



St. Tammany Parish Government

Department of Planning
P. O. Box 628
Covington, LA 70434
Phone: (985) 898-2529
Fax: (985) 898-3003
e-mail: planning@stp.gov

Pat Brister
Parish

ZC DENIED: 7/3/12

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: 7/5/12

Case Number: ZC12-06-053

PUD

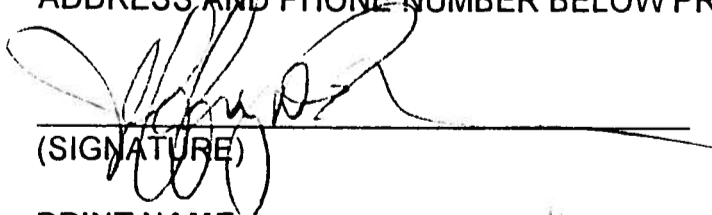
- 2. ZC12-06-053
 - Existing Zoning: A-2 (Suburban District)
 - Proposed Zoning: PUD (Planned Unit Development Overlay)
 - Acres: 116.30 acres
 - Petitioner: Jeff Schoen
 - Owner: Tallow Creek Shooting Grounds, LLC
 - Location: Parcel located on the east side of LA Highway 1077, north of LA Highway 1085, south of US Highway 190, S34,T6S,R10E, Ward 1, District 3
 - Council District: 3
- (TABLED FROM ZC 6/5/12 MEETING)

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 SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.


(SIGNATURE)

PRINT NAME: Jeffrey D. Schoen, Attorney for Tallow Creek Shooting Grounds, LLC

ADDRESS: P.O. Box 1810, Covington, LA 70434

PHONE # 985-892-4801

LOT BREAKDOWN BY PHASES

Phase	Number of lots	Lot Size
Phase I	34	60' X 120' & 70' X 120'
Phase II	35	60' X 120' & 70' X 120'
Phase III	20	Garden Homes (appr. 1500 sq.ft.)
Phase IV	61	75' X 135' & 85' X 135'

GENERAL PUD CRITERIA

Required information	Staff Comments
Title of the project, name of the developer, legal description	Provided as Required
Existing Land Uses 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 (offsite)
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 (4 phases)

DENSITY

As required under Section 6.0103 A.4. of the Planned Unit Development Overlay, the net density shall be provided, based upon the underlying zoning classification, utilizing the formula (Total Area x .75 = _____ x maximum net density = _____ lots (units)), or the number of lots/units may be established by a yield plan.

Current gross density of this property is at 1 units per acre, which would allow for 116 units. The net density would allow for 87 units. Based upon the A-2 & A-3 Suburban Zoning Districts, the net density would allow for 150 lots. The proposal is for 150 units with a net density of 1.28 units per acre.

GREENSPACE

A total of 74.75 acres or 64% of the entire 116.7 acre development is proposed to be designated as open space, including 14.15 acres of active recreation and 60.6 acres of passive recreation. The active amenities will include a basketball court, ball field & playground equipment and the passive amenities will include a walking path/trail and benches.

Landscaping, benches and playground equipments are proposed to be provided, within the smaller park, located between lots 33 & 34, in Phase II of the subdivision. Similar amenities, such as benches and gazebo, should be provided within the park located in the rear of the proposed garden homes. Considering that the bulk of the active and passive recreational area, remains primarily concentrated towards the end of the development, the amenities within the proposed neighborhood parks, will definitely make the parks more functional and beneficial to the residents.

