

# APPEAL # 8

*Appeal #8*



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: 10/27/2021

2021-2274-ZC

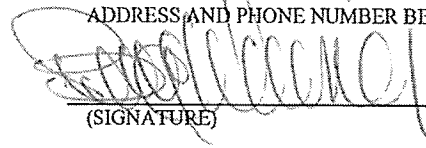
Existing Zoning: PBC-1 (Planned Business Campus) and A-4 (Single-Family Residential District)  
Proposed Zoning: PBC-1 (Planned Business Campus), A-4 (Single-Family Residential District), and PUD (Planned Unit Development District)  
Location: Parcel located on the east side of Highway 1085 and south and west of Bricker Road; Covington; S46, T7S, R11E; Ward 1, District 1  
Acres: 160.44  
Petitioner: All State Financial Company  
Owner: All State Financial Company  
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 SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

  
\_\_\_\_\_  
(SIGNATURE)

PRINT NAME: Bruce Wainer

ADDRESS: 321 Veterans Blvd., Suite 201, Metairie, LA, 70005

PHONE #: 504-834-5511

## ZONING STAFF REPORT

**Date:** October 5, 2021  
**Case No.:** 2021-2274-ZC  
**Posted:** October 8, 2021

**Meeting Date:** October 19, 2021  
**Prior Determination:** Postponed – May 4, 2021  
**Prior Determination:** Postponed – June 1, 2021  
**Prior Determination:** Postponed - September 7, 2021 (Hurricane IDA)  
**Determination:** Denied

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### GENERAL INFORMATION

**PETITIONER:** All State Financial Company

**OWNER:** All State Financial Company

**REQUESTED CHANGE:** From PBC-1 Planned Business Campus and A-4 Single-Family Residential District to PBC-1 Planned Business Campus, A-4 Single-Family Residential District, and PUD Planned Unit Development District

**LOCATION:** Parcel located on the east side of Highway 1085 and south and west of Bricker Road; Covington; S46, T7S, R11E; Ward 1, District 1

**SIZE:** 160.44 acres

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### GENERAL INFORMATION

#### ACCESS ROAD INFORMATION

	Type	Road Surface	Condition
Highway 1085:	Parish	2 Lane Asphalt	Good
Bricker Road:	Parish	1 Lane Asphalt	Good

#### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped, Residential, Commercial and Civic	Terra Bella PUD Planned Unit Development Overlay and E-4 Estate District
South	Undeveloped, Residential, and Civic	PF-1 Public Facilities District, PF-2 Public Facilities District, and NC-4 Neighborhood Institutional District
East	Undeveloped and Residential	A-1 Suburban District and A-3 Suburban District
West	Undeveloped, Commercial, and Residential	NC-4 Neighborhood Institutional District

##### EXISTING LAND USE:

**Existing development:** No

**Multi occupancy development:** No

##### 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.

**Mixed Use – Other – Conservation** – These planned districts would include mixed uses – at varying densities - and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

##### STAFF COMMENTS/SUBDIVISION INFORMATION:

The petitioner is requesting to add the Planned Unit Development Overlay (PUD) to the 160.44-acre subject property. The subdivision is proposed to be developed with 415 lots with an average residential lot size of 60' x 120', or .165 acres.

##### ACCESS:

The site is proposed to have east-west-through-access from Bootlegger Road and Bricker Road. The western access along Bootlegger Road is proposed to be a boulevard type entrance with a total width of 80 ft. The eastern entrance along Bricker Road will be a two-lane street with a total width of 80 ft. The typical street section throughout the proposed subdivision provides a 50 ft. right-of-way with two 10-ft. roads. It is proposed that St. Tammany Parish will own and maintain all street right-of-ways shown within the proposed PUD.

TABLE 1: 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	Water and sewer services provided offsite by Utilities Inc. of Louisiana
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

Per the UDC, Section 130-1674(4), 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.

The applicant has submitted concurrent applications to rezone 64.31 acres of the 160.44-acre site to establish the underlying density of the proposed subdivision (see Table #2). Currently, 96.13 acres of the subject site is zoned A-4 Single-Family Residential District, which the applicant proposes to remain.

TABLE # 2: CONCURRENT ZONING APPLICATIONS			
Case Number	Acreage	Existing Zoning	Proposed Zoning
2021-2268-ZC	18.66 acres	PF-2 Public Facilities District NC-4 Neighborhood Institutional District	A-4 Single-Family Residential District
2021-2270-ZC	14.87 acres	A-6 Multiple Family Residential District	PBC-1 Planned Business Campus
2021-2273-ZC	30.78 acres	A-2 Suburban District	A-4 Single-Family Residential District

If approved, the total 160.44-acre site will be comprised of 145.57 acres of property zoned A-4 Single-Family Residential District and 14.87 acres of property zoned PBC-1 Planned Business Campus. This will allow for a total allowable net density of 436 single-family dwellings where the property is zoned A-4 and a total gross maximum building size of 728,704 sq. ft. with a maximum height of 75 feet where the property is zoned PBC-1 (see Table # 3).

