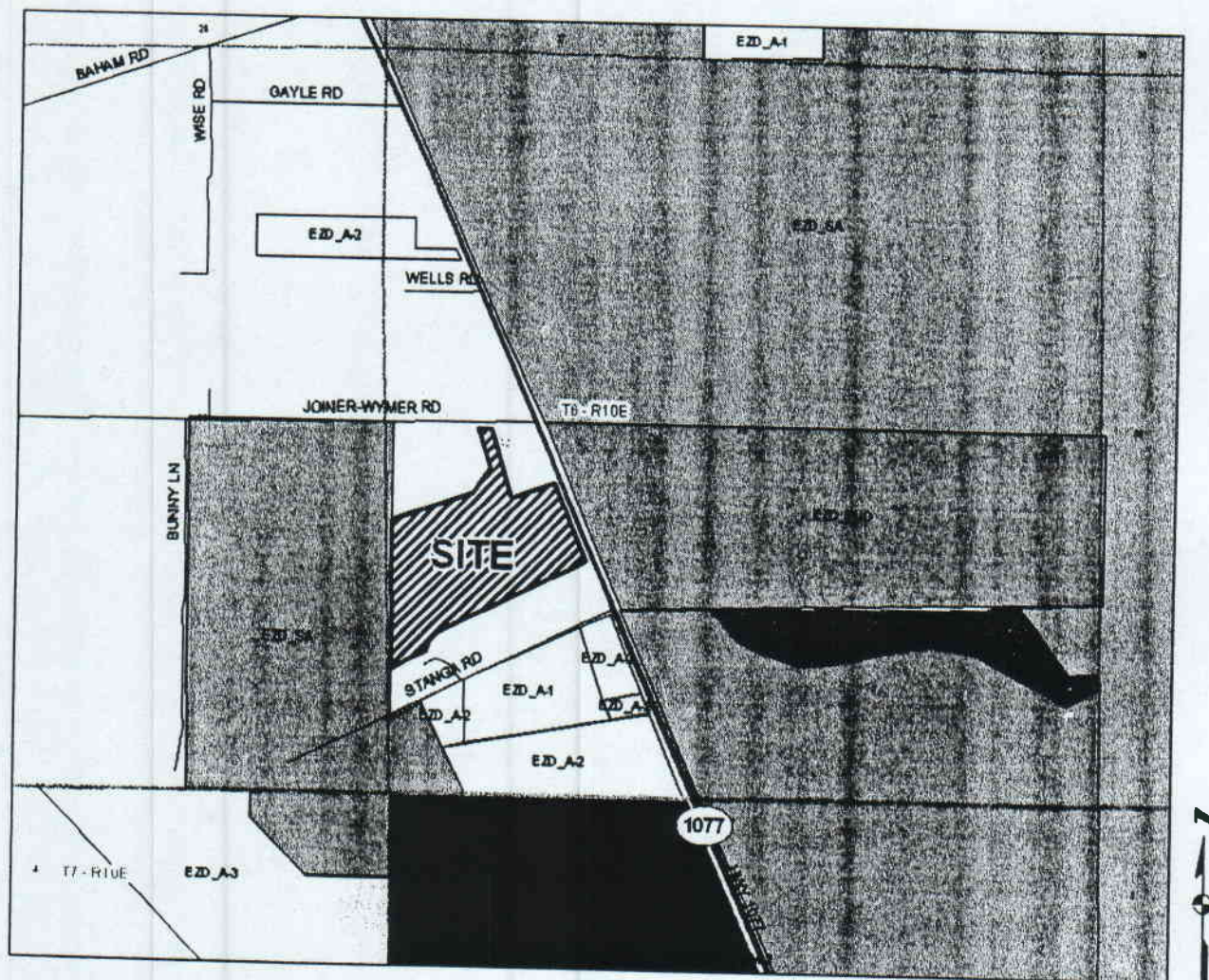
## COMPREHENSIVE PLAN ANALYSIS

The requested zoning change meets the 2025 land use plan, which designates the area to be developed with new residential uses and open spaces.

## STAFF RECOMMENDATION:

The staff recommends that the request for a PUD (Planned Unit Development) District designation be tabled considering that some of the required information have not been provided as stated below.