COMPREHENSIVE PLAN ANALYSIS

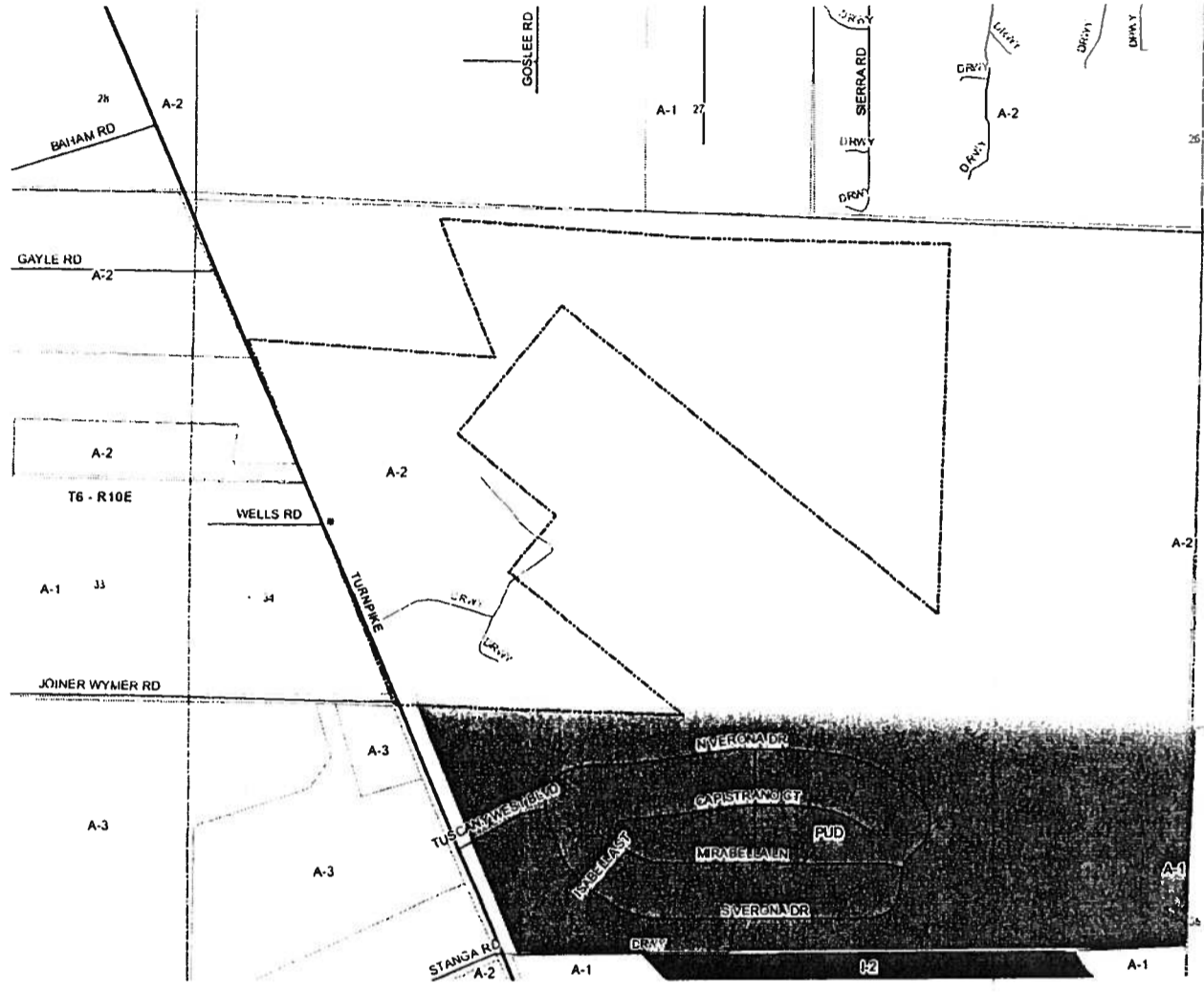
The 2025 land use plan designates the area to be developed as "Planned District" which calls for the site to be developed at a density similar to the adjoining residential uses. The density of the proposed subdivision is higher than most of the surrounding area. The subject site is surrounded on the north, east and west sides, by undeveloped land and single family residences on large lots, and by a shooting range on the south side.

The 2025 future land use plan also designates the area as "Single Family Residential - Conservation". The PUD meets the definition of this land use classification considering that it is proposed to be developed as a single family residential subdivision. It also meets the conservation designation, considering that most of the lots are located outside of Flood Zone A and outside of the wetlands. The preservation of the wetlands and the open spaces also contribute to the objective of the conservation criteria of the 2025 future land use plan. Finally, the reconfiguration of the rear portion of the subdivision, by removing the lots, proposed to be located within Flood Zone A and in close proximity to the Soap and Tallow Branch, makes the design of the subdivision more environmentally sensitive, than the original proposal.

STAFF RECOMMENDATION:

The staff recommends that the request for a PUD (Planned Unit Development Overlay) designation be denied. Note that if the Commission wishes to recommend approval of the A-3 Suburban District zoning change request, the proposed plan meets the purpose and criteria of the PUD Overlay.