TABLE # 3: DENSITY				
Zoning	Acreage	Max Density	Max Floor Area Ratio	Max Lot Coverage
A-4 Single-Family Residential	145.57	4 units per acre (436 single-family units)	N/A	Shall not exceed 50% of the total area of the lot
PBC-1 Planned Business Campus	14.87	N/A	728,704 sq. ft. of all principal and accessory buildings	Shall not exceed 50% of the total area of the lot

**GREENSPACE**

Per the UDC, Section 130-1674(a)(8), a minimum of 25% of open space is required for all PUD subdivisions. The petitioned PUD consists of 160.44 acres, requiring 40.11 acres of open space. The proposed PUD plan provides a total of 47.96 acres of greenspace, including the site’s buffers (see Table # 4).

<b>TABLE # 4: GREENSPACE</b>			
<b>Amenity Type</b>	<b>Amenity</b>	<b>Acreage</b>	<b>% of Greenspace</b>
Active	Playground and Athletic Fields	2.85 acres	6%
	Nature Trail and Water Access	10.66 acres	22%
Passive	Neighborhood Parks	2.04 acres	5%
	Dry Park	16.96 acres	35%
	Linear Tree Buffers	15.45 acres	32%
<b>Total Acreage:</b>		<b>47.96 acres</b>	<b>100%</b>

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 applicant has provided wetland limits that include an approximation of 65 acres which accounts for a total of 41% of the PUD. If wetlands are to be developed, they should be done in a way that is in accordance with an environmentally friendly design including limiting land disturbance, protection of natural areas and habitats, and innovative and effective storm water management.
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 is providing 335 standard lots which are dimensioned at 60 ft. x 120 ft. and 80 garden home lots which are dimensioned at 50 ft. x 100 ft. – 120 ft. As submitted, there is no diversification of single-family housing types. The 14.87 acre “Planned Business Use Area” provides a mix of uses.
  - The developer should consider alternative construction types of home sites. This could provide a variation in residential development as well as minimize conflict with existing wetlands on site.
3. *Functional and beneficial uses of open space areas.*
  - The proposed PUD plan has allocated 10.66 acres of undeveloped greenspace to act as water access to Timber Branch. This access has no formal entry point and residents looking to use this recreational area will need to first traverse the 16.96-acre dry detention storage area. Staff recommends establishing a formal entry point for residents to actively use the space as well as the creation of a potential permeable parking area.
  - The active recreational space that is proposed along the south side of the property includes nature trails. These trails appear to run in an east-west manner, in-between the dry stormwater area and the area dedicated to water access for the residents. These trails do not connect to the servitude which acts as the only formal access to these greenspaces and abruptly end at the edge of the site plan. The petitioners should reorient these walking paths to be inclusive of the entire useable portions of the greenspace as well as to provide access from the residential areas to Timber Branch.
  - The applicant has provided several landscaped buffers around the perimeter of the property which should help to mitigate noise, help to create a visual screen against adjacent property, and provide additional filtration for runoff.
4. *Preservation of natural features of a development site.*
  - The subject site is comprised of 41% of existing wetlands which serve an important function in flood mitigation. Removal of tree canopy and roots disturb the natural storage capacity of rainfall. Developing these wetlands may significantly increase runoff therefore exacerbating flooding and adversely impacting neighboring properties.
  - The natural greenspace areas located along the southern perimeter of the proposed PUD should be placed into a conservation easement. This easement would permanently limit the use of the land and ensure the public benefit of open space is maintained.
5. *Creation of a safe and desirable living environment for residential areas characterized by a unified building and site development program.*
  - The proposed PUD plan should provide a formal access and extend the walking trail from the residential area to the greenspace which is provided along the south side of the plan. This addition will help to create a unified building and site development program.
  - The applicant must provide a complete Recreational Development Plan at the Tentative or Preliminary phase.

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

- The applicant has stated that the proposed 415 single-family home sites will be serviced by central sewer and water. Utilities Inc. of Louisiana has stated that capacity for this development is sufficient and the developer will simply be required to extend the existing water and sewer force main to the subject development site.

