



DEPARTMENT OF PLANNING
P. O. Box 628
COVINGTON, LA 70434
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Kevin Davis
Parish President

Appeal # 4

**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: 07-03-07

9. ZC07-07-041
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 848.261 acres
Petitioner: Jeffrey D. Schoen
Owner: Weyerhaeuser Real Estate Development Company
Location: Parcel located on the east side of LA Highway 434, north of Ezell Road,
south of D'Antonio Road, S3, 4, & 9, T8S, R13E, Ward 7 & 9, District 7 &
11
Council District: 7 & 11

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

Carolyn Pennino
(SIGNATURE)

JOHN & CAROLYN PENNINO

30473 AZALEA LANE

LACOMBE, LA. 70445

PHONE #: 985-882-3882



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APPEAL REQUEST

DATE: 7/3/07

(Reference Case Number)

ZC07-07-041
(P.U.D.) 848.261 ACRE DEVELOPMENT

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

Lisa Phillips
(SIGNATURE) LISA PHILLIPS

30255 IDE MOORE RD

LACOMBE, LA. 70445

PHONE #: 985-237-4625

ZONING STAFF REPORT

Date: June 22, 2007
Case No.: ZC07-07-041
Posted: 06/13/07

Meeting Date: July 3, 2007
Determination: Approved

GENERAL INFORMATION

PETITIONER: Jeffrey D. Schoen
OWNER: Weyerhaeuser Real Estate Development Company
REQUESTED CHANGE: From SA (Suburban Agricultural) District to PUD (Planned Unit Development) District
LOCATION: Parcel located on the east side of LA Highway 434, north of Ezell Road, south of D'Antonio Road; S3, 4, & 9, T8S, R13E; Ward 7 & 9, District 7 & 11
SIZE: 848.261 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	R (Rural) District
South	Undeveloped	SA (Suburban Agricultural) District
East	Undeveloped/Residential	SA (Suburban Agricultural) District
West	Undeveloped/Commercial	SA (Suburban Agricultural) District

EXISTING LAND USE:

Existing development? No **Multi occupancy development?** Yes

COMPREHENSIVE PLAN:

Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, *e.g.*) uses, as well as the supporting infrastructure and public services they will require (*See "Small Area Plans," below*). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

Single Family Residential – Conservation - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from SA (Suburban Agricultural) District to PUD (Planned Unit Development) District, to create a new residential, institutional and commercial development. Most of the commercial uses/Town Center will be located along Hwy 434, followed by the Civic Building and the Colleges. The proposed apartment complex and some of the townhomes will be located within the Town Center. The remaining of the development will consist of townhomes, cluster homes and single family residences. Large greenspace areas will remain undeveloped to meet the minimum percentage of greenspace required under the PUD zoning and to preserve the existing wetlands on the site. Also, approximately 15 acres of the total development will be devoted to provide active recreational amenities.

The development is proposed to be accessed through a main boulevard type access and 2 additional driveways, directly from Hwy 434. The commercial, residential and institutional will be internally connected. The residents will not have to use Hwy 434 to access the Town Center. Additional potential internal and external vehicular connections are being proposed, as shown on the plan.

Summary of Proposed Residential Uses

Residential Uses	Density	Permitted Uses
Apartments	120 units	Multifamily, Condo
Lofts	240 units	Multifamily, Condo
Townhomes	254 units	Multifamily, Condo accessory structure
Cluster Homes	358 homes Average lot size 50' X 80'	Multifamily, Condo accessory structure
Single Family Homes	419 homes Average lot size 90' X 140'	Single family residence, accessory structure

Summary of Proposed Commercial & Industrial Uses

Commercial & Institutional Uses	Density	Permitted Uses
Commercial & Office Uses	110 acres	College, school, Restaurant with lounge, Department Store, Bank, Funeral Home, Health Club, Auditorium, Drug Store, Liquor Store, Hardware Store, Dry Cleaner, office, medical office, post Office, Radio/ TV studio, Police or fire station, Hotel, Residential Uses (Town homes, loft (live/work))
Institutional	4.5 acres	Elementary & Middle School
Civic Building	22.5 acres	College Administration, Shared Library, Shared Student Union, Performing Arts Theater

COMMERCIAL LANDSCAPING REGULATION

Landscaping Requirements	Minimum Depth	Permitted Uses in Planting areas
Hwy 434 Planting	50'	Tree, Shrubs, Landcaping, Fence, Driveway, Pond, Sidewalk, Signs
Sides & Rear Planting	10'	Tree, Shrubs, Landcaping, Fence, Driveway, Pond, Sidewalk
Front & Side Street Planting	20'	Tree, Shrubs, Landcaping, Fence, Driveway, Pond, Sidewalk, Signs

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
Min. front, side, & rear setbacks & max. height	Provided as Required
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Provided as Required (to be located on 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
Overall Net Density	2 Units/ Acre (Gross Density: 1.66 units/ac.)