CASE NO.: ZC12-06-053
PETITIONER: Jeff Schoen
OWNER: Tallow Creek Shooting Grounds, LLC
REQUESTED CHANGE: From A-2 to PUD (Planned Unit Development Overlay)
LOCATION: Parcel located on the east side of LA Highway 1077, north of LA Highway 1085, south of US Highway 190; S34,T6S,R10E; Ward 1, District 3
SIZE: 116.30 acres

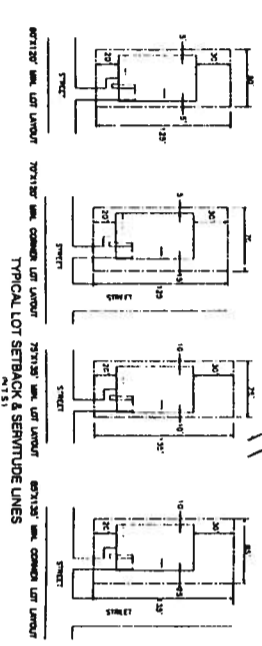
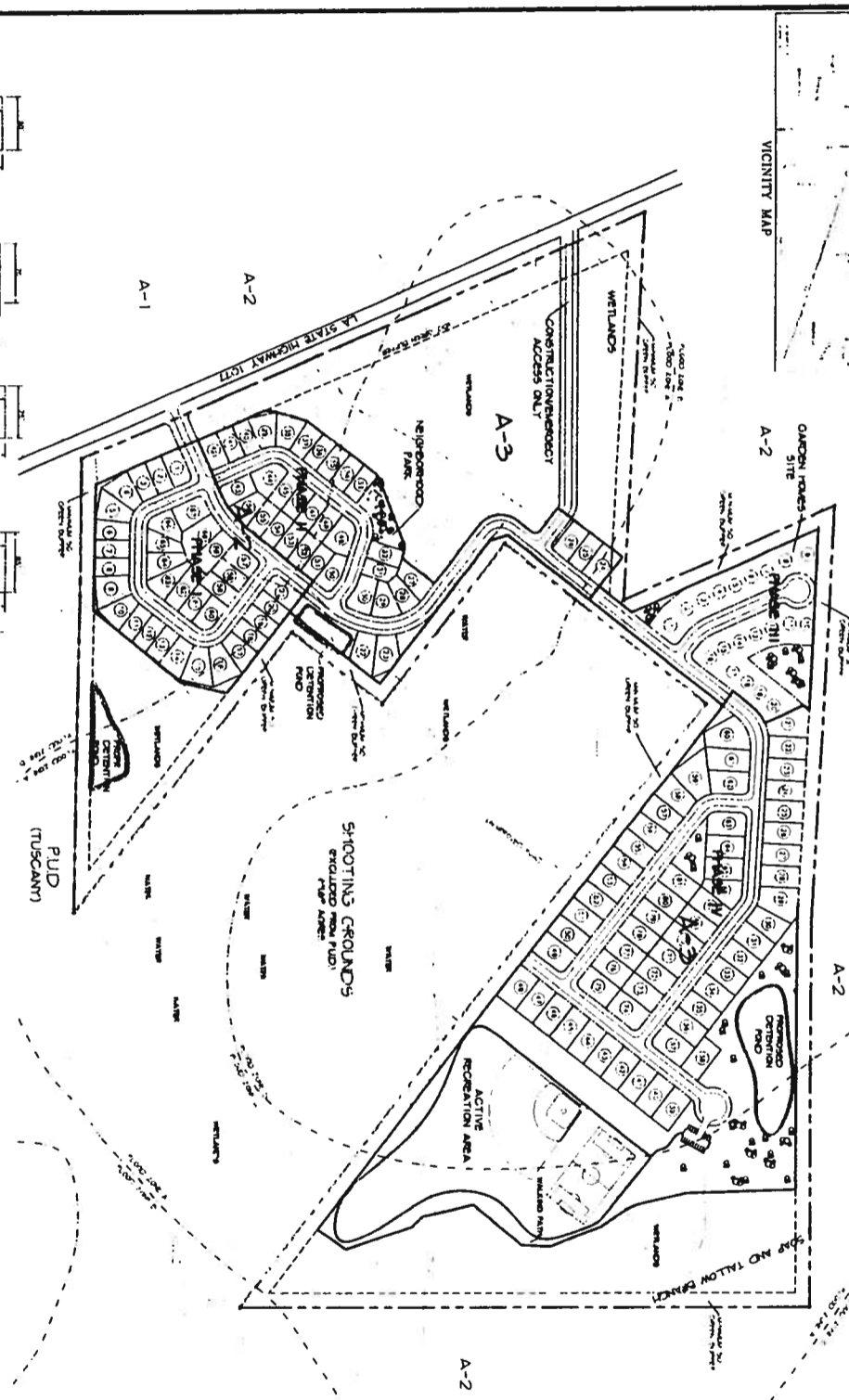
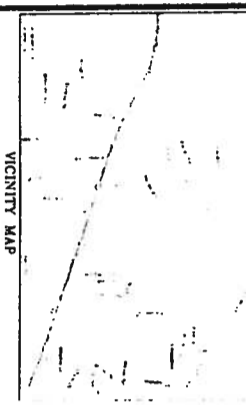