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

- The proposed traffic circulation consists of one collector type road known as Armstrong Parkway which will service 263 home sites along the north side of the development and 152 home sites along the south side of the development. The road is bordered on either side with a 50 ft. buffer which will help to alleviate noise and increase safety to the abutting homesites. Staff recommends the applicant mimic the boulevard type entryway which is shown at the intersection of Bootlegger Road and Armstrong Parkway along the intersection of Bricker Road and Armstrong Parkway.
- The current configuration shows the proposed commercial area having access along Armstrong Parkway, which is the main roadway which provides access for the 415 proposed residential dwellings. As the permitted uses for the commercial area appear to provide uses consistent with large-scale office development, the applicant should increase the buffer in-between the commercially zoned portion of the PUD and the residential uses. Staff recommends the applicant ensure additional stress on current traffic situations are mitigated.
- Based on data sets provided by the Trip Generation Manual, 10<sup>th</sup> Edition Supplement, it appears that the proposed density of the single-family homesites as well as the allowable multifamily housing use which could be located on the PBC-1 portion of the development could generate approximately 5,000 new vehicle trips a day within the area.

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

- The PUD plan is proposing to allocate 14.87 acres towards commercial and office uses. This request will allow for a diversification of uses within the development site. Staff has determined, however that the allowable site and structure provisions, including the floor area ratio and height regulations within the PBC-1 Planned Business Campus is not compatible with the surrounding residential uses along the northern side of Bricker Road.

## **COMPREHENSIVE PLAN ANALYSIS**

The 2025 Future Land Use Plan designates the site to be developed as a Planned District which includes a mix of uses at varying densities and conservation areas. Staff recommends the applicant ensure the large tract of undeveloped greenspace along the southern border of the proposed PUD be placed into a conservation easement. This will limit the land from future development and ensure the public benefit of greenspace is maintained. Staff also recommends the applicant ensure that all greenspace is accessible and well connected to ensure functional use of open space.

## **SUMMARY**

Per Sec. 130-1674(c), the Zoning Commission shall hold a formal public hearing on the zoning overlay request. The Zoning Commission reserves the right to add stipulations and conditions to its approval and shall determine if the applicant has met all or part of the PUD parameters.

Staff has noted several examples which could create problematic features upon reviewing the PUD Plan. Examples of these potential issues include the following:

1. Staff has concerns with the percentage of wetlands that exist within the subject property. Staff recommends the applicant work with their engineering team to ensure that if the wetlands are programed to be developed, they are done so in an environmentally friendly design including limiting land disturbance, protection of natural areas and habitats, and innovative and effective stormwater management. A Hydrologic Analysis, dated October 7, 2021, was submitted for this development by Kelly McHugh and Associates. The study has been reviewed by STP staff and appears to conform to STP Hydrologic Analysis and Fill Ordinances. The Hydrologic Analysis reports that the pre-development drainage flows mostly from the north along Bricker Road to the south to Timber Branch. The post-development condition is modeled to follow the same drainage pattern with a detention pond constructed north of Timber Branch and south of the proposed development. The Hydrologic Analysis demonstrates sufficient detention pond storage for the proposed impervious area. The proposed development is shown not adding fill material below the 15' contour, and creating additional flood plain storage volume between 13' and 15' by excavating a large portion of the existing natural ground between the elevation of 13' and 15'. The post-development condition includes a 100' undisturbed buffer between Timber Branch and the proposed detention pond. The approval of this Hydrological Analysis is conceptual at this time as no construction plans or detailed documentation has been provided; therefore, the Hydrological Analysis will be reviewed for conformance to the construction plans at Preliminary Approval where additional comments regarding the Hydrological Analysis may arise.

- ~~2. Staff has concerns with the water levels along the north-south portion of Bricker Road during storm events, where it intersects with the proposed Armstrong Parkway. Staff recommends the applicant work with their engineer to construct a bridge along this portion of Bricker Road to ensure the safety and feasibility of new traffic to the area.~~

The developer and his engineer agree that the low portion of Bricker Road where Timber Branch crosses it needs to be evaluated and improved as part of this project. The evaluation of this crossing will require additional modeling to accurately determine the correct improvements and elevations for the roadway and crossing in this location. This will be required as part of the developer's submittal for Preliminary Subdivision Approval.

\*Updated by the Department of Engineering 10/18/2021

3. Staff is concerned with the increase in density that the requested zoning classifications would allow. The property is developable with the existing zoning classifications and a lesser allowable density.
4. 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 5,000 new vehicle trips a day to the area.

A revised T.I.A. was submitted for this development by Kelly McHugh and Associates on 9/9/2021. The study has been reviewed by STP staff and appears to conform to STP Traffic Study Ordinances. STP has submitted the study to LADOTD in order for them to review the LA 21 @ Bootlegger Road intersection. LADOTD concurrence is needed regarding the "future" delays and queuing at this intersection before official approval of this T.I.A. can be granted. See the attached document containing the associated level of service tables for the proposed development.

\*Updated by the Department of Engineering 10/18/2021

5. The PUD plan provides little to no housing type diversification offering only 50'x100' and 60'x120' lot types.

**Case No.:** 2021-2274-ZC

**PETITIONER:** All State Financial Company

**OWNER:** All State Financial Company

**REQUESTED CHANGE:** From PBC-1 Planned Business Campus and A-4 Single-Family Residential District to PBC-1 Planned Business Campus, A-4 Single-Family Residential District, and PUD Planned Unit Development District

**LOCATION:** Parcel located on the east side of Highway 1085 and south and west of Bricker Road; Covington; S46, T7S, R11E; Ward 1, District 1

**SIZE:** 160.44 acres



2021-2274-ZC



NORTHEAST CORNER OF SECTION 46,  
ST. TAMMANY PARISH, LOUISIANA.

THE STATE OF LOUISIANA  
COUNTY OF ST. TAMMANY  
I, JOHN E. BONNEAU, Surveyor,  
do hereby certify that the foregoing is a true and correct copy of the original survey map on file in my office.

STAMP BY: SPH  
DATE: 03/11/21  
REVISION: NONE

CHECKED: JED  
SCALE: 1" = 200'  
SHEET # 1 OF 1

**SURVEYOR'S CERTIFICATION**  
I, JOHN E. BONNEAU, Surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey map on file in my office.

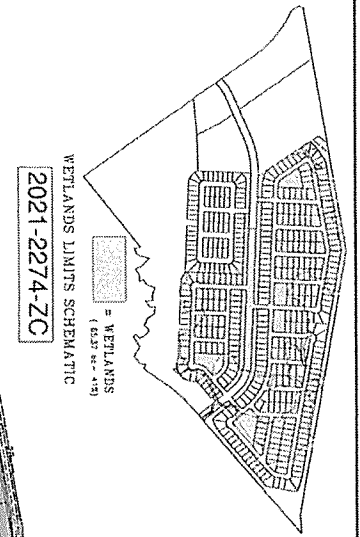
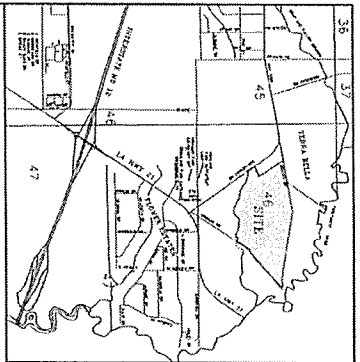
**JOHN E. BONNEAU & ASSOCIATES, INC.**  
A LOWE COMPANY  
Professional Land Surveyors - Plaquemine - Consultants  
6221 HIGHWAY 1050, SUITE 101, PLACEMINE, LA 70754  
504-833-0000

Survey for: **ALL STATE FINANCIAL**  
Property: **A REZONING MAP OF 196.57 ACRES  
SITUATED IN SECTION 46, T7S-R11E,  
ST. TAMMANY PARISH, LOUISIANA.**





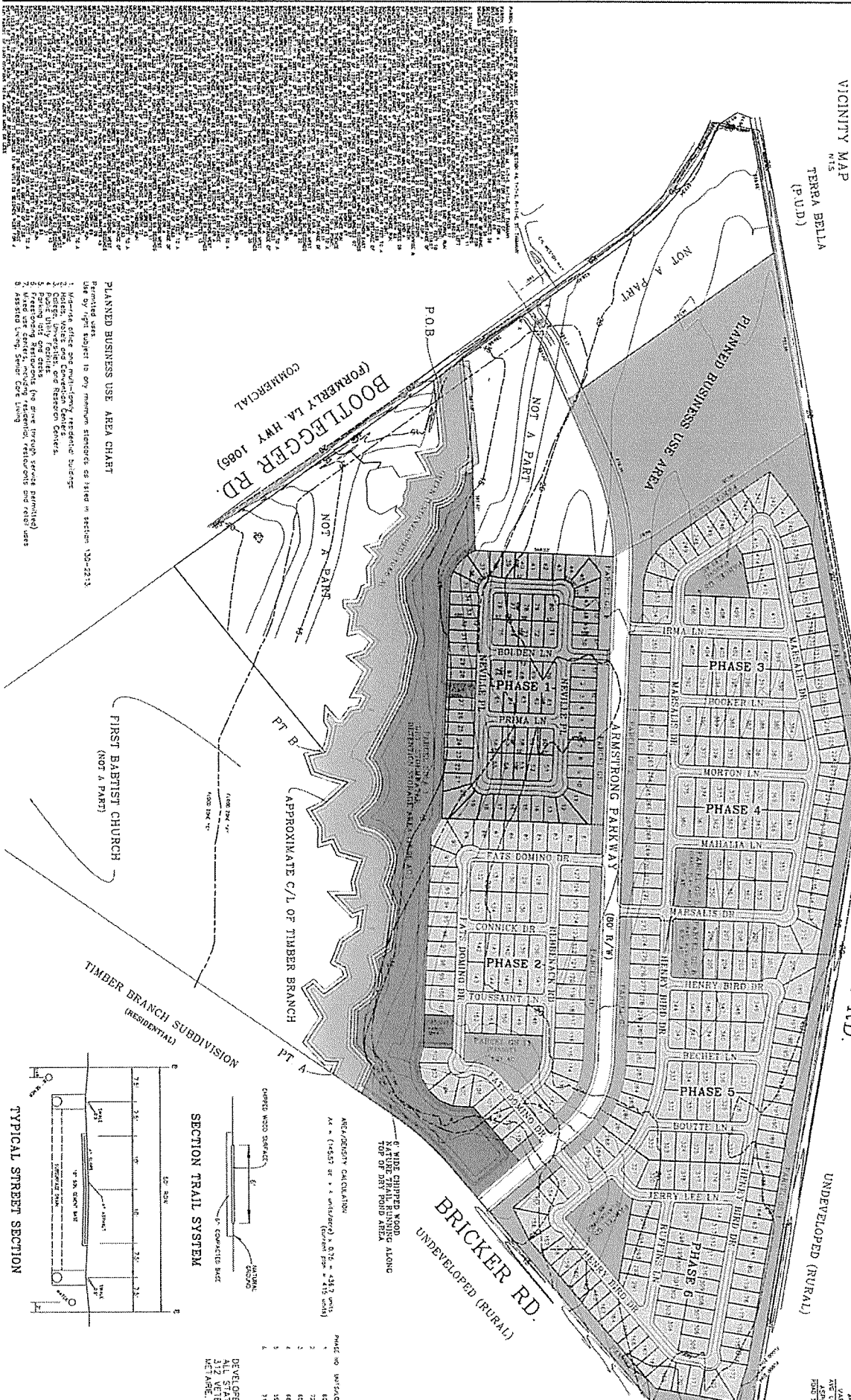




VIEUX CARRE  
SECTION 46, T-7-S, R-11-E  
ST TAMMANY PARISH, LA.

BRICKER RD.

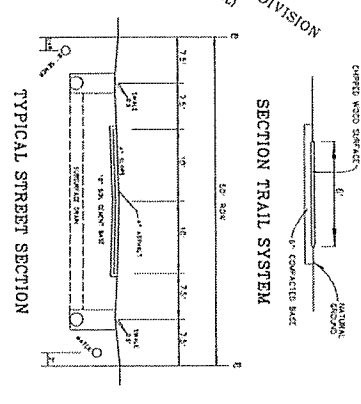
UNDEVELOPED (RURAL)



1. REGULATING AGENCY SPECIFIC DESIGN AREAS
2. WETLANDS
3. FLOOD HAZARD
4. ENVIRONMENTAL SENSITIVE AREAS
5. ...

1. ...
2. ...
3. ...
4. ...
5. ...
6. ...
7. ...
8. ...
9. ...

PLANNED BUSINESS USE AREA CHART  
 1 Wetlands and/or other environmentally sensitive areas  
 2 Wetlands and/or other environmentally sensitive areas  
 3 Golf, University, and Recreation Centers  
 4 ...



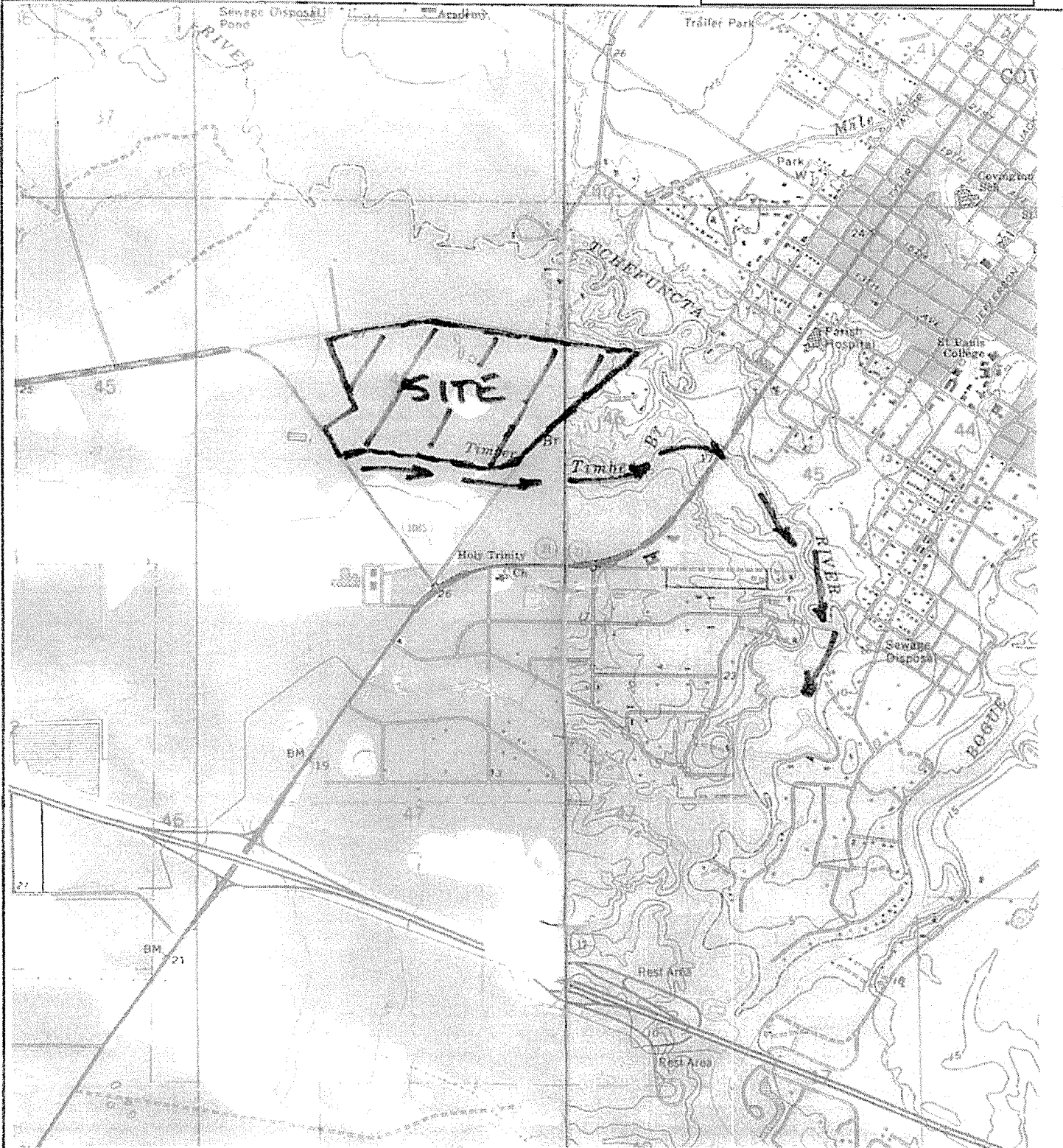
DEVELOPER: FINANCIAL CO.  
 112 VETERANS BLVD SUITE 201  
 METLAKE, LA 70005

P.U.D. CONCEPTUAL PLAN AND TENTATIVE SUBDIVISION PLAN  
 VIEUX CARRE  
 SECTION 46, T-7-S, R-11-E  
 ST TAMMANY PARISH, LA.

KELLY J. MURPHY & ASSOC., INC.  
 601 PINE ST. SUITE 200  
 MONROE, LA 70131

NO.	DATE	DESCRIPTION
1	10-20-21	PRELIMINARY PLAN
2	11-10-21	CONCEPTUAL PLAN
3	12-15-21	CONCEPTUAL PLAN
4	01-10-22	CONCEPTUAL PLAN
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148	01-30-34	CONCEPTUAL PLAN
149	02-30-34	CONCEPTUAL PLAN
150	03-30-34	CONCEPTUAL PLAN
151	04-30-34	CONCEPTUAL PLAN
152	05-30-34	CONCEPTUAL PLAN
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170	11-30-35	CONCEPTUAL PLAN
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173	02-30-36	CONCEPTUAL PLAN
174	03-30-36	CONCEPTUAL PLAN
175	04-30-36	CONCEPTUAL PLAN
176	05-30-36	CONCEPTUAL PLAN
177	06-30-36	CONCEPTUAL PLAN
178	07-30-36	CONCEPTUAL PLAN
179	08-30-36	CONCEPTUAL PLAN
180	09-30-36	CONCEPTUAL PLAN
181	10-30-36	CONCEPTUAL PLAN
182	11-30-36	CONCEPTUAL PLAN
183	12-30-36	CONCEPTUAL PLAN
184	01-30-37	CONCEPTUAL PLAN
185	02-30-37	CONCEPTUAL PLAN
186	03-30-37	CONCEPTUAL PLAN
187	04-30-37	CONCEPTUAL PLAN
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189	06-30-37	CONCEPTUAL PLAN
190	07-30-37	CONCEPTUAL PLAN
191	08-30-37	CONCEPTUAL PLAN
192	09-30-37	CONCEPTUAL PLAN
193	10-30-37	CONCEPTUAL PLAN
194	11-30-37	CONCEPTUAL PLAN
195	12-30-37	CONCEPTUAL PLAN
196	01-30-38	CONCEPTUAL PLAN
197	02-30-38	CONCEPTUAL PLAN
198	03-30-38	CONCEPTUAL PLAN
199	04-30-38	CONCEPTUAL PLAN
200	05-30-38	CONCEPTUAL PLAN
201	06-30-38	CONCEPTUAL PLAN
202	07-30-38	CONCEPTUAL PLAN
203	08-30-38	CONCEPTUAL PLAN
204	09-30-38	CONCEPTUAL PLAN
205	10-30-38	CONCEPTUAL PLAN
206	11-30-38	CONCEPTUAL PLAN
207	12-30-38	CONCEPTUAL PLAN
208	01-30-39	CONCEPTUAL PLAN
209	02-30-39	CONCEPTUAL PLAN
210	03-30-39	CONCEPTUAL PLAN
211	04-30-39	CONCEPTUAL PLAN
212	05-30-39	CONCEPTUAL PLAN
213	06-30-39	CONCEPTUAL PLAN
214	07-30-39	CONCEPTUAL PLAN
215	08-30-39	CONCEPTUAL PLAN
216	09-30-39	CONCEPTUAL PLAN
217	10-30-39	CONCEPTUAL PLAN
218	11-30-39	CONCEPTUAL PLAN
219	12-30-39	CONCEPTUAL PLAN
220	01-30-40	CONCEPTUAL PLAN
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228	09-30-40	CONCEPTUAL PLAN
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230	11-30-40	CONCEPTUAL PLAN
231	12-30-40	CONCEPTUAL PLAN
232	01-30-41	CONCEPTUAL PLAN
233	02-30-41	CONCEPTUAL PLAN
234	03-30-41	CONCEPTUAL PLAN
235	04-30-41	CONCEPTUAL PLAN
236	05-30-41	CONCEPTUAL PLAN
237	06-30-41	CONCEPTUAL PLAN
238	07-30-41	CONCEPTUAL PLAN
239	08-30-41	CONCEPTUAL PLAN
240	09-30-41	CONCEPTUAL PLAN
241	10-30-41	CONCEPTUAL PLAN
242	11-30-41	CONCEPTUAL PLAN
243	12-30-41	CONCEPTUAL PLAN
244	01-30-42	CONCEPTUAL PLAN
245	02-30-42	CONCEPTUAL PLAN
246	03-30-42	CONCEPTUAL PLAN
247	04-30-42	CONCEPTUAL PLAN
248	05-30-42	CONCEPTUAL PLAN
249	06-30-42	CONCEPTUAL PLAN
250	07-30-42	CONCEPTUAL PLAN
251	08-30-42	CONCEPTUAL PLAN
252	09-30-42	CONCEPTUAL PLAN
253	10-30-42	CONCEPTUAL PLAN
254	11-30-42	CONCEPTUAL PLAN
255	12-30-42	CONCEPTUAL PLAN
256	01-30-43	CONCEPTUAL PLAN
257	02-30-43	CONCEPTUAL PLAN
258	03-30-43	CONCEPTUAL PLAN
259	04-30-43	CONCEPTUAL PLAN
260	05-30-43	CONCEPTUAL PLAN
261	06-30-43	CONCEPTUAL PLAN
262	07-30-43	CONCEPTUAL PLAN
263	08-30-43	CONCEPTUAL PLAN
264	09-30-43	CONCEPTUAL PLAN
265	10-30-43	CONCEPTUAL PLAN
266	11-30-43	CONCEPTUAL PLAN
267	12-30-43	CONCEPTUAL PLAN
268	01-30-44	CONCEPTUAL PLAN
269	02-30-44	CONCEPTUAL PLAN
270	03-30-44	CONCEPTUAL PLAN
271	04-30-44	CONCEPTUAL PLAN
272	05-30-44	CONCEPTUAL PLAN
273	06-30-44	CONCEPTUAL PLAN
274	07-30-44	CONCEPTUAL PLAN
275	08-30-44	CONCEPTUAL PLAN
276	09-30-44	CONCEPTUAL PLAN
277	10-30-44	CONCEPTUAL PLAN
278	11-30-44	CONCEPTUAL PLAN
279	12-30-44	CONCEPTUAL PLAN
280	01-30-45	CONCEPTUAL PLAN
281	02-30-45	CONCEPTUAL PLAN
282	03-30-45	CONCEPTUAL PLAN
283	04-30-45	CONCEPTUAL PLAN
284	05-30-45	CONCEPTUAL PLAN
285	06-30-45	CONCEPTUAL PLAN
286	07-30-45	CONCEPTUAL PLAN
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288	09-30-45	CONCEPTUAL PLAN
289	10-30-	

2021-2274-ZC



TIMBER BRANCH  
TO  
TCHEFUNCTE RIVER

ULTIMATE DISPOSAL MAP		
SCALE:	N.T.S.	DATE: 2-11-21
DRAWN:		JOB NO.:
REVISED:		

2021-2274-ZC

**ENVIRONMENTAL ASSESSMENT DATA FORM**

Applicant's Name: ALL STATE FINANCIAL CO.

