



DEPARTMENT OF PLANNING
 P. O. BOX 628
 COVINGTON, LA 70434
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 e-mail: planning@stgoe.org

Kyrie Davis
 Parish President

Appeal # 8

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: 12/14/06

ZC04-11-093

Existing Zoning: Major amendment to the PUD (Planned Unit Development) District
 Acres: 112 acres
 Petitioner: Richard Lambert
 Owner: Patricia Planche Bopp, Andree Planche a.k.a. Andree Planche Hand, Planche Company L.L.C.
 Location: Parcel located on the east side of LA Highway 1077, north of LA Highway 1085, across from 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

Richard P. Wilke

(SIGNATURE)

RICHARD P. WILKE
40 MISTLETOE DR
COVINGTON, LA 70433
 PHONE #: 985-875-9066



ZONING STAFF REPORT

Date: December 1st, 2006

Meeting Date: December 5, 2006

Case No.: ZC04-11-093

Determination: Approved

Prior Action: Approved (03/01/05)

Posted: 11/15/06

GENERAL INFORMATION

PETITIONER: Richard Lambert
OWNER: Patricia Planche Bopp, Andree Planche a.k.a. Andree Planche Hand, Planche Company L.L.C.
REQUESTED CHANGE: From SA (Suburban Agricultural) District to PUD (Planned Unit Development) District
LOCATION: Parcel located on the east side of LA Highway 1077, north of LA Highway 1085, across from Stanga Road; S34, T6S, R10E; Ward 1, District 1
SIZE: 112 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State Highway 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	Shooting Range	SA (Suburban Agricultural) District
South	Water bottling plant	M-1(Light Industrial) District
East	Single Family Residential	SA (Suburban Agricultural) District
West	Agricultural, Undeveloped	Rural, A-2 (Suburban) District

EXISTING LAND USE:

Existing development? No Multi occupancy development? Yes

COMPREHENSIVE PLAN:

Agriculture – extraction - Use of land for the surface mining or digging out of soils, sand or (usually from streambeds) gravel for commercial sale.

Agriculture (nursery, sod) - Use of land for horticulture, floriculture, and the necessary or associated uses for packing, treating, storing the produce or using it for education.

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 & ANALYSIS:

The petitioner is requesting a major amendment to the approved residential Planned Unit Development. A major reconfiguration of the proposed residential subdivision is being requested in order to relocate the majority of the lots outside of the wetlands area. The reconfiguration of the subdivision also triggers a reduction of the number of lots, from 170 lots to 161 lots.

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
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

GREENSPACE

The originally proposed 40 acre of open space is proposed to be increased to 55.73 acre of greenspace (50%). A total 56.6 acres is proposed to be dedicated as passive open space, and 0.65 acre as active open space. A significant portion of the open space provided on the plan, consists of a large greenspace area, located in the rear of the site, dedicated as wetlands. A large buffer, located along the entire road frontage, is also being proposed, making the development virtually invisible from Highway 1077. Walking paths around the pond, is provided as passive recreational amenities. As active recreational amenities, a pool and playground area have been provided.