2012-06-053

CREEKSTONE OAKS P.U.D.

PROJECT PLANNER: KYIE ASSOCIATES, L.L.C.
 PROJECT DEVELOPER: TALLOW CREEK SHOOTING GROUNDS, L.L.C.
 Section 34 Township 6 South, Range 10 East,
 St. Tammany Parish, Louisiana

VICINITY MAP



RESIDENTIAL PLANNED UNIT DEVELOPMENT

RESTRICTIVE COVENANTS

1. NO LOT OR PORTION OF AN OCCUPANCY SHALL BE USED FOR THE STORAGE AND WATER STORAGE AND WETLANDS AND PORTALS OF ANY KIND OR PURPOSE TO A BEYOND THE BOUNDARIES OF THE PROJECT.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PROJECT AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PROJECT AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PROJECT.
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SITE DETAILS

- A. REGULATORY REQUIREMENTS
 - 1. Wetland Buffers: 50' to 100'
 - 2. Wetland Buffers: 50' to 100'
 - 3. Wetland Buffers: 50' to 100'
- B. TOTAL A.U.D. AREA: 118.75
- C. Wetland Buffers: 50' to 100'
- D. Wetland Buffers: 50' to 100'
- E. Wetland Buffers: 50' to 100'
- F. Wetland Buffers: 50' to 100'
- G. Wetland Buffers: 50' to 100'
- H. Wetland Buffers: 50' to 100'
- I. Wetland Buffers: 50' to 100'
- J. Wetland Buffers: 50' to 100'
- K. Wetland Buffers: 50' to 100'
- L. Wetland Buffers: 50' to 100'
- M. Wetland Buffers: 50' to 100'
- N. Wetland Buffers: 50' to 100'
- O. Wetland Buffers: 50' to 100'
- P. Wetland Buffers: 50' to 100'
- Q. Wetland Buffers: 50' to 100'
- R. Wetland Buffers: 50' to 100'
- S. Wetland Buffers: 50' to 100'
- T. Wetland Buffers: 50' to 100'
- U. Wetland Buffers: 50' to 100'
- V. Wetland Buffers: 50' to 100'
- W. Wetland Buffers: 50' to 100'
- X. Wetland Buffers: 50' to 100'
- Y. Wetland Buffers: 50' to 100'
- Z. Wetland Buffers: 50' to 100'

CREEKSTONE OAK
 RESIDENTIAL PLANNED UNIT DEVELOPMENT
 COVINGTON, LOUISIANA

DATE	BY	REVISION

SCALE: 1" = 400'

2012-06-053



DEPARTMENT OF THE ARMY

NEW ORLEANS DISTRICT, CORPS OF ENGINEERS

P.O. BOX 60267

NEW ORLEANS, LOUISIANA 70160-0267

December 3, 2008

200
F

REPLY TO
ATTENTION OF:

Operations Division
Surveillance and Enforcement Section

Mr. Ryan Coleman
Providence Engineering & Environmental
1201 Main St.
Baton Rouge, Louisiana 70802

Dear Mr. Coleman:

Reference is made to your request, on behalf of Dr. John F. Heaton, for a U.S. Army Corps of Engineers' (Corps) jurisdictional determination on property located in Section 34, Township 6 South, Range 10 East, St. Tammany Parish, Louisiana (enclosed map). Specifically, this property is identified as a 186 acre tract known as the Tallow Creek Shooting Grounds located on and east of LA Hwy. 1077, north of US-190.

Based on review of recent maps, aerial photography, soils data, the information provided with your request, and a field inspection on October 21, 2008, we have determined that part of the property is wetland and subject to Corps' jurisdiction. The approximate limits of the wetland are designated in red on the map. A Department of the Army (DA) permit under Section 404 of the Clean Water Act will be required prior to the deposition or redistribution of dredged or fill material into this wetland. Additionally, a DA permit will be required if you propose to deposit dredged or fill material into Soap and Tallow Branch or other waters of the United States on the property (shown in blue on the map).

You and your client are advised that this preliminary jurisdictional determination is valid for a period of 5 years from the date of this letter unless new information warrants revision prior to the expiration of the determination or the District Engineer has identified, after public notice and comment, that specific geographic areas where rapidly changing environmental conditions merit re-verification on a more frequent basis.

Should there be any questions concerning these matters, please contact Mr. Brian Oberlies at (504) 862-2275 and reference our Account No. MVN-2008-00086-SY. If you have specific questions regarding the permit process or permit applications, please contact our Eastern Evaluation Section at (504) 862-2577. The New Orleans District Regulatory Branch is committed to providing quality and timely service to our customers. In an effort to improve customer service, please complete and return the enclosed Customer Service Survey or complete the survey on our web site at <http://per2.nwp.usace.army.mil/survey.html>.

Sincerely,

William H. Hethery
for Pete J. Serio
Chief, Regulatory Branch

ZC12-06-053

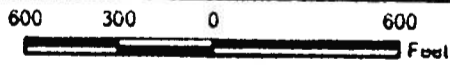
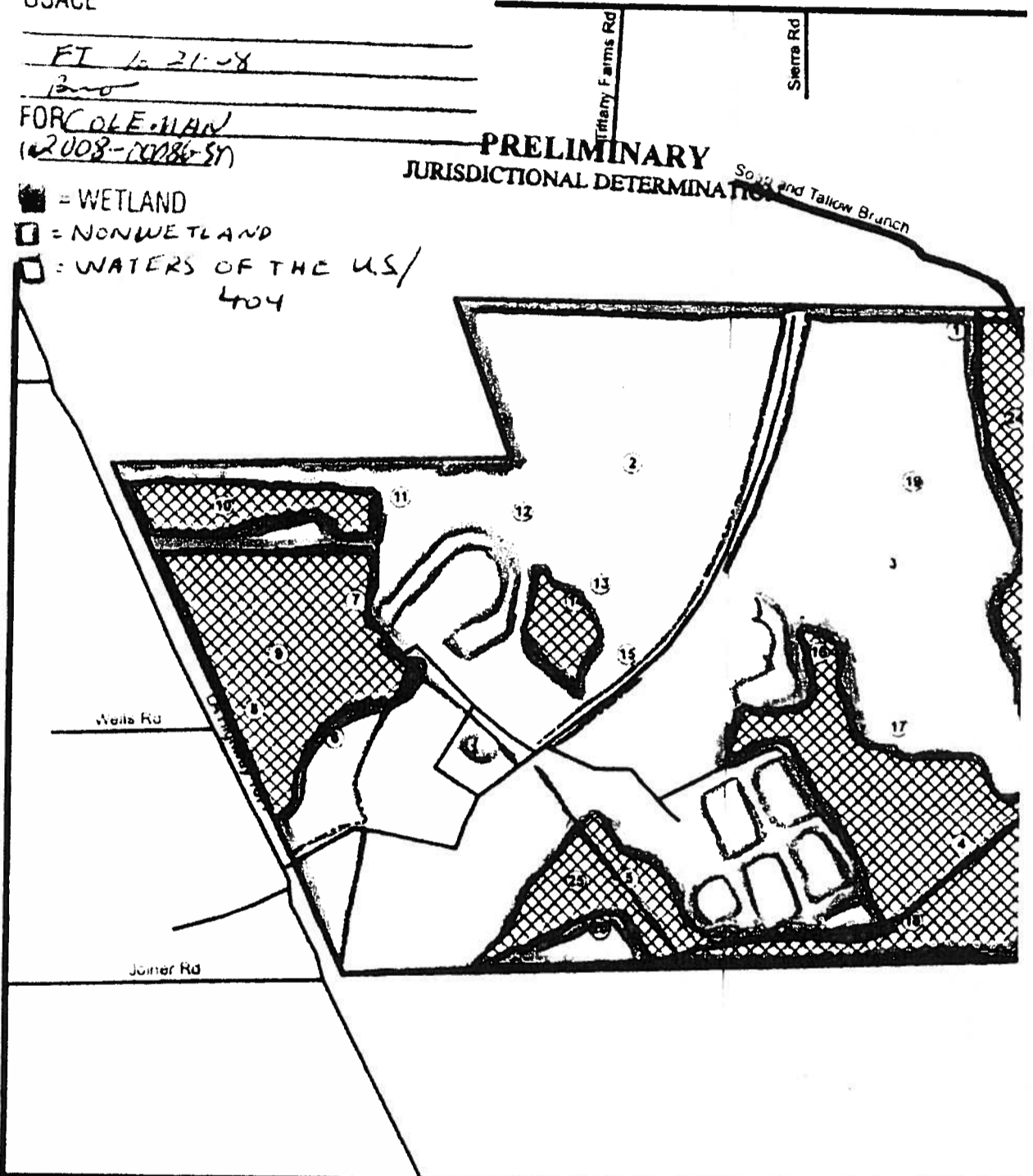
USACE

