



ST. TAMMANY PARISH
DEPARTMENT OF PLANNING
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COVINGTON, LA 70434
PHONE: (504) 899-6528
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Kevin Davis
Parish President

Appeal # 3

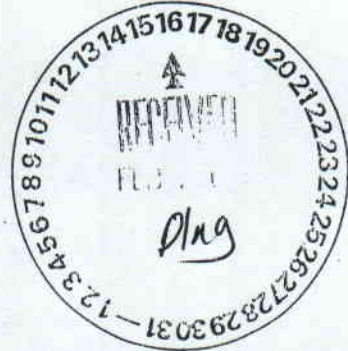
THE PETITIONER OR ANY AGGRIEVED PERSON HAS TEN (10) DAYS TO
APPEAL THE DECISION OF THE ZONING COMMISSION. APPEALS MUST BE
FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING.
A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: FEB. 15, 2007

(Reference Case Number)

ZC07-01-001
JAMES E. SHIELDS SR.



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

James E. Shields
(SIGNATURE)

PHONE #: 504-368-2409

ZC07-01-001

Existing Zoning:

SA (Suburban Agricultural) District & C-1 (Neighborhood
Commercial) District

Proposed Zoning:

PUD (Planned Unit Development) District

Acres:

28 acres

Petitioner:

James E. Shields, Sr.

Owner:

James E. Shields, Sr.

Location:

Parcel located on the south side of LA Highway 1088, east of
Trinity Drive, west of Forest Brook Boulevard, S5 & 6, T8S, R12E,
Ward 4, District 5 & 7

Council District:

5 & 7

ZONING STAFF REPORT

Date: January 26, 2007

Case No.: ZC07-01-001

Prior Action: Tabled (01/03/07)

Posted: 01/17/07

Meeting Date: February 6, 2007

Determination: Denied

GENERAL INFORMATION

PETITIONER: James E. Shields, Sr.
OWNER: James E. Shields, Sr.
REQUESTED CHANGE: From SA (Suburban Agricultural) District & C-1 (Neighborhood Commercial) District to PUD (Planned Unit Development) District
LOCATION: Parcel located on the south side of LA Highway 1088, east of Trinity Drive, west of Forest Brook Boulevard; S5 & 6, T8S, R12E; Ward 4, District 5 & 7
SIZE: 28 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	ID (Institutional) District
South	Residential	A-4 (Single Family Residential) District
East	Residential	A-4 (Single Family Residential) District
West	Residential	A-4 (Single Family Residential) 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:

The petitioner is requesting to change the zoning from SA (Suburban Agricultural) District & C-1 (Neighborhood Commercial) District to PUD (Planned Unit Development) District. The proposed development consists of 114 single family residential lots and 6 condo units to be located behind an existing sport complex, located along Hwy 1088. The size of the proposed lots will vary from 2700 sq.ft. to 6000 sq.ft, and the density will be of approximately 2.3 lots/acre. An existing building, located at the entrance of the residential subdivision, is proposed to be converted into a 6 condo apartment-units.

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	Must be Provided as Required
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Provided as Required (to be located off site, as identified on plan)
Wetland Delineations	Provided as Required
Flood Zone Demarcation Lines	Provided as Required
Ultimate Disposal of Surface Drainage	Must be Provided as Required
Environmental Assessment Data Form	Provided as Required
Phasing	Provided as Required

GREENSPACE

A total of 10.930 acres (39%) of greenspace is proposed to be provided on the site. Note that additional information must be provided concerning the percentage and acreage of active and passive recreational area provided on the site. Also, additional information shall be provided concerning the accessibility to the existing sport complex, located on the site, for the residents of the subdivision.

COMPREHENSIVE PLAN ANALYSIS

The 2025 land use plan designates the area to be developed with residential uses. The proposed development meets the future land use plan by providing some new residential uses, compatible with the surrounding. Also, the density of the proposal of 2.3 lots/ acre, is similar to the surrounding developments zoned A-4 (Single Family Residential) District. In fact, the proposal is similar to a regular single family residential development, however it lacks some of the creative design that should be provided within a PUD. Staff is not completely opposed to the development, but would be in favor of a cluster arrangement of lots, instead of a typical linear development, as proposed. Also, staff feels that the PUD should be reconfigured in order to relocate some of the lots outside the wetlands area.