COMPREHENSIVE PLAN

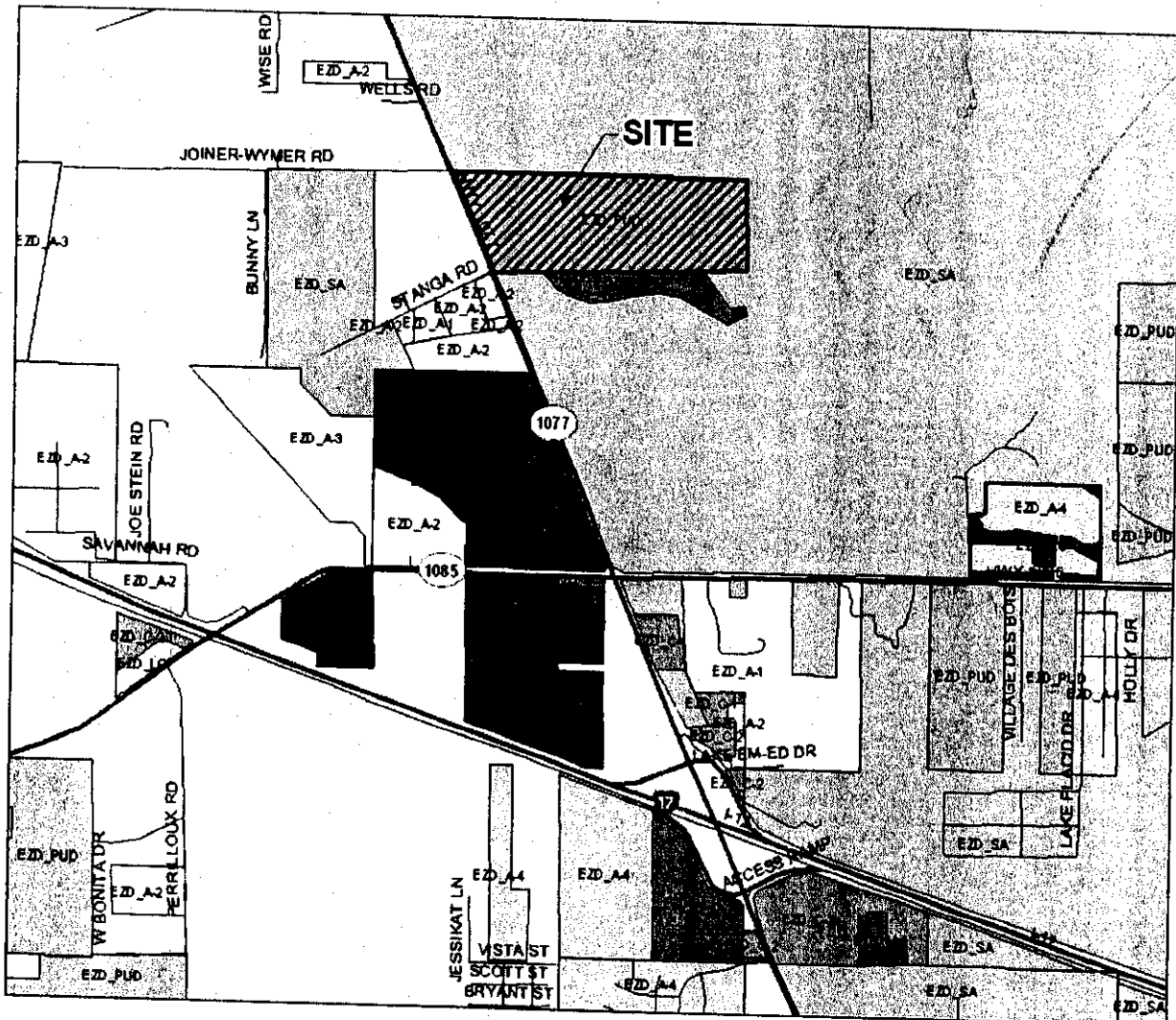
The 2025 land use map designates this area for "Single Family Residential - Conservation" use. The proposed PUD meets the definition of this land use classification in that it does provide true conservation areas that could potentially be linked with future conservation subdivisions or recreation areas. The greenspace which the petitioners have provided consists of the buffer located along the entire Highway 1077 frontage. A second area of open space located towards the rear of the site stretching across the width of the site. The Comprehensive Plan also defines this land use designation as one that "results in the placement of buildings and improvements on a part of the land to be subdivided in order to preserve the natural and scenic quality of the remainder of the land." Both of these green space areas are located in Flood Zone A which would preserve the natural drainage areas of the site and therefore complies with this conservation element of the land use objective. The petitioners have also attempted to minimize the number of proposed lots which are located in Flood Zone A, locating the majority of the lots in Flood Zone C designated areas.

The "Single Family Residential - Conservation" classification calls for "a density - within the overall tract - which is similar to the adjoining residential uses." There are no other subdivisions of this size and scale in this vicinity on Highway 1077. In fact the majority of the property located along Highway 1077 is either undeveloped or is single family residences on large lots.

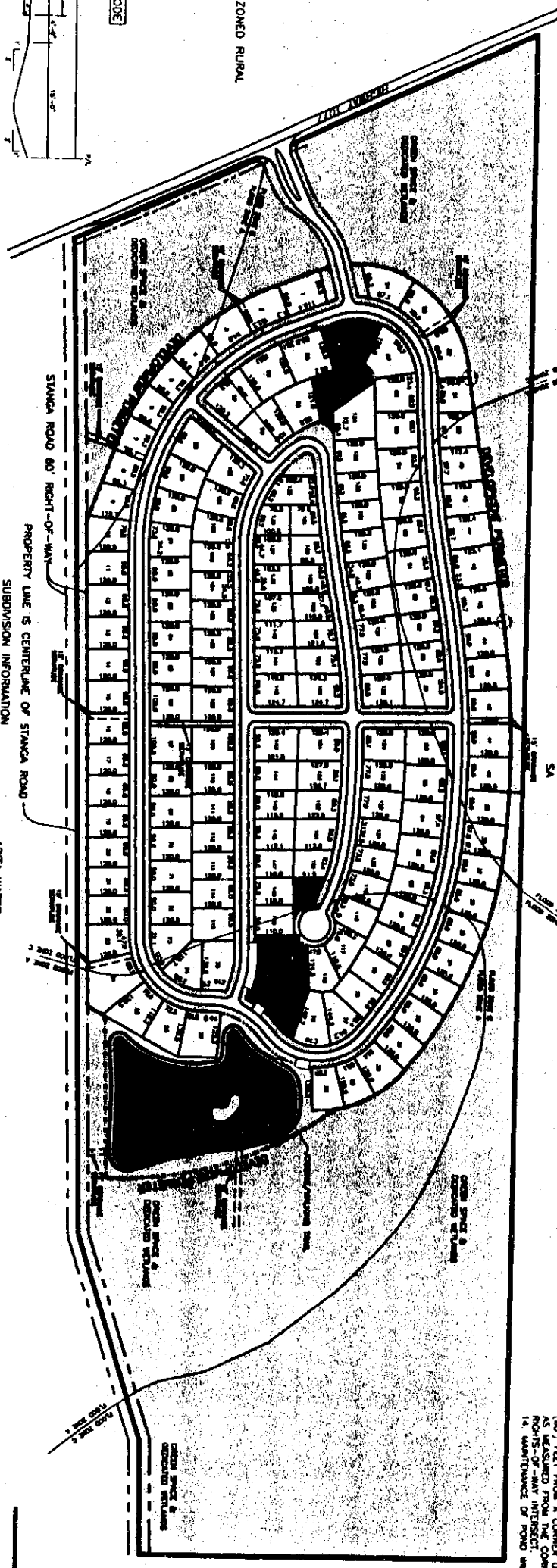
STAFF RECOMMENDATION:

Staff is in favor of the requested major amendment to the PUD and recommends approval.

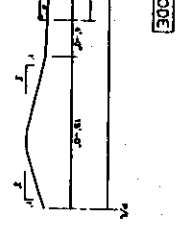
CASE NO.: ZC04-11-093
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- OPEN SPACE & DISPERSED RETIARAS
- HOUSING
- OPENSPACE OWNED BY ASSOCIATION

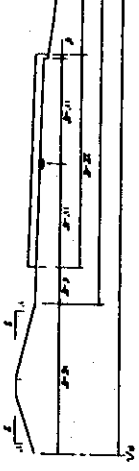


VARIES	22'	CENTRAL-OTHER
AVG. LOT SIZE	STREET WIDTH	MIN. SETBACK
CONCRETE TYPICAL	8200 LB FT	NO. OF PHASES
ROAD SURFACE	STREET LIGHTS	
	LANDSCAPE/IRRIGATION	
	AT-TREAT SURFACE WATER DISPOSAL	



NOTE

IN CROSS SECTION



PROPERTY LINE IS CENTERLINE OF STANCA ROAD
 SUBDIVISION INFORMATION

LAND AREA	RESIDENTIAL LOTS
64.75 AC (90%)	141
0.28 AC	0
0.28 AC	0
13.28 AC	0
112.96 AC	0
TOTAL SUBDIVISION	141

ASHTA WATER
 PUD - M-1
 UNDEVELOPED

THE SUBDIVISION AND DEVELOPMENT SHOWN ON THIS PLAN ARE SUBJECT TO THE ZONING AND SUBDIVISION LAWS OF THE STATE OF MISSISSIPPI AND THE ZONING AND SUBDIVISION LAWS OF ST. TAMMANY PARISH, LOUISIANA. THE SUBDIVISION IS SUBJECT TO THE ZONING AND SUBDIVISION LAWS OF ST. TAMMANY PARISH, LOUISIANA. THE SUBDIVISION IS SUBJECT TO THE ZONING AND SUBDIVISION LAWS OF ST. TAMMANY PARISH, LOUISIANA.

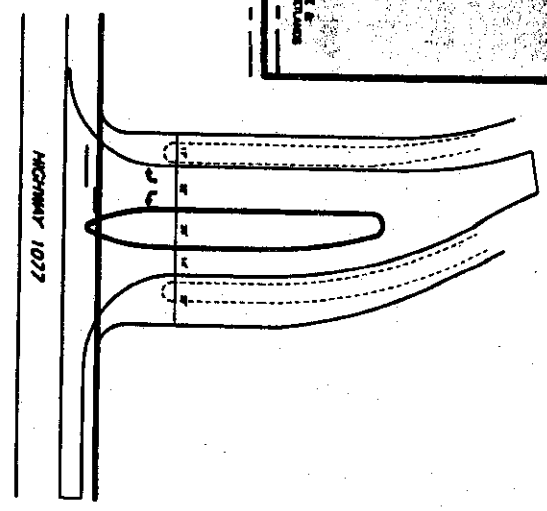
DATE: 10-17-06
 DRAWN BY: RICHARD C. LAMBERT
 CHECKED BY: RICHARD C. LAMBERT
 PROJECT NO.: 225095.0210.5

RCL
 CONSULTANTS, L.L.C.
 RICHARD C. LAMBERT
 CONSULTANTS, L.L.C.
 521 N. Causeway Blvd.
 Mandeville, LA 70448
 385-727-4440

PRELIMINARY

**TUSCANY WEST ESTATES
 CONCEPTUAL LAYOUT**
 ST. TAMMANY PARISH, LOUISIANA

THE ABOVE LAYOUTING (OR OTHER) OF THE SUBDIVISION SHALL BE SUBJECT TO THE ZONING AND SUBDIVISION LAWS OF THE STATE OF MISSISSIPPI AND THE ZONING AND SUBDIVISION LAWS OF ST. TAMMANY PARISH, LOUISIANA. THE SUBDIVISION IS SUBJECT TO THE ZONING AND SUBDIVISION LAWS OF ST. TAMMANY PARISH, LOUISIANA. THE SUBDIVISION IS SUBJECT TO THE ZONING AND SUBDIVISION LAWS OF ST. TAMMANY PARISH, LOUISIANA.



APPROVAL	DATE
OWNER	
DEVELOPER	
DESIGNER	
CHECKER	
DATE	
SCALE	