SIGNAGE

Residential Uses	Square footage	Height
Monument sign (Internally illuminated signs with a negative contrast i.e. light lettering against a dark, opaque background)	Max 32 sq. ft.	Max 4' Base will not exceed 2'

Commercial Uses	Square footage	Height
Monument (Internally illuminated signs with a negative contrast i.e. light lettering against a dark, opaque background) (not allowed along Hwy 434)	32 sq.ft.	Max 9' Base will not exceed 2'
Pylon along Hwy 434, (allowed only at main entrance to site) (Internally illuminated signs with a negative contrast i.e. light lettering against a dark, opaque background)	300 sq.ft.	35'
Fascia	1.25 sq.ft. / linear foot of building frontage	N/A
Identity Feature (use to identify community or sub community, with logos) (Internally illuminated signs with a negative contrast i.e. light lettering against a dark, opaque background)	N/A	4' Base will not exceed 2'
Directional Sign (Internally illuminated signs with a negative contrast i.e. light lettering against a dark, opaque background)	16 sq. ft.	Max 4' Base will not exceed 2'

GREENSPACE

A total of 290 acres (33%) of greenspace is proposed to be provided on the site. The active recreational area will occupy 15 acres and the passive recreational area will occupy 145 acres. The plan submitted shows greenspace areas and large wetlands area which will remain undisturbed. A large active amenity area is identified on the plan where a club house, swimming pool, baseball playground(2), tennis court(4) and soccer field(2). The proposed development provides ample greenspace and the subdivision design displays a greater degree of creativity and aesthetic sensitivity than a conventional subdivision. It also provides a minimum 50' buffers along the entire road frontage, making the development less visually obtrusive than a conventional subdivision.

COMPREHENSIVE PLAN ANALYSIS

The 2025 land use map designates this area as "Planned Districts". The proposed PUD meets the definition of this land use classification considering that it provides some different types of residential, commercial and institutional uses. The Comprehensive Plan also defines this land use designation as one that "preserve natural environments, provide for open space and recreational uses." With the vast majority of its designated open space, and the large number of passive and active amenities, the proposed development plan definitely meets this land use objective. This land use designation also calls for a development to be equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes. As shown on the plan, the proposed development will provide its own sanitary facility and a good external and internal transportation plan, as well as future potential vehicular connections.

The proposed PUD is also designates as a "Single Family Residential - Conservation". The designation calls for "a density - within the overall tract - which is similar the adjoining residential uses." The proposed development is obviously not similar in density with the adjacent residential uses considering that the site is abutting undeveloped land zoned SA (Suburban Agricultural) District. However, the proposed development is suitable for the area by providing a balance of commercial, residential and institutional uses. Also, the plan shows ample green space and would meet the 2025 single family residential - Conservation use definition. Moreover, the proposed development meets the objective of the PUD by provide creativity and diversification in uses and lot sizes.

STAFF RECOMMENDATION:

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

EXHIBIT "A"

ZC07-07-041

COMMENCING AT A POINT, SAID POINT BEING A 1/2" IRON ROD FOUND AT THE CORNER COMMON TO SECTIONS 4, 5, 8, & 9, T 8 S - R 13 E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA, THENCE NORTH 89°45'00" WEST FOR A DISTANCE OF 300.00 FEET TO A 1/2" IRON ROD FOUND ON THE EASTERLY RIGHT OF WAY OF LA HIGHWAY 434; THENCE ALONG THE EASTERLY RIGHT OF WAY OF LA HIGHWAY 434 NORTH 31°00'12" EAST A DISTANCE OF 1456.57 FEET TO A 1/2" IRON ROD FOUND BEING THE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY RIGHT OF WAY OF LA HIGHWAY 434 NORTH 31°00'12" EAST FOR A DISTANCE OF 271.71 FEET TO A 4" X 4" LDH CONCRETE MONUMENT FOUND;

THENCE ALONG THE EASTERLY RIGHT OF WAY OF LA HIGHWAY 434 NORTH 32°12'00" EAST FOR A DISTANCE OF 223.93 FEET TO A 4" X 4" LDH CONCRETE MONUMENT FOUND;

THENCE ALONG THE EASTERLY RIGHT OF WAY OF LA HIGHWAY 434 NORTH 31°00'00" EAST FOR A DISTANCE OF 1787.04 FEET TO A 4" X 4" LDH CONCRETE MONUMENT FOUND;

THENCE ALONG THE EASTERLY RIGHT OF WAY OF LA HIGHWAY 434 NORTH 30°01'36" EAST FOR A DISTANCE OF 207.29 FEET TO A 4" X 4" LDH CONCRETE MONUMENT FOUND;

THENCE ALONG THE EASTERLY RIGHT OF WAY OF LA HIGHWAY 434 NORTH 31°03'25" EAST FOR A DISTANCE OF 893.55 FEET TO A POINT AND CORNER;

THENCE ALONG THE EASTERLY RIGHT OF WAY OF LA HIGHWAY 434 NORTH 31°00'58" EAST FOR A DISTANCE OF 1142.59 FEET TO A 4" X 4" LDH CONCRETE MONUMENT FOUND;

THENCE ALONG THE EASTERLY RIGHT OF WAY OF LA HIGHWAY 434 NORTH 30°35'49" EAST FOR A DISTANCE OF 188.68 FEET TO A POINT AND CORNER;

THENCE ALONG THE SECTION LINE COMMON TO SECTIONS 3 & 4, T 8 S - R 13 E, SOUTH 89°34'54" EAST FOR A DISTANCE OF 3776.76 FEET TO A 1/2" IRON PIPE FOUND AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, T 8 S - R 13 E;

THENCE SOUTH 00°23'24" WEST FOR A DISTANCE OF 3948.89 FEET TO A POINT AND CORNER;

THENCE SOUTH 89°53'28" EAST FOR A DISTANCE OF 3975.62 FEET TO A POINT AND CORNER;

THENCE ALONG THE SECTION LINE COMMON TO SECTIONS 2 & 3 T 8 S - R 13 E, SOUTH 00°52'46" WEST FOR A DISTANCE OF 1320.00 FEET TO A POINT AT THE CORNER COMMON TO SECTIONS 2, 3, 10, & 11 T 8 S - R 13 E;

THENCE ALONG THE SECTION LINE COMMON TO SECTIONS 3 & 10 T 8 S - R 13 E, NORTH 89°51'23" WEST FOR A DISTANCE OF 5304.39 FEET TO A POINT AT THE CORNER COMMON TO SECTIONS 3, 4, 9, & 10 T 8 S - R 13 E;

THENCE ALONG THE SECTION LINE COMMON TO SECTIONS 9 & 10 T 8 S - R 13 E, SOUTH 00°00'00" EAST FOR A DISTANCE OF 1320.00 FEET TO A POINT AND CORNER;

THENCE NORTH 89°56'15" WEST FOR A DISTANCE OF 1320.00 FEET TO A POINT AND CORNER;

THENCE SOUTH 00°00'00" EAST FOR A DISTANCE OF 1318.02 FEET TO A POINT AND CORNER;

THENCE NORTH 89°52'30" WEST FOR A DISTANCE OF 1320.00 FEET TO A POINT AND CORNER;

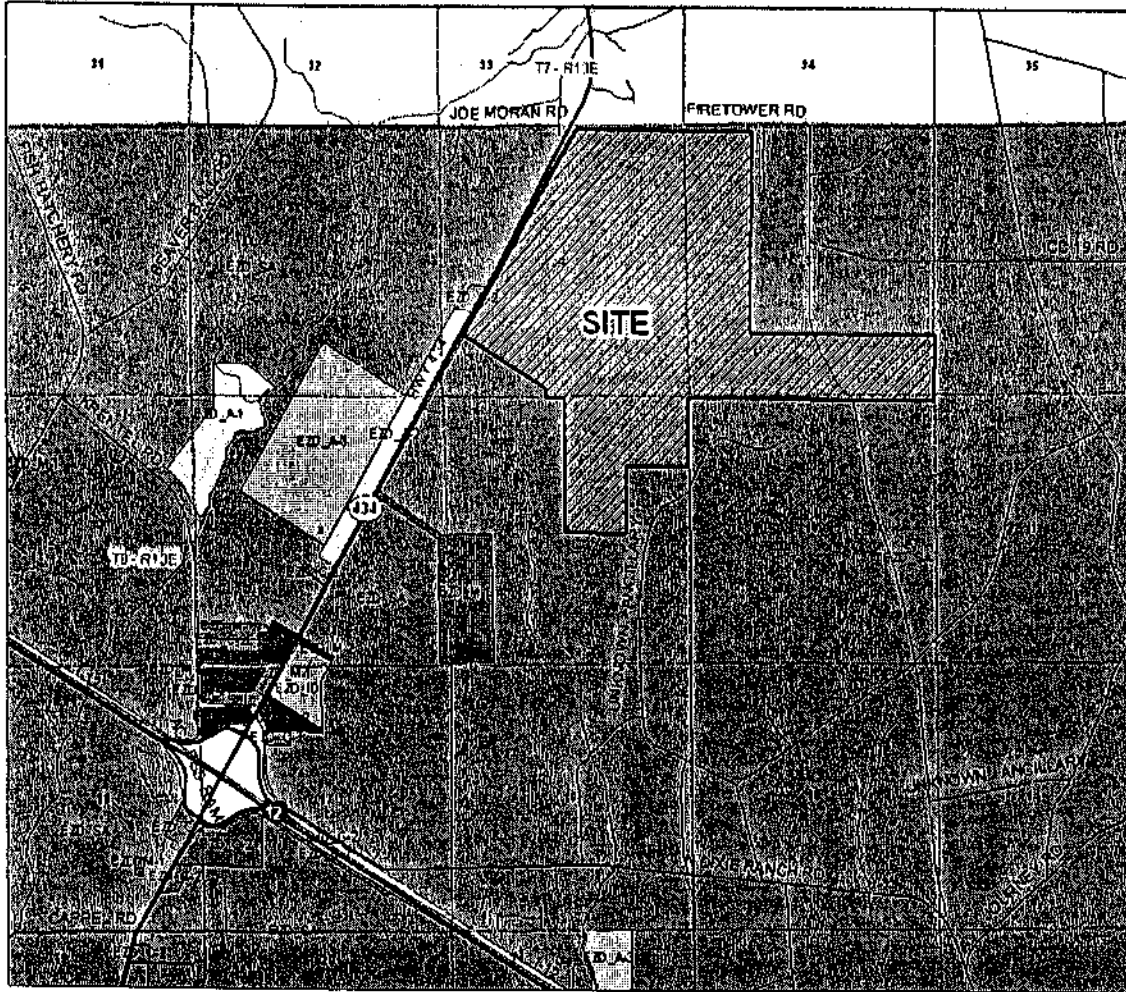
THENCE NORTH 00°00'00" EAST FOR A DISTANCE OF 2633.64 FEET TO A PINE LIGHTER KNOT FOUND AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 4, T 8 S - R 13 E;

THENCE ALONG THE SECTION LINE COMMON TO SECTIONS 4 & 9 T 8 S - R 13 E, NORTH 90°00'00" WEST FOR A DISTANCE OF 405.94 FEET TO A 1/2" IRON ROD FOUND;