**CASE NO.:** ZC06-07-064  
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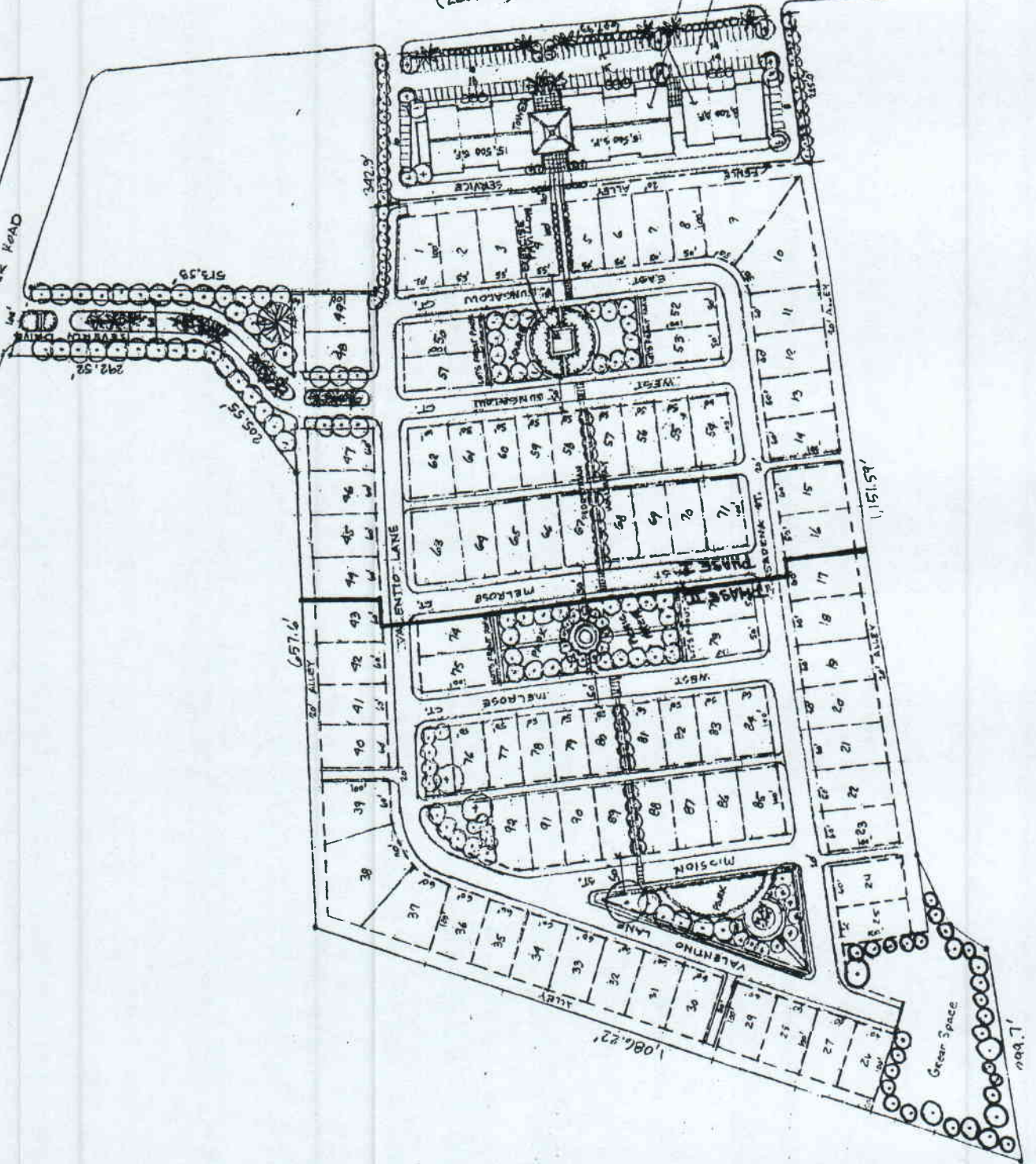


