



ST. TAMMANY PARISH

DEPARTMENT OF PLANNING
P. O. BOX 628
COVINGTON, LA 70434
PHONE (985) 899-2129
FAX (985) 898-8003
e-mail: planning@stpgov.org

Kevin Davis
Parish President

Appeal 2

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: November 7, 2007

(Reference Case on ^{Zoning} Planning Commission Agenda)

ZC 07-10-059
Petitioner: Mr. Ned Wilson
Owner: Favret Investments, LLC
Requested Change: SA(Suburban Agriculture) to PUD (Planned Unit 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 Planning 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

Uncas B. Favret, Jr.
(SIGNATURE)

Uncas B. Favret, Jr., Member

Favret Investments, LLC
68359 Taulla Drive
Covington, Louisiana 70433

PHONE #: 985/892-8047

- ZC07-10-059
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 90.62 acres
Petitioner: Ned Wilson
Owner: Favret Investments, LLC
Location: Parcel located south side of LA Highway 22, west of Penns Chapel Road, S40, T7S, R10E & S54, T7S, R11E, Ward 4, District 4
Council District: 4
TABLED FROM 10/2/07 MEETING)



ZONING STAFF REPORT

Date: October 26, 2007
Case No.: ZC07-10-059
Prior Action: Tabled (10/02/07)
Posted: 10/17/07

Meeting Date: November 6, 2007
Determination: Denied

GENERAL INFORMATION

PETITIONER: Ned Wilson
OWNER: Favret Investments, LLC
REQUESTED CHANGE: From SA (Suburban Agricultural) District to PUD (Planned Unit Development) District
LOCATION: Parcel located south side of LA Highway 22, west of Penns Chapel Road; S40, T7S, R10E & S54, T7S, R11E; Ward 4, District 4
SIZE: 90.62 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish (Penns Chapel Road)	Road Surface: 2 lane asphalt	Condition: Good
Type: State (Hwy 22)	Road Surface: 3 lane asphalt	Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	C-2 (Highway Commercial) District
South	Undeveloped	SA (Suburban Agricultural) District
East	Single Family Residence	A-2 & A-3 (Suburban) Districts
West	Undeveloped	SA (Suburban Agricultural) District

EXISTING LAND USE:

Existing development? No Multi occupancy development? Yes

COMPREHENSIVE PLAN:

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:

A zoning change request to PUD was previously filled for the subject site (ZC04-10-087). The requested zoning change was approved by the Council. However, as a result of the ambiguous language within the PUD ordinance, the Court vacated the Council's decisions. In light of the amended language within the PUD ordinance, a zoning change request from SA (Suburban Agriculture) and C-2 (Highway Commercial) Districts to PUD (Planned Unit Development) District, has been resubmitted for the same site, to create a new single family residential and townhomes subdivision. The residential subdivision will consist of 21 single family residences and 64 townhomes. The average density of the entire development will be of 0.93 units per acre.

The Townhouse and single family portions of the development will be access through 2 separate roads from Penn's Chapel Road. The access through Fairview Oaks Business Park, will be considered as a secondary access, for emergency only.

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	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	Provided as Required
Environmental Assessment Data Form	Provided as Required
Phasing	Provided as Required (Spring 2008)

COMPREHENSIVE PLAN ANALYSIS

The site is located in a conservation area, as designated by the 2025 comprehensive plan. The comprehensive plan defines a conservation area as an area designated for uses of land, water, flora and fauna that appear naturally. The proposed layout contributes to the preservation and the conservation of wetlands. Also, the addition of raised decks and walkways, is considered as an important element contributing to the inclusion of the wetlands in the design of the subdivision. The design of the subdivision and the raised decks and walkways will promote human enjoyment, recreation within the natural landscapes and the preservation of natural systems.

GREENSPACE

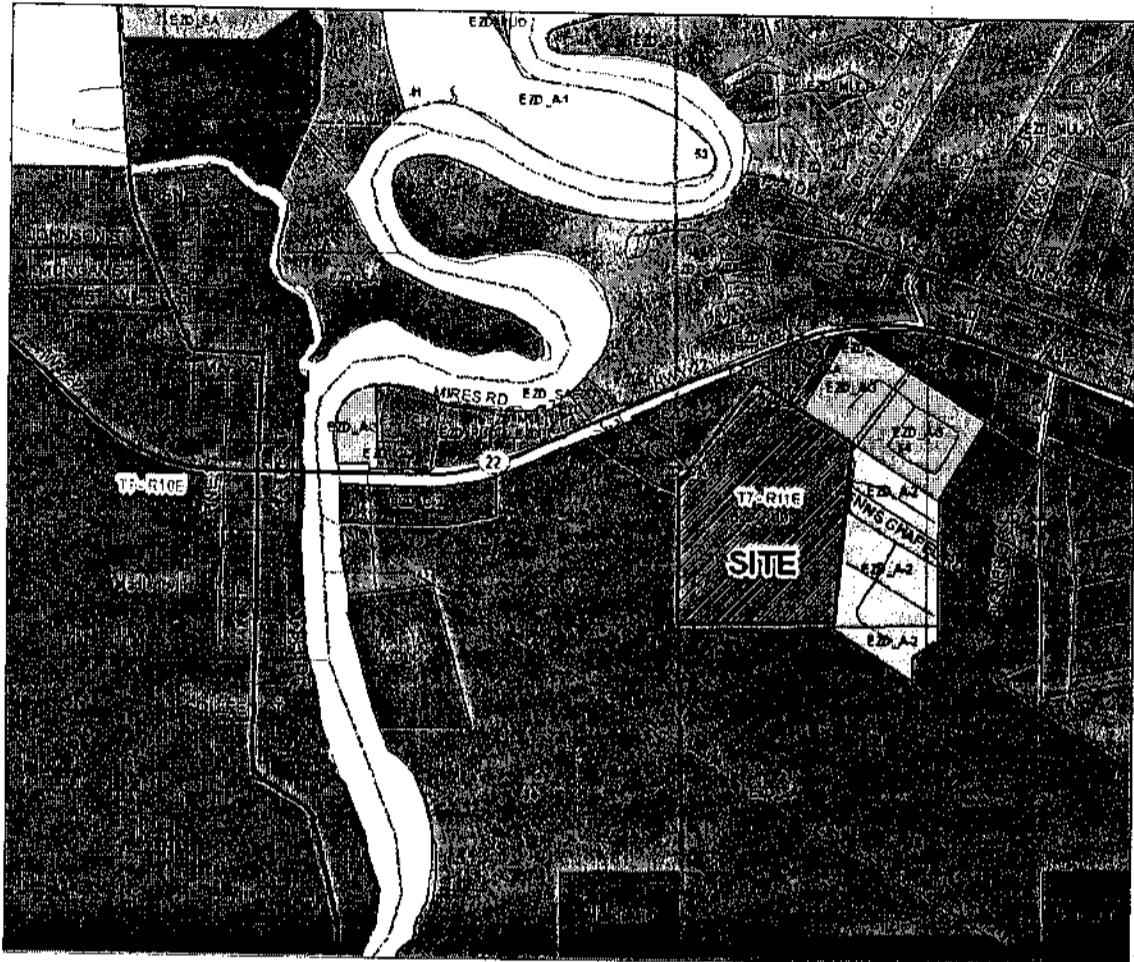
As for the location of the required open space, a total of 63.06 acres (70%) of the site will be designated as open space. The passive recreational area consists of a total of 60.1 acres and the active recreational area consists of 2.96 acres. Some greenspace areas are being proposed at the entrance and exit to the subdivision. One of the greenspace area has been designated as a park with picnic tables, benches and Bar-B-Q pits. Also, a 50 foot no cut buffer has been provided on the northern side of the subdivision and a 25' no cut buffer along Penn's Chapel Road. A tennis court will be located in the in the southern portion of the development. A raised walking path and observation deck will be provide connection between the two phases of the subdivision.

Finally, staff suggests that the single family residences located in the southern portion of the portion of the subdivision be built on pilings.