FT 10 21-08
B-20

FOR COLEMAN
(2008-00286-S1)

■ = WETLAND
□ = NONWETLAND
□ = WATERS OF THE U.S./
404

PRELIMINARY
JURISDICTIONAL DETERMINATION



Legend

- Property Boundary (186 Acres)
- Wetlands (53.5 Acres)
- Ponds (10.3 Acres)
- Sample Locations
- Roads
- Soap and Tallow Branch

Site Plan

Wetland Data Report
Request for Jurisdictional Determination
Tallow Creek Shooting Grounds, St. Tam

Dr. John F. Heaton
Goodbee, Louisiana

Drawn By	A
Checked By	C

ZC 12-06-053

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: Tallow Creek Shooting Grounds, L.L.C.

Developer's Address: P.O. Box 477, Robert, LA 70455

	Street	City	State	Zip Code
Developer's Phone No.	<u>985-892-4801</u>		<u>985-373-0194</u>	
	(Business)	(Cell)		

Subdivision Name: Creekside Oaks P.U.D.

Number of Acres in Development: 116.70 Number of Lots/Parcels in Development: 173

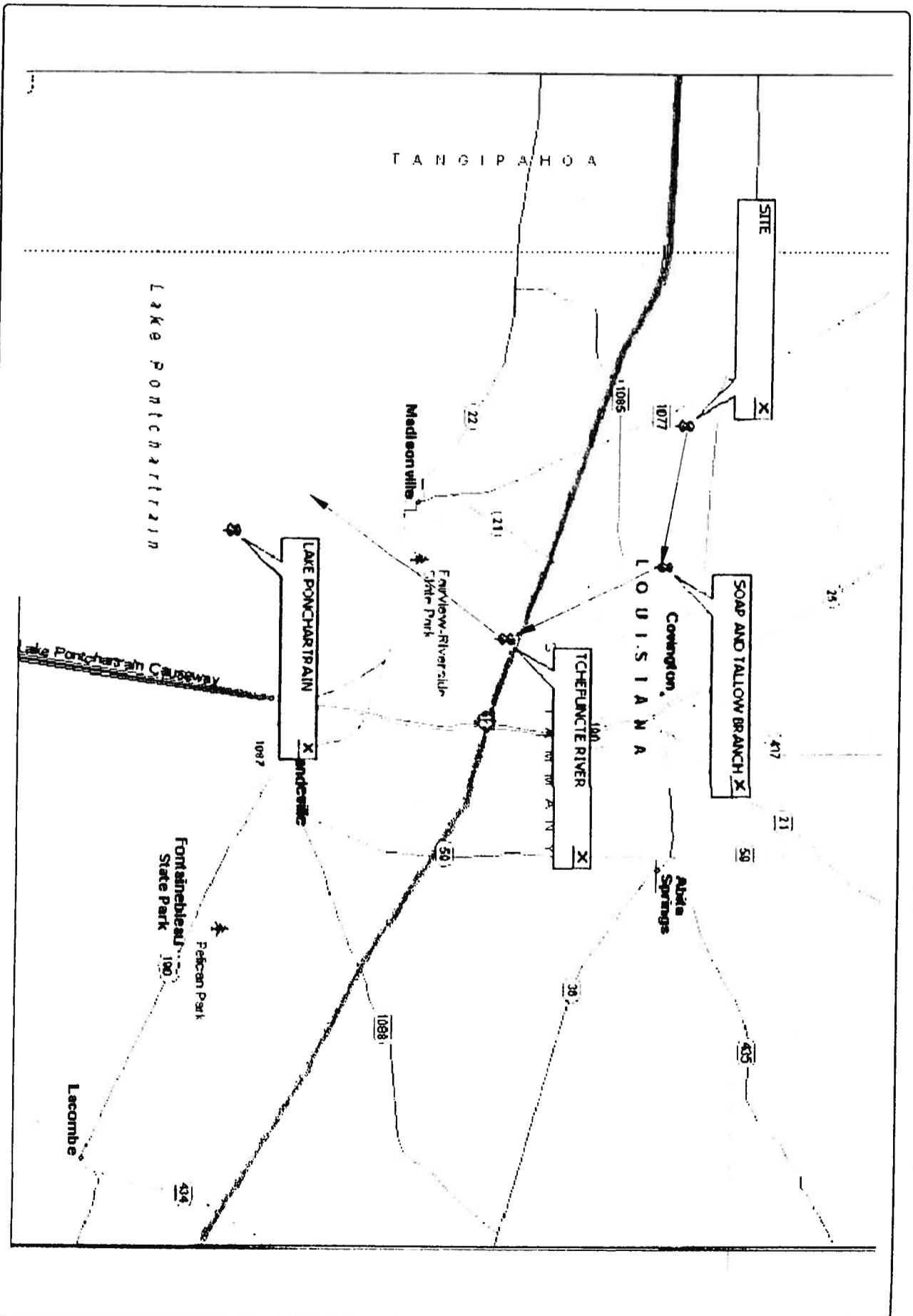
Ultimate Disposal of Surface Drainage: Soap and Tallow Branch

Water Surface Runoff Mitigation Proposed: On- Site Detention Pond

(Please check the following boxes below, where applicable:)

- Type of Sewerage System Proposed: Community Individual
- Type of Water System Proposed: Community Individual
- Type of Streets and/or Roads Proposed: Concrete Asphalt Aggregate Other