STAFF RECOMMENDATION:

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

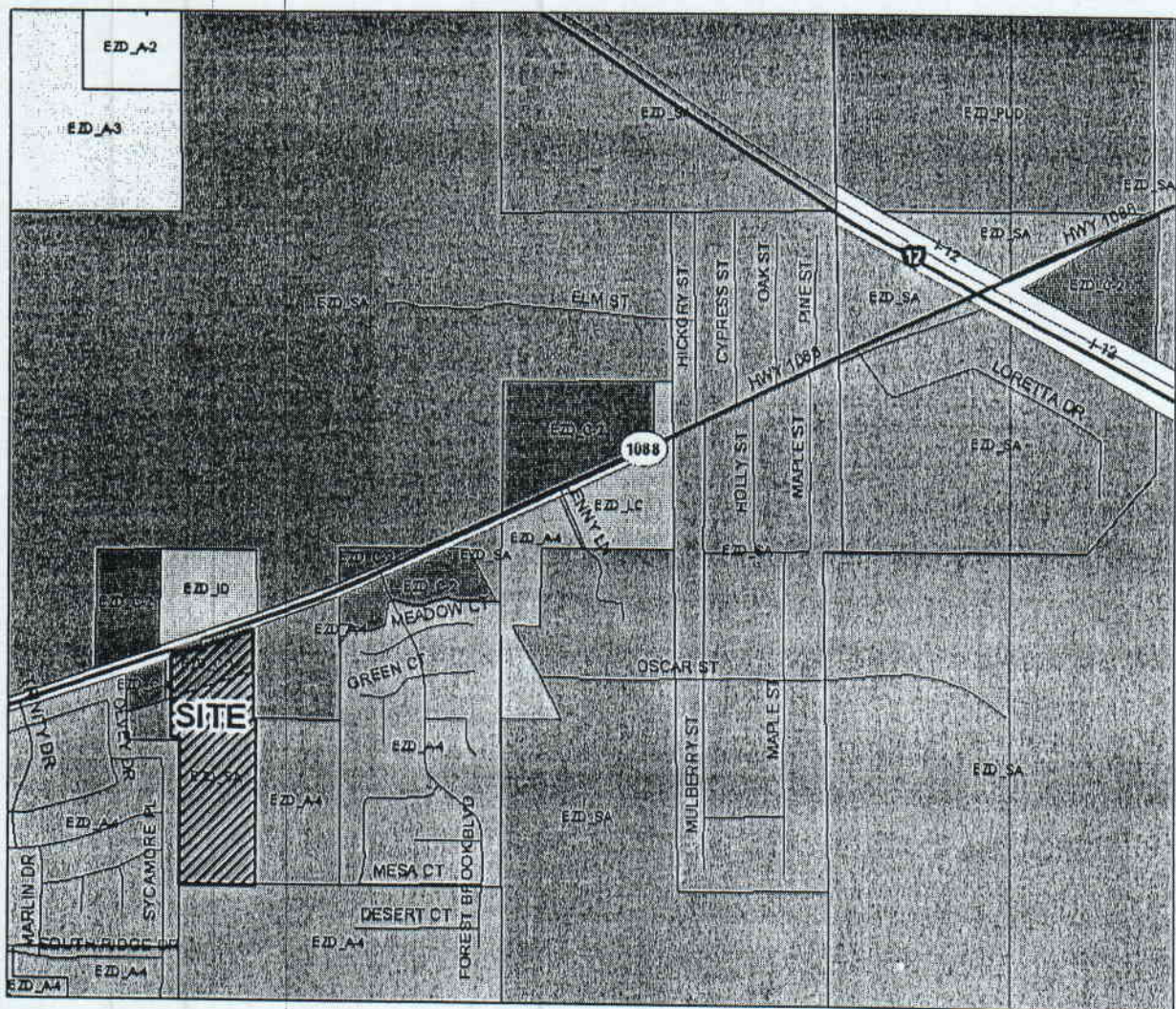
ZC07-01-001

James E. Shields, Sr.

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From SA (Suburban Agricultural) District & C-1 (Neighborhood Commercial) District to PUD (Planned Unit Development) District Parcel located on the south side of LA Highway 1088, east of Trinity Drive, west of Forest Brook Boulevard; S5 & 6, T8S, R12E; Ward 4, District 5 & 7

28 acres



THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE POLICY OF THE CITY OF LOS ANGELES TO PROVIDE A PUBLIC HEARING FOR ALL PLANS SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED.