STAFF RECOMMENDATION:

The staff recommends that the request for a PUD (Planned Unit Development) District designation be approved. The revised layout meets most of the criteria of the 2025 conservation designation. The proposed access from the townhouse development through Fairview Oaks Business Park, remains a concern and should be provided as a second entrance or exit in case Penn's Chapel Road is impassible or blocked. However, in light of the previous recommendation from the Council, requiring the use of Penn's Chapel Road as its main ingress/egress to the townhomes, and considering that the existing road is surrounded by highly sensitive and valuable wetlands that would be impacted, staff is in favor of the proposed development.

CASE NO.: ZC07-10-059
PETITIONER: Ned Wilson
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SIZE: 90.62 acres





HOULTONVILLE ESTATES

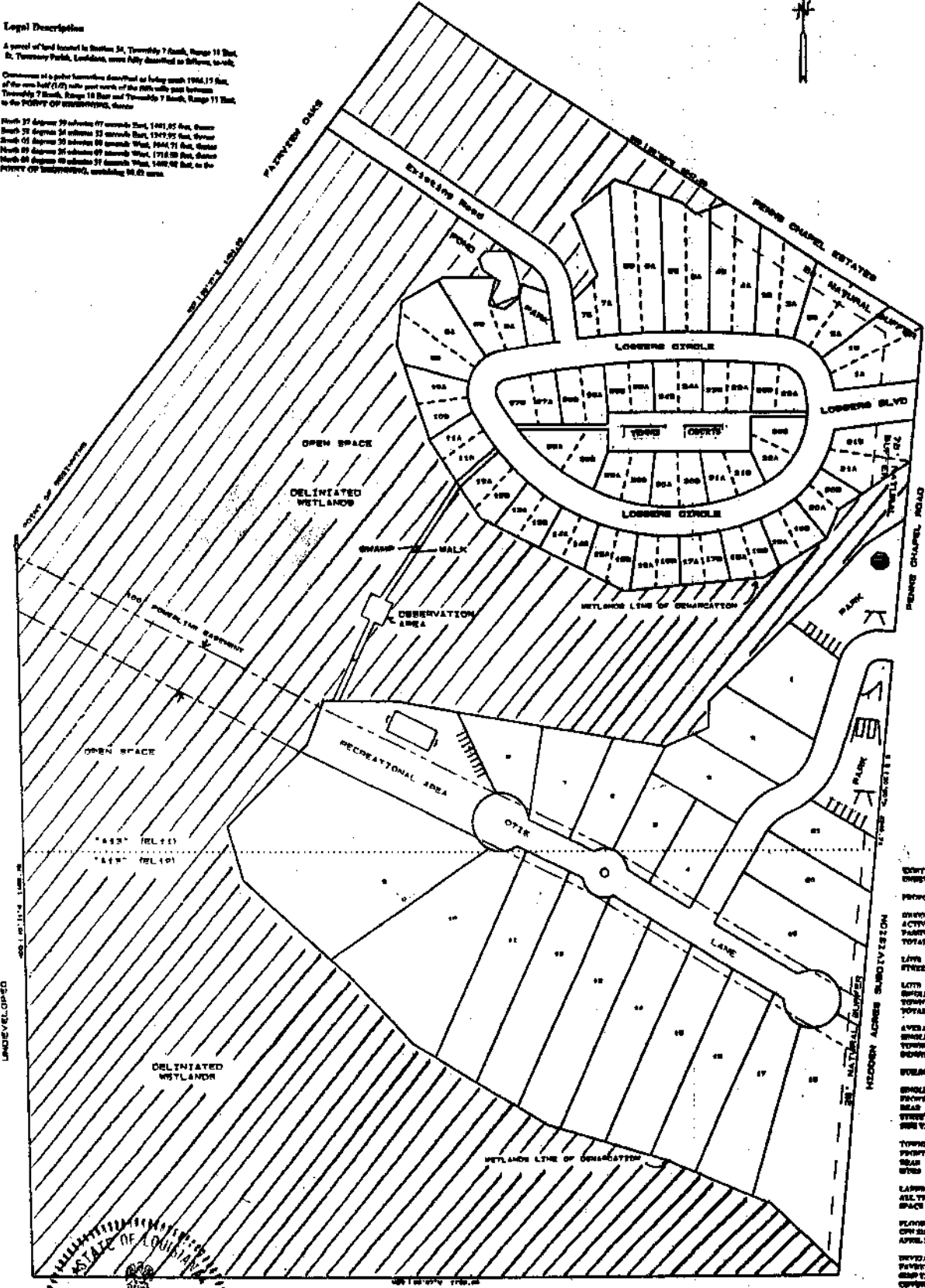
A PLANNED UNIT DEVELOPMENT
 SECTION 54, TOWNSHIP 7 SOUTH, RANGE 14 EAST
 WARD 4, DISTRICT 4, ST. TAMMANY PARISH, LOUISIANA