2006-07-064

TOINER-WYMER ROAD

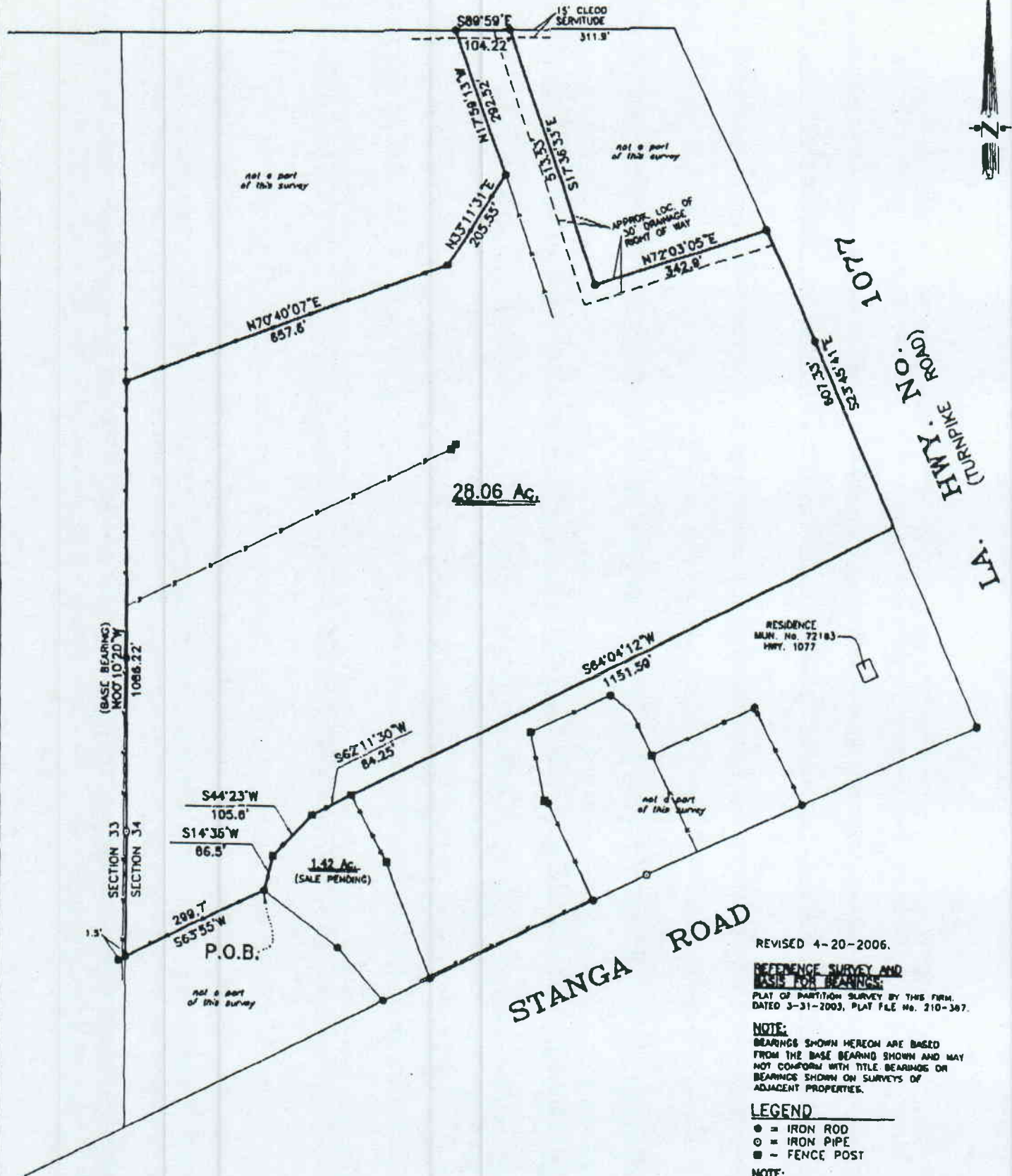
TURNPIKE ROAD (LA 1077)

37,200 S.F. RETAIL OFFICE  
112 PARKING SPACES





# JOINER - WYMER 'ROAD



THE P.O.B. SHOWN HEREON IS REPORTED TO BE LOCATED N00°11'W, 283.00'; N80°13'E, 562.00'; N00°11'W, 437.30'; N26°00'W, 40.00'; N63°35'E, 405.32'; S83°30'W, 443.48'; N41°42'15"W, 132.78' AND N52°19'W, 120.00' FROM THE CORNER COMMON TO SECTIONS 3 & 4, 175-RIDE AND SECTIONS 33 & 34, 165-RIDE, ST. TAMMANY PARISH, LA.

REVISED 4-20-2006.

## REFERENCE SURVEY AND BASIS FOR BEARINGS:

PLAT OF PARTITION SURVEY BY THIS FIRM, DATED 3-31-2003, PLAT FILE NO. 210-387.

## NOTE:

BEARINGS SHOWN HEREON ARE BASED FROM THE BASE BEARING SHOWN AND MAY NOT CONFORM WITH TITLE BEARINGS OR BEARINGS SHOWN ON SURVEYS OF ADJACENT PROPERTIES.

## LEGEND

- = IRON ROD
- = IRON PIPE
- = FENCE POST

## NOTE:

ANY PONDS, UTILITIES, DITCHES, SHEDS, TRAILERS, DRIVEWAYS, ADDITIONAL FENCES, ADDITIONAL PROPERTY CORNERS, ADDITIONAL SERVITUDES AND/OR ADDITIONAL IMPROVEMENTS OF ANY NATURE THAT MAY EXIST WITHIN OR NEAR THIS PROPERTY, IF ANY, ARE NOT SHOWN HEREON.

THIS PLAT REPRESENTS A SKETCH ONLY AND NOT A SURVEY. THIS PLAT DOES NOT CONFORM WITH THE ADOPTED LOUISIANA MINIMUM STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS.

SKETCH OF PROPERTY  
SITUATED IN  
SECTION 34  
TOWNSHIP 8 SOUTH  
RANGE 10 EAST  
ST. TAMMANY PARISH, LA

PREPARED FOR:

SAM MARKOVICH

FONTCUBERTA  
*Surveys*  
INCORPORATED  
PROFESSIONAL  
LAND SURVEYORS

DATE  
3-21-2006

SCALE  
1" = 200'

P.O. BOX 1782  
CONVINGTON, LA 70430  
PHONE: (883) 863-7401

DRAWN BY  
HAM

CHECKED BY  
TJF

JOB NO.  
463992

PLAT FILE NO.  
210-449

206-07-064

## ENVIRONMENTAL ASSESSMENT DATA FORM

Page 1 of 3

Description of ProjectApplicant's Name Diamond Properties, Inc.Address 127 Highway 22E, Unit 517, Madisonville, LA 70447

Attach area location Map showing the proposed development

Name of Development The BungalowsSection 34 Township 6 South Range 10 EastNumber of acres in Development ±28.36Type of Streets AsphaltType of water system CommunityType of sewerage system CommunityUltimate disposal of wastes East Bedico Creek, and ultimately to Lake PontchartrainUltimate disposal of surface drainage East Bedico Creek, and ultimately to Lake PontchartrainLand 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 N/AMajor highway frontage: Yes          No XName of Highway N/A

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        | <u>NO</u> |
| b. | Have a substantial impact on natural, ecological recreation, or scenic resources?    | YES        | <u>NO</u> |
| c. | Displace a substantial number of people?   | YES        | <u>NO</u> |
| d. | Conform with the environmental plans and goals that have been adopted by the Parish? | <u>YES</u> | NO        |
| e. | Cause increased traffic, or other congestion?  | YES        | <u>NO</u> |
| f. | Have substantial aesthetic or visual effect on the area?                             | YES        | <u>NO</u> |



206-07-064

Cont:

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ANSWER ALL QUESTIONS BY A CIRCLE AROUND YES OR NO

g. Breach national, state or local standards relating to:			
(1)	Noise	YES	<u>NO</u>
(2)	Air Quality	YES	<u>NO</u>
(3)	Water Quality	YES	<u>NO</u>
(4)	Contamination of public water supply	YES	<u>NO</u>
(5)	Ground water levels	YES	<u>NO</u>
(6)	Flooding	YES	<u>NO</u>
(7)	Erosion	YES	<u>NO</u>
(8)	Sedimentation	YES	<u>NO</u>
h.	Affect rare or endangered species of animal or plant habitat or such a species	YES	<u>NO</u>
i.	Cause substantial interference with the movement of any resident or migratory fish or wildlife species	YES	<u>NO</u>
j.	Induce substantial concentration of population	YES	<u>NO</u>
k.	Will dredging be required	YES	<u>NO</u>
If yes, denote the area proposed for spoil placement and the anticipated volume in cubic yards.			

## 2. Attach specifications of 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.

*None*

- b. What work will be the average noise level be of the development during working hours.

*Negligible*

- c. Will any smoke, dust or fumes be emitted as a result of the operational process. If so, explain fully.

*No*

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.



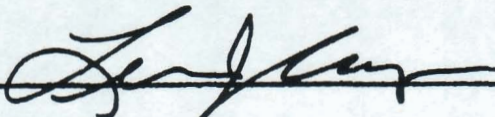
2006-07-064

Gentlemen:

Page 3 of 3

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: May 15, 2006 TITLE: Leroy J. Cooper, P.E.

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:

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

206-07064

## **RESTRICTIVE COVENANTS**

*The Bungalows*

*CEI Reference No.: 06-057*

1. Each lot will not have more than one dwelling.
2. Front setbacks will not be less than 20 feet from the property line. Side building setbacks will not be less than 5 feet from the property line. Rear building setbacks will not be less than 15 feet from the rear property line.
3. No certificate of occupancy shall be issued before the sewerage and water systems are installed and operable, or otherwise connected to a community (central) sewerage and/or water system(s), all as approved by the St. Tammany Parish Department of Environmental Services. Whenever a subdivision is served by a community (central) sewerage and/or water system supply, no private water supply may be drilled or otherwise constructed on any lot for the purpose of supplying potable water to any building or structure, except for the purpose of irrigation, and in no event shall there be a physical connection between any such source and any element of the community (central) water system (supply).
4. No noxious or otherwise activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
5. Construction of any nature, including fences, is prohibited in Parish drainage servitude's and street easement.
6. No mobile homes will be permitted in this subdivision.
7. No lot shall be further subdivided without the approval of the St. Tammany Parish Planning Commission.
8. The front of each lot shall be subject to a 10-foot utility easement along all streets.
9. The Homeowners Association will be responsible for maintaining the green space areas within this development.
10. In addition to the foregoing minimum restrictive covenant, the developers have created by separate act recorded in original instrument No. \_\_\_\_\_ additional restrictive covenants which are applicable to the property being subdivided. The foregoing shall be a covenant



2006-07-064