- NOTES
- SEWER AND WATER TO BE PROVIDED BY SOUTHEAST WATER TREATMENT PLANT, 11500 S. LA HWY. 1068.
 - FOR ALL BUILDINGS EXCEPT 11500 S. LA HWY. 1068, SEWER AND WATER TO BE PROVIDED BY SOUTHEAST WATER TREATMENT PLANT, 11500 S. LA HWY. 1068.
 - NO LOADING AREAS ON SITE. PARKING AS SHOWN.

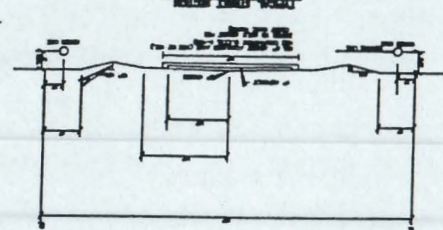
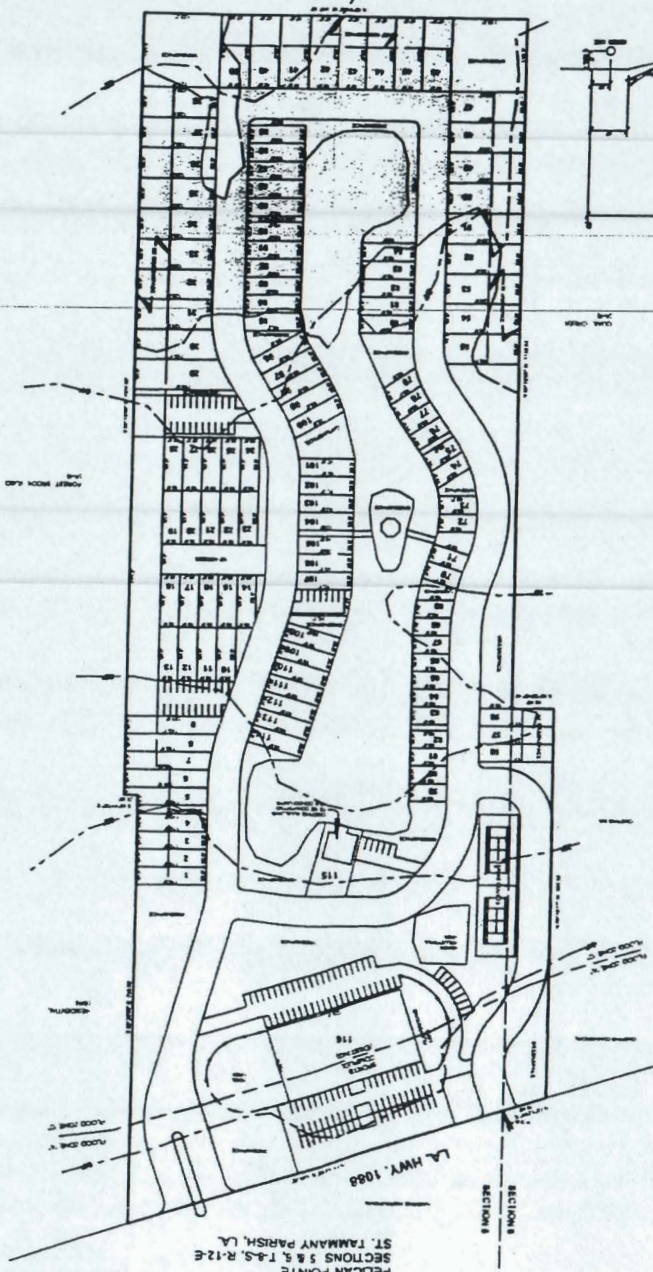
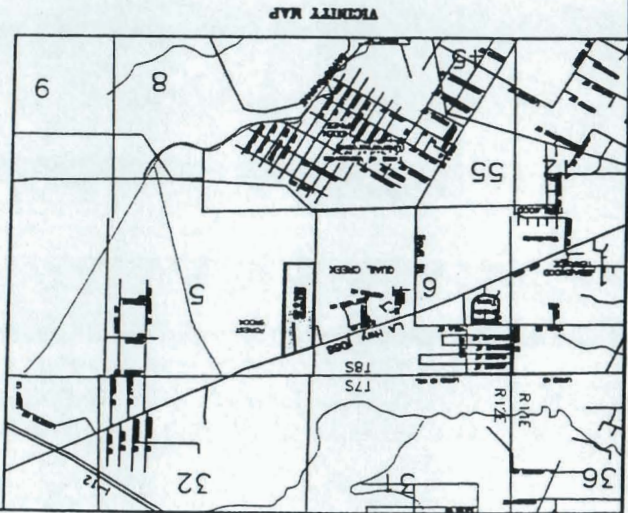
USE DATA