Developer's Address: 312 VETERANS BLVD SUITE 201 METAIRIE LA 70005  
Street City State Zip Code

Developer's Phone No. (504) 834-5511  
(Business) (Cell)

Subdivision Name: \_\_\_\_\_

Number of Acres in Development: 162.17 Number of Lots/Parcels in Development: 415 / 1

Ultimate Disposal of Surface Drainage: TIMBER BRANCH TO TCHAFUNTE RIVER

Water Surface Runoff Mitigation Proposed: NONE

*(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? TIMBER BRANCH

2021-2274-ZC

- Does the subdivision front on any major arterial streets?  Yes  No

If yes, which major arterial streets? BOTLEGUER RD. (LA. Hwy 1085)

- Will any smoke, dust or fumes be emitted as a result of operational construction?  Yes  No

If yes, please explain? \_\_\_\_\_

- Is the subdivision subject to inundation?  Frequently  Infrequently  None at all

- Will canals or waterways be constructed in conjunction with this subdivision?  Yes  No


***(Does the proposed subdivision development...)***

- a.) have or had any landfill(s) located on the property?  Yes  No
- b.) disrupt, alter or destroy any historical or archeological sites or district?  Yes  No
- c.) have a substantial impact on natural, ecological recreation, or scenic resources?  Yes  No
- d.) displace a substantial number of people?  Yes  No
- e.) conform with the environmental plans and goals that have been adopted by the parish?  Yes  No
- f.) cause an unwarranted increase in traffic congestion within or near the subdivision?  Yes  No
- g.) have substantial esthetic or adverse visual impact within or near the subdivision?  Yes  No

***h.) breach any Federal, State or Local standards relative to:***

- \* air Quality  Yes  No
- \* noise  Yes  No
- \* water Quality  Yes  No
- \* contamination of any public or private water supply  Yes  No
- \* ground water levels  Yes  No
- \* flooding/inundation  Yes  No
- \* erosion  Yes  No
- \* sedimentation  Yes  No
- \* rare and/or endangered species of animal or plant habitat  Yes  No
- \* interfering with any movement of resident or migratory fish or wildlife species  Yes  No
- \* inducing substantial concentration of population  Yes  No
- \* dredging and spoil placement  Yes  No

*I hereby certify to the best of knowledge and ability, that this subdivision development will not adversely impact the surrounding environment, inclusive of all the information contained herein; and further, said information provided and answered above is accurate, true and correct.*

  
ENGINEER/SURVEYOR/OR DEVELOPER  
(SIGNATURE)

2-11-21  
DATE



May 11, 2021

RE: PUD Overlay Permitted Uses on Commercial Parcels

Permitted Uses:

1. Mid-rise office and multi-family residential buildings.
2. Hotels, Motels and Convention Centers.
3. College, Universities, and Research Centers.
4. Public Utility Facilities.
5. Parking lots and decks.
6. Freestanding Restaurants (no drive through service permitted)
7. Mixed use centers, including residential, restaurants and retail uses
8. Assisted Living, Senior Care Living

Minimum Area Regulations:

1. Street Planting Areas – All areas along the street(s) or road (or roads) which a property abuts shall comply with the standards of Section 130-1976 in the St. Tammany Parish Unified Development Code “Street Planting Areas” of these regulations.
2. Side and Rear planting areas – All areas located along the side and rear interior property lines shall comply with the Section 130-1976 St. Tammany Parish Unified Development Code “Side and Rear Buffer Planting Area Requirements” of these regulations.

Maximum Lot Coverage:

The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed (50) percent of the total area of the lot.

Height Regulations:

No building or dwelling for residential or business purposes shall exceed seventy-five (75) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, which ever is higher.

Design criteria:

1. *Landscaping.* All landscaping shall be in compliance with the provisions of article VI, division 2, of this chapter.
2. *Signage.* All signage shall be in compliance with article VI, division 3, of this chapter
3. *Lighting.* All site lighting shall be in compliance with article VI, division 4, of this chapter.
4. *Parking/loading.* All parking and loading will be in compliance with article VI, division 8, of this chapter. Parking Landscaping shall be in compliance with Sec. 130-1979.
5. *Land Clearing.* All Oak trees that do not fall within the buffers shall be cut without any mitigation.

Parish Requirements:

1. Where the regulations in this document remain silent, the St. Tammany Unified Development Code shall govern.