



APPEAL # 6

ZC DENIED: 8/4/2020

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: 08/06/2020

2020-1852-ZC

Existing Zoning: A-1 (Suburban District) & HC-2 (Highway Commercial District)

Proposed Zoning: A-3 (Suburban District), A-4 (Single-Family Residential District) & A-5 (Two-Family Residential District)

Location: Parcel located on the west side of Louisiana Highway 59, south of Dove Park Road and Campbell Avenue, Mandeville; S25, T7S, R11E, Ward 5, District 5.

Acres: 175.13 acres

Petitioner: A.J. Vallon, II

Owner: DeVal, Inc.

Council District 5

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: Art Lancaster

ADDRESS: 11800 Industriplex Blvd, BR, LA

PHONE #: 225-413-5250

## ZONING STAFF REPORT

**Date:** 7/28/2020  
**Case No.:** 2020-1852-ZC  
**Posted:** 7/24/2020

**Meeting Date:** August 4, 2020  
**Determination:** Denied

## **GENERAL INFORMATION**

**PETITIONER: A.J. Vallon, III**

**OWNER:** DeVal, Inc.

**REQUESTED CHANGE:** From A-1 Suburban District, A-3 Suburban District, HC-2 Highway Commercial District, and PUD Planned Unit Development Overlay to A-1 Suburban District, A-3 Suburban District, A-4 Single-Family Residential District, A-4A Single-Family Residential District and A-5 Two-Family Residential District

**LOCATION:** Parcel located on the west side of Louisiana Highway 59, south of Dove Park Road and Campbell Avenue, Mandeville.

**SIZE:** 214.4 acres

## **GENERAL INFORMATION**

## ACCESS ROAD INFORMATION

Type: State

#### Road Surface: 3 Lane Asphalt

Condition: Good

## LAND USE CONSIDERATIONS

#### **SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Cleco Power Station and Undeveloped	A-1 Suburban District, A-3 Suburban District, PUD Planned Unit Development Overlay, HC-2 Highway Commercial, PBC-1, I-1 Industrial
South	Residential and Undeveloped	A-1 Suburban District, A-2 Suburban District, A-3 Suburban District
East	Commercial, Institutional, and Undeveloped	A-1 Suburban District, A-2 Suburban District, A-3 Suburban District, PUD Planned Unit Development Overlay, HC-2 Highway Commercial District, PF-1 Public Facilities District
West	Residential and Undeveloped	A-1 Suburban District

## **EXISTING LAND USE:**

#### **Existing development: No**

### **Multi occupancy development: Proposed**

## **COMPREHENSIVE PLAN:**

**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:**

The petitioner is requesting to change the zoning from A-1 Suburban District, A-3 Suburban District, HC-2 Highway Commercial District, and PUD Planned Unit Development Overlay to A-1 Suburban District, A-3 Suburban District, A-4 Single-Family Residential District, A-4A Single-Family Residential District and A-5 Two-Family Residential District. The site is located on the west side of Louisiana Highway 59, south of Dove Park Road and Campbell Avenue, Mandeville. The Comprehensive Plan designates the site to be developed as a Planned District with single-family residential uses and conservation areas.

A 42.07-acre portion of the petitioned site was previously rezoned to A-4 Single-Family Residential District and PUD Planned Unit Development Overlay to be developed as a single-family residential subdivision known as Cotton Creek (Case No. 2018-1187-ZC and 2018-1188-ZC). The objective of the current request is to complete the proposed Cotton Creek PUD as a whole, rather than phasing the rezoning and development process.

The petitioner is requesting to change the existing zoning designations on the majority of the subject site in order to increase the density for residential development (see Table 1). The proposed rezoning is being considered in conjunction with a request for the Planned Unit Development Overlay (PUD) on the total 214.4 acres.

TABLE 1: Total Proposed Zoning Change Requests		
Acres Proposed	Existing Zoning Designation	Proposed Zoning Designation
11.639	A-1 (1 dwelling per acre)	A-3 (2 dwellings per acre)
81.649	A-1 (1 dwelling per acre)	A-4 (4 dwellings per acre)
80.688	A-4 (4 dwellings per acre) HC-2 (Commercial Uses)	A-4A (6 dwellings per acre)
7.99	A-3 (2 dwellings per acre)	A-5 (8 dwellings per acre)
<b>Total Acres for Rezoning</b>	<b>181.97</b>	

The majority of the petitioned property is currently comprised of A-1 zoning which allows large lot sizes that are traditionally found in less developed areas. A request to change the underlying zoning designation to accommodate a higher density may be justified based on the proposed design and amenities that are incorporated into a PUD plan. While a common objective of a PUD is to provide a greater variety of housing types, a change in zoning should be substantially compatible with the surrounding property's zoning designations.

The requested A-4A and A-5 zoning designations provide for compatible uses and densities east of the Tammany Trace which is located along Louisiana Highway 59. Staff is not opposed to this portion of the request as the proposed townhomes, commercial development, and dense residential neighborhood is compatible along the existing commercial corridor.

Based on the PUD density calculations, the proposed zoning designations have a maximum of 673 home sites in the Cotton Creek development. The applicant is proposing 611 sites, which would be below the allowable density if approved by the Zoning Commission (see Table 2).

TABLE 2: Density Calculations Based on the Proposed Rezoning			
Underlying Zoning Designation	Max Net Density	Petitioned Property	Allowable Density
A-3 Suburban Residential	2 units per acre	11.64 acres	17 dwellings
A-4 Single-Family Residential	4 units per acre	81.65 acres	245 dwellings
A-4A Single-Family Residential	6 units per acre	80.688 acres	363 dwellings
A-5 Two-Family Residential	8 units per acre	8 acres	48 dwellings
<b>Total Residential PUD Density</b>	<b>N/A</b>	<b>181.98</b>	<b>673 dwellings</b>

There are concerns with the density levels that are shown west of the Tammany Trace. The proposed PUD plan shows the majority of the property involved in the current request as A-1 Suburban District. The current zoning designation allows 1 residential dwelling per every 5 acres. The applicant is proposing to change this zoning designation to A-4A (6 dwellings per acre), A-4 (4 dwellings per acre), and A-3 (2 dwellings per acre). The subject site abuts various less dense residential neighborhoods to the south and partially to the west. While a mixed use neighborhood such as Cotton Creek could compliment the surrounding area, the requested density allowable within the A-4 and A-4A zoning designations west of the Tammany Trace are not compatible to the surrounding area.

Staff has noted several problematic features upon reviewing the most recent PUD Plan. Examples of these potential issues include the following:

1. The applicant is proposing to utilize Tammany Utilities to satisfy sewer and water sources. Expansion or modification of the existing water system may be required to accommodate the proposed density. Additionally, there is no capacity to accept sewer flows from the proposed development at this time. An expansion or modification of the existing sewer system and wastewater treatment plant will be required to accommodate the development. This potential growth of the service area will require an engineering evaluation to determine modifications, cost and timelines.
2. Staff has concerns that the discharge patterns shown to flow through the headwaters of Bayou Tete L' Ours and Bayou Chinchuba may be inadequate to prevent damage to the ephemeral streams and could potentially create issues for property within the inundation profile.
3. Staff has concerns regarding the increase in traffic this development may create. Based on data sets provided by the Trip Generation Manual, 10<sup>th</sup> Edition Supplement, it appears that the proposed density of this development will generate over 5,500 new vehicle trips a day within the area. Although the current PUD plan shows the construction of the Judge Tanner Extension, which may help to alleviate additional traffic, staff is concerned that this proposed density could exacerbate an existing traffic problem along Highway 59 and the adjacent from Fontainebleau High School.

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OWNER: DeVal, Inc.

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