



ST. TAMMANY PARISH

DEPARTMENT OF PLANNING
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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: November 7, 2007

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

ZC 07-06-037

Petitioner: Mr. Leroy J. Cooper

Owner: Brooke Development, LLC


Requested Change: R(Rural) 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~~ ^{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

 , Agent
(SIGNATURE)

Brooke Development, LLC
336 Chateau Jon
Denham Springs, LA 70726

PHONE #: 225/ 791-6860



ZC07-06-037

Existing Zoning: R (Rural) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 123 acres
Petitioner: Mr. Leroy J. Cooper
Owner: ~~Saun Sullivan~~ Brooke Development, LLC
Location: Parcel located at the end of Kathman Road, north of Adrienne Street, S7 & 18, T7S, R10E, Ward 1, District 1
Council District: 1

Kathman Road Subdivision
CEI Reference No.: 07-024

1. Each lot will not have more than one dwelling.
2. Front setbacks will not be less than 25 feet from the property line. Side building setbacks will not be less than 5 feet (10 feet for 60 x 120 lots) from the interior side of the property line. Rear building setbacks will not be less than 10 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. Driveways on corner lots shall not be located any closer than sixty (60) feet from a corner of said property closest to the intersection as measured from the corner of the property where the said two street right-of-ways intersect.
10. The Homeowners Association will be responsible for maintaining the green space areas within this development.
11. 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 running with each title and reference shall be made thereto in each title.
12. The minimum elevation for the lowest floor of all residences shall be determined from the latest revised FEMA flood insurance rate maps. The minimum elevation of the lowest floor in Flood Zone "A" shall be obtained from the Parish Engineering Department.
13. Lots may not be used for the storage of trash or junk vehicles.

2007-06-037

ENVIRONMENTAL ASSESSMENT DATA FORM

Description of Project

Applicant's Name Brooke Development, L.L.C. / Saun Sullivan

Address 336 Chateau Jon, Denham Springs, LA 70726

Attach area location Map showing the proposed development

Name of Development Kathman Road Subdivision

Section 7&18 Township 7 South Range 10 East

Number of acres in Development ± 123.0

Type of Streets Asphalt

Type of water system Community

Type of sewerage system Community

Ultimate disposal of wastes Bedico Creek, and ultimately to Lake Pontchartrain

Ultimate disposal of surface drainage Bedico Creek, and ultimately to Lake Pontchartrain

Land 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/A

Major highway frontage: Yes _____ No X

Name 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 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 aesthetic 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 | <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 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 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.

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: April 16, 2007

TITLE: Lerby 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:

DATE: _____

POLICE JUROR: _____

WARD: _____