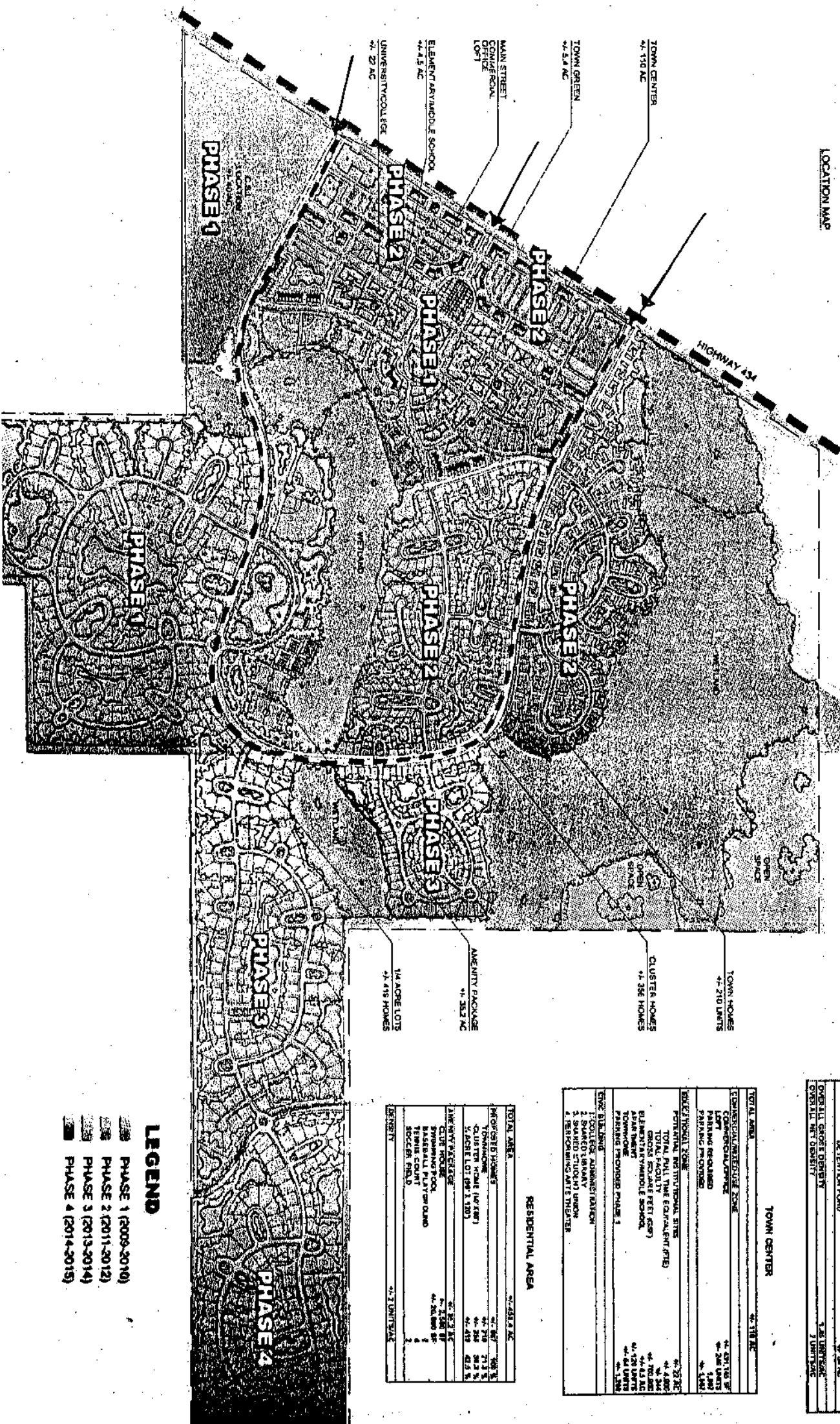
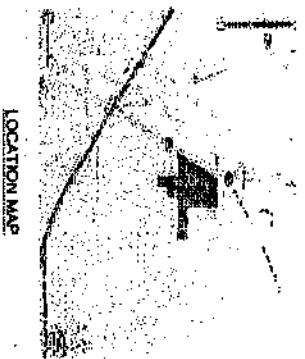
THENCE NORTH 00°00'00" WEST FOR A DISTANCE OF 177.72 FEET TO A 1/2" IRON ROD FOUND;

THENCE NORTH 58°59'48" WEST FOR A DISTANCE OF 2081.33 FEET TO THE POINT OF BEGINNING. CONTAINING: 36,950,240 SQUARE FEET OR 848.261 ACRES OF LAND, MORE OR LESS.

CASE NO.: ZC07-07-041
PETITIONER: Jeffrey D. Schoen
OWNER: Weyerhaeuser Real Estate Development Company
REQUESTED CHANGE: From SA (Suburban Agricultural) District to PUD (Planned Unit Development) District
LOCATION: Parcel located on the east side of LA Highway 434, north of Ezell Road, south of D'Antonio Road; S3, 4, & 9, T8S, R13E; Ward 7 & 9, District 7 & 11
SIZE: 848.261 acres



ZC07-07-041

[illegible]

TOTAL RENT	\$ 118.00
1. ELEMENTAL/INTERMEDIATE	\$ 37.10 p
COMMERCIAL/ARTS	\$ 2.00
PARKING REQUIRED	\$ 1.00
PARKING PROVIDED	\$ 1.00
2. SPECIAL ZONE	\$ 32.80
POTENTIAL INDIVIDUAL SITE	\$ 4.00
TOTAL FULL TIME EQUIVALENT	\$ 70.80
TOTAL (FULL TIME EQUIVALENT)	\$ 4.00
RESEARCH/RESEARCH SCHOOL	\$ 4.00
ADULT THEATRE	\$ 1.00
TOWN-COME	\$ 1.00
PARKING PROVIDED PHASE 1	\$ 1.00
3. TOTAL RENT	\$ 118.00
1. SQUARED ADMINISTRATIVE	\$ 1.00
2. SQUARED LIBRARY	\$ 1.00
3. SQUARED STUDENT UNION	\$ 1.00
4. RECREATING ARTS THEATRE	\$ 1.00

[illegible]

LEGEND

- | |
|---------------------|
| PHASE 1 (2009-2010) |
| PHASE 2 (2011-2012) |
| PHASE 3 (2013-2014) |
| PHASE 4 (2014-2015) |

[illegible]