



APPEAL # 5

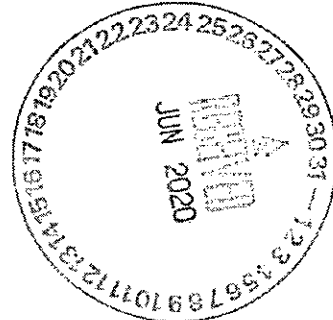
ZC DENIED: 6/23/2020

ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

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 & DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST



DATE: June 30, 2020

Case Number: 2020-1817-ZC

A-4 to A-4 & PUD

47.43 Acres on Carroll Road

2020-1817-ZC

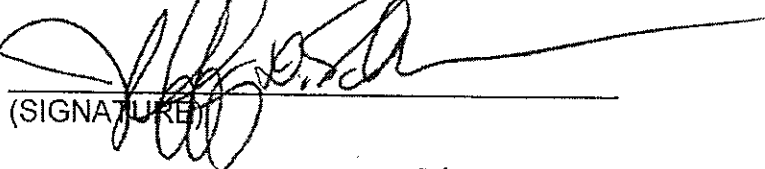
Existing Zoning: A-4 (Single-Family Residential District)  
Proposed Zoning: A-4 (Single-Family Residential District) & PUD (Planned Unit Development Overlay)  
Location: Parcel located on the west side of Carroll Road, south of Devon Drive and north of Viosca Street, Slidell; S38 T9S R14E, Ward 9, District 12  
Acres: 47.43 acres  
Petitioner: CKB Development, LLC – Kyle Bratton  
Owner: Lynnwood Ennis  
Council District: 12

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

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

PHONE #: 985-892-4801

## ZONING STAFF REPORT

Date: 6/15/2020  
Case No.: 2020-1817-ZC  
Posted: 6/12/2020

Meeting Date: June 23, 2020  
Determination: Denied  
Prior Action: 4/7/2020 - Postponed  
Prior Action: 5/5/2020 – Postponed

### GENERAL INFORMATION

PETITIONER: CKB Development, LLC – Kyle Bratton  
OWNER: Lynnwood Ennis  
REQUESTED CHANGE: PUD Planned Unit Development Overlay  
LOCATION: Parcel located on the west side of Carroll Road, south of Devon Drive and north of Viosca Street, Slidell  
SIZE: 47.43 acres

### GENERAL INFORMATION

#### ACCESS ROAD INFORMATION

Type: State Road Surface: 2 Lane Asphalt Condition: Good

#### LAND USE CONSIDERATIONS

#### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-3 Suburban Residential
South	Undeveloped	A-3 Suburban Residential
East	Residential	A-4 Single-Family Residential, NC-2 Indoor Retail and Service District and Slidell City Limits
West	Residential and Undeveloped	A-1 Suburban Residential

#### EXISTING LAND USE:

Existing development: No Multi occupancy development: No

#### COMPREHENSIVE PLAN:

Residential Infill – New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

#### STAFF COMMENTS/ SUBDIVISION INFORMATION:

The petitioner is requesting to add the Planned Unit Development Overlay (PUD) to the 47.43 acre subject property. The Bayou Bend subdivision is proposed to be developed with 140 lots with an average lot size of 50 x 120, or .138 acres.

Note that a concurrent application to rezone the subject property from A-3 Suburban Residential District to A-4 Single-Family Residential District has also been submitted (2020-1816-ZC). This zoning change is requested to establish the underlying density of the proposed residential subdivision.

#### ACCESS

The site is proposed to be accessed through one boulevard type entrance which will extend from Carroll Road.

### GENERAL INFORMATION

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
Setbacks & Maximum height	Provided as Required.
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Bayou Liberty and On-Site Sewer Facilities
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

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.

Zoning	Maximum density	Net Density
Existing A-3	2 units per acre	71 units
Requested A-4	4 units per acre	142 units

The proposal is for 140 lots, which meets the PUD requirements and the maximum allowable density of the requested A-4 Single-Family Residential designation; however, it almost doubles the number of units permitted under the existing A-3 zoning designation.

GREENSPACE

Per the UDC, Section 130-1674(a)(8), a minimum of 25% of open space is required for all PUD subdivision. The petitioned PUD consists of 47.42 acres, requiring 11.855 acres of open space. The Bayou Bend PUD plan provides a total of 12.37 acres of greenspace and therefore exceeds requirements.

Amenities	Acreage	Type of Amenities
Passive	11.63 acres (94%)	Green Areas and Picnic Area
Active	.74 acres (.06%)	Playground and Walking Path

Comments:

- a. A complete Recreational Development Plan shall be submitted depicting the proposed amenities, a time schedule for development, and the entity whom shall be responsible for the liability and maintenance of the recreational amenities and greenspace areas.

Sec. 130-1672 - Purpose

1. *Environmentally sensitive design that is of a higher quality than would be possible under the regulations otherwise applicable to the property.*

- The petitioned site provides five storm water management ponds and meets the minimum greenspace requirements for a PUD.

2. *Diversification and variation in the relationship of residential uses, open space and the setbacks and height of structures in developments intended as cohesive, unified projects.*

- The proposed PUD plan provides for lots of similar size to be developed with single-family residential dwellings on lots very similar in size. The setbacks and height restrictions provided are uniform for all development. There is no diversification or variation of residential uses provided.

3. *Functional and beneficial uses of open space areas.*

- The majority of the greenspace provided is adjacent to five storm water management ponds and is partly comprised of areas labeled public maintenance and drainage servitudes. The proposed PUD is providing less than one acre of usable open space compared to the 12.78 acres that are required. Staff has concerns that while the provided greenspace meets the regulations required for a PUD, its allocation negates the intent for accessible and useable open space.

4. *Preservation of natural features of a development site.*

- The site is currently comprised of an entirely undeveloped, wooded track of land. The PUD plan does provide for the maintenance of any canopy outside of “damaged trees, or trees required to be removed in order to adhere to the final design, and underbrush”.

5. *Creation of a safe and desirable living environment for residential areas characterized by a unified building and site development program.*

- The PUD Plan proposes walking trails around the storm water management ponds and a playground/picnic area that is comprised of .06 acres. The active amenities provided for the 140 lot PUD is comprised of less than one acre of the required 12.73 acres of greenspace. The applicant must provide a complete Recreational Development Plan.

6. *Rational and economically sound development in relation to public services.*

- The applicant has stated that Bayou Liberty Water Association will be the water provider and does have capacity to service the development. The proposed PUD will provide an on-site community sewer treatment plant.

7. *Efficient and effective traffic circulation, both within and adjacent to the development site.*

- The proposed traffic circulation consists of one boulevard type entrance/exit onto Carroll Road and a majority 50 ft. asphalt public right-of-way throughout the subdivision.

*8. Creation of a variety of housing compatible with surrounding neighborhoods to provide a greater choice of types of environment and living units.*

- The applicant has submitted a concurrent request to change the underlying zoning designation from A-3 Suburban District to A-4 Single-Family Residential District. Staff has determined this zoning designation is not compatible with surrounding development and will create a higher density than what is currently located in the surrounding neighborhoods.

### **COMPREHENSIVE PLAN ANALYSIS**

The 2025 Future Land Use Plan designates the site to be developed with new residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

As stated above, the proposed development meets some of the objectives of PUD and future land use plan; however, staff is not favor of the request, considering the significant increase in density the residential subdivision will create in the area.

The previous edition of the staff report included comments from the Department of Engineering which are not applicable to the petitioned rezoning and will be addressed at the preliminary phase if approved.

**Case No.:** 2020-1817-ZC

**PETITIONER:** CKB Development, LLC – Kyle Bratton

**OWNER:** Lynnwood Ennis

**REQUESTED CHANGE:** From A-4 Single-Family Residential District to A-4 Single Family Residential District and PUD Planned Unit Development Overlay

**LOCATION:** Parcel located on the west side of Carroll Road, south of Devon Drive and north of Viosca Street, Slidell

**SIZE:** 47.43 acres