- Land Formation: Flat Rolling Hills Marsh Swamp Inundated Tidal Flow
- Existing Land Use: Undeveloped Residential Commercial Industrial Other
- Proposed Land Use: Undeveloped Residential Commercial Industrial Other
- Surrounding Land Use: Undeveloped Residential Commercial Industrial Other
- Does the subdivision conform to the major street plan? Yes No
- What will the noise level of the working development be? Very Noisy Average Very Little
- Will any hazardous materials have to be removed or brought on-site for the development? Yes No
If yes, what are the hazardous materials? _____
- Does the subdivision front on any waterways? Yes No
If yes, what major streams or waterways? _____

ZC12-06-053



<p>C-2</p>	<p>Kyle Associates, LLC</p>	<p>DATE: 1/11/12</p> <p>SCALE: 1" = 50'</p>	<p>TALLOW CREEK RESIDENTIAL PLANNED UNIT DEVELOPMENT COVINGTON, LOUISIANA</p>	<p>ULTIMA POSAL MAP</p>	<table border="1"> <tr> <td>DATE</td> <td>1/11/12</td> <td>BY</td> <td>CGM</td> </tr> <tr> <td>DATE</td> <td>1/11/12</td> <td>BY</td> <td>FMK</td> </tr> <tr> <td>DATE</td> <td>1/11/12</td> <td>BY</td> <td>FMK</td> </tr> </table>	DATE	1/11/12	BY	CGM	DATE	1/11/12	BY	FMK	DATE	1/11/12	BY	FMK
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