Legal Description

A parcel of land located in Section 54, Township 7 South, Range 14 East, St. Tammany Parish, Louisiana, more fully described as follows, to-wit:

Commence at a point hereinafter described as being south 1966.17 feet, of the one half (1/2) mile post mark of the 400' utility post between Township 7 South, Range 14 East and Township 7 South, Range 11 East, to the POINT OF BEGINNING, thence

North 77 degrees 30 minutes 07 seconds East, 1401.05 feet, thence South 72 degrees 34 minutes 32 seconds East, 1247.97 feet, thence South 02 degrees 50 minutes 00 seconds West, 1044.71 feet, thence North 00 degrees 30 minutes 00 seconds West, 1718.00 feet, thence North 00 degrees 00 minutes 00 seconds West, 1400.00 feet, to the POINT OF BEGINNING, enclosing 58.00 acres.



EXISTING SHOWING AS UNDEVELOPED	
PROPOSED DEVELOPMENT	
OPEN SPACE	5.00 ac
ACTIVE PARKS	1.00 ac
TOTAL	6.00 ac (10%)
LANE	0.00 ac (0%)
STREETS	0.00 ac (0%)
TOTAL	
LOTS	33
SINGLE FAMILY	33
TOWNSHIPS	0-0
TOTAL	33
AVENUE LOT COVER	
SINGLE FAMILY	1.00 ac
TOWNSHIPS	0.00 ac
TOTAL	1.00 ac
FUTURE STREETS	
SINGLE FAMILY	0.00 ac
LANE	0.00 ac
STREET	0.00 ac
TOTAL	0.00 ac
TOWNSHIPS	
POINT	0.00 ac
WIDE	0.00 ac
TOTAL	0.00 ac
LANDSCAPING	
ALL TREES WITHIN OPEN SPACE TO BE SAVED	
PLANS FILED "AS IS"	
BY CIVIL ENGINEER	
DATE	APRIL 3, 1991
DEVELOPER	
PROJECT DEVELOPERS, L.L.C.	
808 PUEBLO DRIVE	
HOULTONVILLE, LA 70057	

NEED R. WILSON
 REGISTERED
 LAND SURVEYOR

ITE PLAN

HOULTONVILLE ESTATES SECTION 54, TOWNSHIP 7 SOUTH, RANGE 14 EAST WARD 4, DISTRICT 4, ST. TAMMANY PARISH, LOUISIANA	
SCALE: 1" = 400'	DATE: 2/28/91
NEED R. WILSON, PLS A LICENSED PROFESSIONAL ENGINEER 1000 PUEBLO DRIVE HOULTONVILLE, LA 70057	
PROJECT NO. 91-001	DATE: 2/28/91

ENVIRONMENTAL ASSESSMENT DATA FORM

Description of Project

Applicant's Name FAVRET INVESTMENTS, L.L.C.

Address 68359 TAULLA DR. COVINGTON, LA 70433

Attach area location Map showing the proposed development

Name of Development HOULTONVILLE ESTATES

Section 54 Township 7 SOUTH Range 11 EAST

Number of acres in Development 90.62

Type of streets CONCRETE

Type of water systems CENTRAL

Type of sewerage system CENTRAL

Ultimate disposal of wastes PRIVATE

Ultimate disposal of surface drainage VIA SWAMP - TCHEFUNTA RIVER

Land form: Flat Swamp Rolling Inundated Marsh

Existing land use: Rural Commercial Residential Industrial

Proposed land use: Rural Commercial Residential 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

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.
No increase in noise levels / Residential
- 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.

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:

Ned R. Wilson, PLS
Ned R. Wilson
TITLE: Registered Land Surveyor

DATE: 9 AUG 07

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: _____

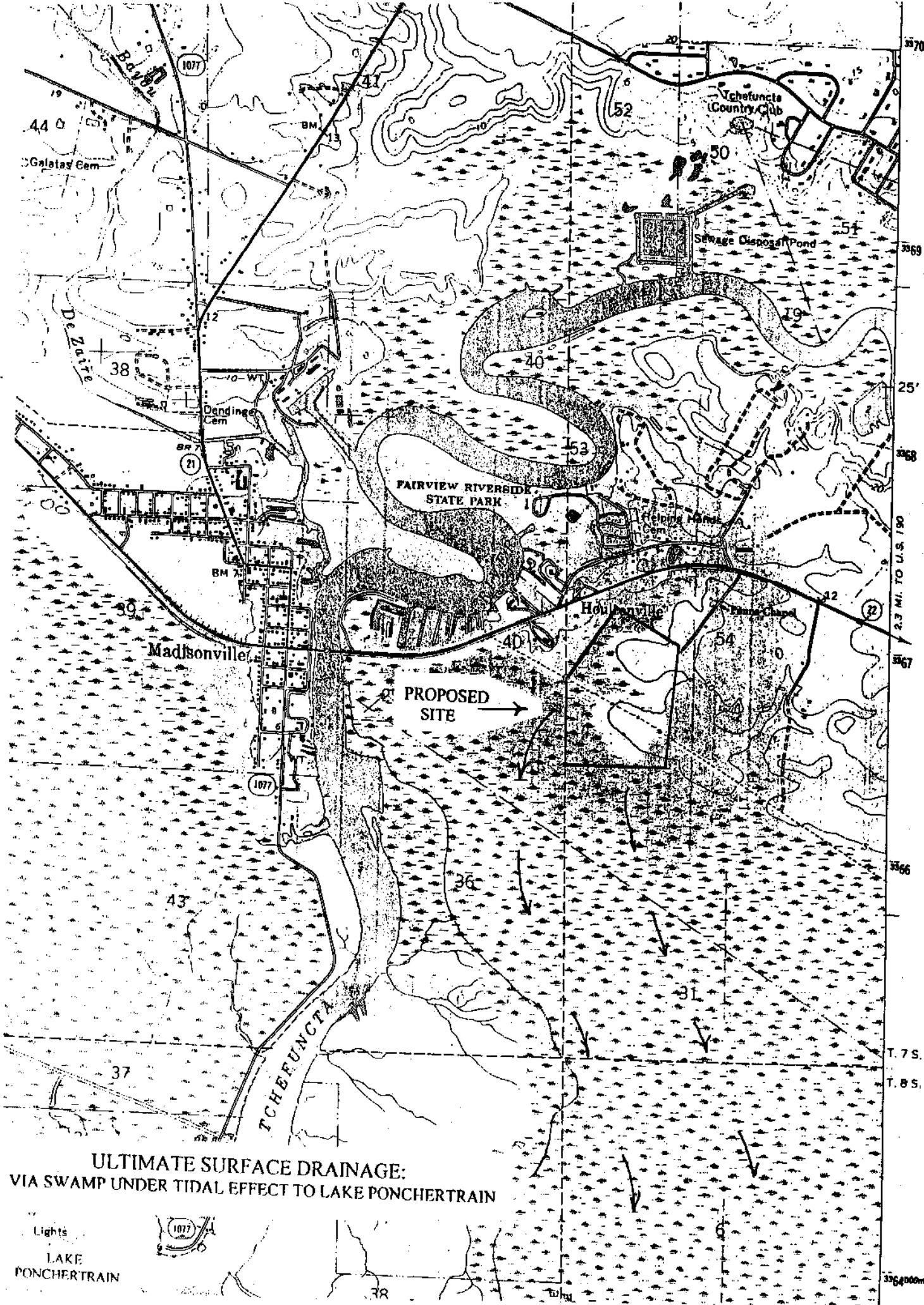
PARISH PLANNER: _____

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 _____



ULTIMATE SURFACE DRAINAGE:
VIA SWAMP UNDER TIDAL EFFECT TO LAKE PONCHERTRAIN

Lights
LAKE
PONCHERTRAIN

3364000-N