PERCENT	ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT	ACRES
100%	11.00	100%	11.00	100%	11.00	100%	11.00	100%	11.00
90%	9.90	90%	9.90	90%	9.90	90%	9.90	90%	9.90
80%	8.80	80%	8.80	80%	8.80	80%	8.80	80%	8.80
70%	7.70	70%	7.70	70%	7.70	70%	7.70	70%	7.70
60%	6.60	60%	6.60	60%	6.60	60%	6.60	60%	6.60
50%	5.50	50%	5.50	50%	5.50	50%	5.50	50%	5.50
40%	4.40	40%	4.40	40%	4.40	40%	4.40	40%	4.40
30%	3.30	30%	3.30	30%	3.30	30%	3.30	30%	3.30
20%	2.20	20%	2.20	20%	2.20	20%	2.20	20%	2.20
10%	1.10	10%	1.10	10%	1.10	10%	1.10	10%	1.10
0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00

BRANDON ST. PROJECT

11500 S. LA HWY. 1068

08/07



INDICATES WETLANDS

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Servitudes, Privileges and Restrictions of
Pelican Pointe Proposed PUD

1. Any building, additions, fences, improvements... must, without exception, be submitted for approval in writing to the Architectural Control Committee of the Board of Directors.
2. No maintenance, keeping, boarding and/or raising of animals, livestock or poultry. The Board has the right to notify a member if a pet is a nuisance.
3. No burning of trash. No accumulation of litter, lumber, building materials, etc.
4. No trailers, house trailers, mobile homes, junk vehicles, etc. shall be kept on the property. Recreational vehicles and boats on trailers are excluded if enclosed within a 6' fence.
5. No repairs, except in emergency, on any vehicles.
6. Garbage containers will be permitted to remain in public view only on days of trash collections.
7. No mining, boring, dirt removal quarrying, etc.
8. No signs or advertising devices on any property. Only one real estate sign may be placed on the property for sale or rent.
9. Nothing may damage or interfere with the servitude or retard direction or flow of drainage.
10. No dwelling shall fall in disrepair. All shall be maintained in good condition (including lawn and landscaped areas).
11. The discharge of firearms; or the use or operation of motor bikes, motorcycles,

13. **Minimum building site setbacks are:**
From building site to street R.O.W. - 15'
From building site to rear property line - 25'
14. **Construction of any nature, including fences, is prohibited in drainage or street easements.**
15. **No noxious or offensive activity shall be carried on upon any building site, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood, particularly the use of building sites as dumps or junk car storage.**
16. **The minimum elevation for the lowest floor of all residences shall be determined from the latest FEMA flood insurance rate maps. This property located in Flood Zone C, F.I.R.M. No. 225205 0220 C, Revised 04-02-1991.**
17. **St. Tammany Parish Planning Commission. The minimum restrictive covenants cited above are as per Section 7.08 of Parish Ordinance No. 499 (Subdivision Regulations). Additional building restrictions and covenants are recorded in COB ___ Folio ___.**
18. **No building site will be further resubdivided without the prior approval of the St. Tammany Parish Planning Commission.**
19. **The maintenance of the "Open Space" shall be the responsibility of the Homeowner's Association.**

ENVIRONMENTAL ASSESSMENT DATA FORM

Description of Project

Applicant's Name JAMES E SHIELDS SR.

Address #30 NEW ENGLAND COURT, GRETNA LA. 70053

Attach area location Map showing the proposed development

Name of Development PELICAN POINTE

Section 5 Township 8 Range 12

Number of acres in Development 28.0 AC.

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 LA. Hwy 1088

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

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 base on a thorough study of the environmental impact by this development named:

DATE:

11-13-04

TITLE:

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 From and concur with the information submitted with the following exceptions:

I recommend the following: