



ST. TAMMANY PARIS

MICHAEL B. COOPER
PARISH PRESIDENT

APPEAL # 4

ZC DENIED: 12/07/21



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: December 13, 2021

Case Number: 2021-2355-ZC

Zoning Request: A-4A to A-4A and PUD

Property: 275.33 Acres on U.S. Hwy. 190 near Slidell

Owner/Petitioner: Honeybee Holdings, LLC

2021-2355-ZC

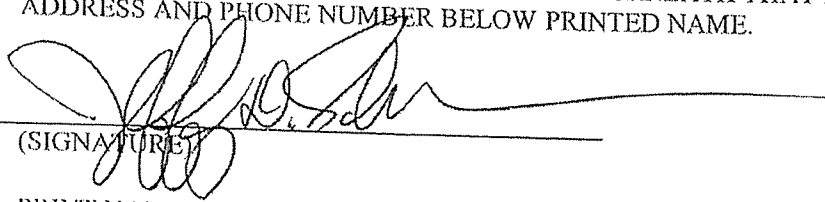
Existing Zoning: A-4A (Single-Family Residential District)
Proposed Zoning: A-4A (Single-Family Residential District) and PUD (Planned Unit Development District)
Location: Parcel located on the east and west sides of Honeybee Road, north of US Highway 190; Slidell; S35, T8S, R13E; Ward 9, District 11
Acres: 275.33 acres
Petitioner: George Kurz
Owner: Honeybee Holdings, LLC
Council District: 11

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 of Jones Fussell, L.L.P.

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

PHONE #: 985-892-4801

ZONING STAFF REPORT

Date: November 30, 2021
Case No.: 2021-2355-ZC
Posted: November 18, 2021

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

GENERAL INFORMATION

PETITIONER: George Kurz
OWNER: Honeybee Holdings, LLC
REQUESTED CHANGE: From A-4A Single-Family Residential District TO A-4A Single-Family Residential District and PUD Planned Unit Development
LOCATION: Parcel located on the east and west sides of Honeybee Road, north of US Highway190; Slidell; S35, T8S, R13E; Ward 9, District 11
SIZE: 275.33 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

US Highway 190 -	Type: State	Road Surface: 2 Lane Asphalt	Condition: Good
Honeybee Road -	Type: Parish	Road Surface: 2 Lane Asphalt	Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction	Surrounding Use	Surrounding Zone
North	Residential	A-2 Suburban District
South	Undeveloped	TND-2 Traditional Neighborhood Development District
East	Undeveloped	TND-2 Traditional Neighborhood Development District
West	Residential	A-2 Suburban District and A-3 Suburban 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.

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.

Mixed Use – Commercial – Conservation - These planned districts would include mixed uses, except for residential 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 change the zoning classification from A-4A Single-Family Residential District to A-4A Single-Family Residential District and PUD Planned Unit Development Overlay. The site is located on the east and west sides of Honeybee Road, north of US Highway 190; Slidell. The 2025 Future Land Use Plan designates the site to be developed as a Planned District with single-family and mixed commercial uses and conservation areas.

The subject property is adjacent to residentially zoned property to the north and west, and undeveloped property that is zoned TND-2 Traditional Neighborhood Development District to the east and south.

The Honeybee Subdivision is comprised of 275.33 acres and is proposed to be developed with 962 home sites (see Table 1 below). A concurrent application to rezone the subject site from TND-2 Traditional Neighborhood Development District to A-4A Single-Family Residential District has also been submitted (Case No. 2021-2354-ZC). This zoning change is requested to establish the underlying density of the proposed residential subdivision.

TABLE 1: HONEYBEE SUBDIVISION HOME SITE SIZES		
Lot Size	Average Lot Size	Total Number Proposed
40 ft.	40' x 120' or .11 acres	411
50 ft.	50' x 120' or .14 acres	404
60 ft.	60' x 120' or .17 acres	129
Cottage Style Home	34' x 120' or .09 acres	18
Total Home Sites		962

ACCESS:

The Honeybee PUD is proposed to be accessed from the existing Parish maintained Honeybee Road, as well as another proposed entrance west of Bayou Paquet. The typical right-of-way throughout the subdivision totals 50 ft. wide, including two-11.25 ft. travel lanes. Due to the proposed density of the subject PUD, staff recommends the applicant enhance the existing Honeybee Road to a Boulevard with a minimum width of 80 feet through the entire length of the PUD. Utilizing utilize a boulevard lane as the main access point with a median, sidewalks, and provide a planting strip along Honeybee Road in-between the sidewalk and the fence line of the proposed home sites. Street trees and landscaping would enhance the safety of the proposed 962 households and provide a visual shield in-between the main travel lane for the subdivision and the 70+ home sites which are shown backing up to this busy road way. Buffers along roadways are also effective in slowing speeding traffic, improving the aesthetics of the roadway, providing shade, and making a more inviting environment for pedestrians.

In addition, consideration should be given to a third access point and specifically a second access point on the denser east side of the proposed development. A third access would remove the need for the proposed utility site to connect to US Highway 190 and would alleviate traffic queuing along the two proposed access points along Honeybee and the west side of the PUD.

The applicant has submitted a preliminary traffic analysis report which shows an acceptable level of service for the proposed development connections to US Highway 190. As such, the preliminary TIA did not warrant a boulevard for the entire length of the existing Honeybee Road. A complete TIA will be required at the tentative submittal to the Planning Commission if this zoning request is approved. This required document will address surrounding intersections, existing development, intersection level of service, and traffic queuing. The applicant will be required to submit this document to the Louisiana Department of Transportation and Development. DOTD is the entity that will determine how many and what types of connections are required along the State right-of-way.

TABLE 2: 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	Community sewer and water is required. This development will need a letter of acceptance from the sewer and water provider or, if providing a package plant the following will be required: 1. A licensed utility company is required to own, operate, and maintain package plants. 2. LDH Permit required for community water and installation of wastewater package plants. 3. LDEQ permit required for discharges from package plants.
Wetland Delineations	Provided as Required: Note the applicant may need to reconfigure the PUD layout based on the outcome of the Jurisdictional Determination.
Flood Zone Demarcation Lines	Provided as Required
Ultimate Disposal of Surface Drainage	Provided as Required
Environmental Assessment Data Form	Provided as Required

Comments in red were updated by the Planning Department November 9, 2021.
Comments in blue were updated by the Department of Engineering November 29, 2021.

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 proposal is for 962 residential lots, which is 77% of the maximum allowable density of the PUD per the requested A-4A Single-Family Residential designation (2020-2354-ZC). This zoning classification allows the highest single-family residential density available within the Unified Development Code: six units per acre (see Table 3).

Per Sec. 130-1674(c)(4)(c), “if lots and or parcels are created within the boundaries of the PUD, no minimum size or yards shall be required, except as approved as part of the individual PUD proposal”. This section within the PUD ordinance provides developers the ability to renegotiate lot sizes and density allocations for a trade off on recreational and greenspace for the benefit of the residents. It should be noted however that 833 of the proposed 962 lots (87%) are significantly less than the 60 ft. width which would be required under the requested A-4A zoning classification if the property were to be developed without the PUD overlay. Staff has determined that if the proposed PUD layout does not satisfy the purpose statements of a PUD, the applicant should be required to abide by the underlying zoning lot size requirements rather than obtain a higher density through providing 833 lots which have widths of 35 ft, 40 ft., and 50 ft.

TABLE 3: DENSITY CALCULATIONS			
Zoning	Acreage	Density Calculation	Max Net Density
Existing TND-2	275.33 acres	<div>The minimum allowable density within the TND-2 is 5 to 8 single-family dwelling units per net acre.</div> <div>*This density level is elevated from the typical allowable density within the residential zoning classifications due to the required mix of residential and commercial uses for a TND-2. The purpose of the TND-2 is to encourage mixed-use, compact development in exchange for economic opportunity and environmental and social equity for the residents, which provides commercial, civic and residential uses within a single development site to reduce traffic along existing corridors.</div>	1,376 units – 2,202 units
A-4A	275.33 acres	The maximum net density permitted shall be six units per acre.	1,651 units
Proposed: A-4A and PUD	275.33 acres	Total area x 0.75 = _____ x maximum net density = _____ lots	1,238 units

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 275.33 acres, requiring 68.83 acres of open space. The Honeybee PUD plan shows a total of 69.08 acres of greenspace.

The purpose of a PUD is to provide environmentally sensitive design that is of a higher quality than would be possible under the regulations otherwise applicable to the property.

Sec. 125-95(a) of the subdivision regulations states that recreational green space must be exclusive of green belts, reserved easements, or servitudes. This means that if the property were to be developed without the requested PUD overlay and under the subdivision regulations, the applicant would be required to provide 580 sq. ft. of greenspace per lot which would be exclusive of green belts, reserved easements, or servitudes.

Staff has concerns that a large majority of the greenspace provided is comprised of easements, servitudes, and buffers, and therefore does not meet the intent of the PUD requirements is not of a higher quality than would be possible without the PUD. (see Table 4). While not opposed to the addition of several acres of pocket parks situated throughout the PUD, staff would like to see that more amenities are added to these parks to ensure the greenspace that is provided is functional and beneficial to the residents. Currently, it appears as though the Honeybee PUD is providing three playground sets and an “open field” to accommodate 962 proposed home sites. As per Table 4, if the applicant eliminated Bayou Paquet, the gas servitude, “space around the lakes”, and buffers from the total amount of greenspace provided, the PUD plan would be providing 36.59 acres, which is merely 53% of the greenspace required.

Comments in red were updated by the Planning Department November 9, 2021.
Comments in blue were updated by the Department of Engineering November 29, 2021.

*This illustration is not meant to show that the proposed amenities would not meet the subdivision ordinance, but rather to note that 47% of the greenspace provided on the PUD plan is comprised of easements, servitudes, and buffers which would not be permitted if the property were to be developed without the PUD overlay and is therefore not of a higher quality.

TABLE 4: GREENSPACE CALCULATIONS			
Greenspace Type	Amenity	Acreage	Percentage
Amenity Site	Playground	5.48 acres	7.93%
Bayou Paquet	Passive Greenspace	13.68 acres	19.80%
Gas Servitude	Walking Path	2.16 acres	3.13%
Other Green Space:			
1. Space around the lakes	Servitudes, Easements, and Buffers	16.65 acres	53.06%
2. Buffers			
3. Pocket Parks	Pocket Parks	20 acres	
½ Storm Water Management Areas	Ponds	11.11 acres	16.08%
Total:		69.08 acres	100%

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.*
 - ~~If approved, the 275.33-acre site could be developed under the A-4A Single Family Residential District site and structure provisions (2021-2354-ZC). This zoning classification would allow for a gross density of 1,652 home sites and if developed under the normal subdivision regulations would be required to provide 21.99 acres of greenspace. Per Sec. 125-95(a), that recreational green space would be required to be exclusive of green belts, reserved easements, or servitudes. As shown in Table 4, 63.47% of the greenspace that is proposed to be dedicated to the PUD is comprised of "space around lakes", buffers, Bayou Paquet, and an existing gas servitude, and ponds. This would not be permitted under the typical subdivision regulations and therefore should not be considered. Therefore, this development is not of a higher quality than would be possible under the regulations otherwise applicable to the property.~~
 - Wetland limits include an approximation of 212.22 acres or more which accounts for a total of around 70% of the total PUD. If wetlands are to be developed, they should be done so 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. It appears that this site is comprised of a large majority of forested 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.
 - ~~Staff has received a revised Drainage Impact Analysis on Thursday, 11/11/2021 in response to comments issued by the Department of Planning and Development on 11/4/2021. The revised study is currently being reviewed by the Engineering Department, and additional comments or conceptual approval of the Drainage Impact Analysis will be issued upon completion of the review.~~
 - A revised Conceptual Hydrologic Analysis, dated November 9, 2021, was submitted for this development by Duplantis Design Group (DDG). 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 north to south. The west half of the pre-development acreage and adjacent properties to the north drain into Bayou Paquet on the west half of the property. The east half of the pre-development acreage drains from the northern portion of the property to a shallow ditch on the property that drains to the southeast corner where it enters the roadside ditch on the north side of Highway 190. Bayou Paquet continues south through several box culverts under Highway 190, and the roadside ditch drains south through several other box culverts to the south side of Highway 190. The drainage eventually all flows to Bayou Paquet on the south side of the Tammany Trace.
The post-development condition is modeled to follow a similar drainage pattern with a series of detention ponds constructed to drain into Bayou Paquet north of Highway 190. An overflow weir is proposed on the east side of one of the detention ponds located on the east side of the development that drains to the same point as the shallow ditch in the pre-development condition. The Hydrologic

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Analysis demonstrates sufficient detention pond storage for the proposed impervious area and also provides additional storage by improving a section of Bayou Paquet north of Highway 190.

The proposed development is in Flood Zone X and is not a Parish-determined Critical Drainage Area so fill mitigation is not required; however, as per the Hydrologic Analysis the proposed development consists of approximately 212 Acres of wetlands to be mitigated. The proposed 25-year storm event discharge of the Honeybee waste water treatment plant into one of the detention ponds should be relocated to discharge into a separate ditch not connected to the detention system.

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. Additionally, the developer and his engineer have agreed to provide a 2D hydraulic model to verify no-rise of the downstream water surface elevation and to provide an accurate inundation map as part of the Preliminary Subdivision Approval.

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.*
 - As shown in Table 1, the Honeybee PUD is providing eighteen-35 ft. wide lots for the construction of Cottage Style homes. This means that 944 of the 968 lots fluctuate by a width of 10 feet. Staff has determined that these lot sizes ~~and~~ do not provide the diversification and variation of residential uses encouraged by the Planned Unit Development.
3. *Functional and beneficial uses of open space areas.*
 - The applicant has stated that the proposed Honeybee PUD will provide a swimming pool, a clubhouse, an open sports field, three playgrounds, and sidewalks throughout the neighborhood. The PUD ordinance requires active and passive uses but does not list how much of each is required. Staff questions whether the amenities listed provide enough public benefit to negate the required lot size requirements that a typical subdivision would need to follow. ~~Almost 63% of the greenspace provided is comprised of required area around the ponds, greenspace buffers, and servitudes. Considering the high density of the proposed subdivision, additional active areas and amenities should be provided that are exclusive of buffers and servitudes. Three playground sites and an "open field" does not provide enough active recreation to meet the purpose of a PUD and does not provide enough public benefit to negate the site and structure provisions that a typical subdivision would need to follow.~~ The Honeybee PUD plan should provide more functional and beneficial uses of open space or develop the subdivision according to the 60 ft. lot requirement under the A-4A zoning classification. Per Sec. 130-1674(c), 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.
4. *Preservation of natural features of a development site.*
 - Although not required, the Department of Planning and Development strongly encourages buffers along the exterior property lines of proposed subdivisions. The applicant has provided a 50 ft. "landscape buffer" along Highway 190 and a 50 ft. "undisturbed buffer" to the north which are included in the greenspace calculations. ~~as well as a two 25 ft. "disturbed buffers" to the east and west.~~ While staff welcomes the use of greenspace to screen the residential development from existing land uses, staff has determined that these buffers should not ~~help to make up the majority of~~ contribute any portion of required green space amenities for the residents.
5. *Creation of a safe and desirable living environment for residential areas characterized by a unified building and site development program.*
 - ~~Due to the proposed high density of this PUD, the applicant should ensure every home site has access to a substantial greenspace amenity. In addition, the applicant should ensure parking is provided at all three amenity sites to ensure that every home has reasonable access.~~
 - The applicant has provided a "PUD Walking Exhibit" which shows a ½ mile radius circle centered on each park location. This plan illustrates that every lot in the development is within ½ mile from a playground. In addition, the developer has agreed to add parking at all playground locations to ensure that every home has reasonable access.
6. *Rational and economically sound development in relation to public services.*
 - This section of Highway 190 does not have sufficient existing utilities. As such, the Honeybee PUD is proposing to provide an onsite potable water well and a wastewater treatment plant. The Louisiana Department of Environmental Quality has determined the wastewater treatment plant must operate with zero discharge except during extreme events such as a 25-year storm. Staff has concerns that the Honeybee PUD is proposing to commingle wastewater effluent in stormwater ponds which is not consistent with the current St Tammany Parish stormwater ordinance [Sec. 115-106(e)]. All stormwater ponds must be disconnected from the proposed effluent pond which must discharge directly toward the US Highway 190 ditch.
 - In addition, staff questions whether this level of density is appropriate in an area that does not have availability for central sewer connection and or assimilative capacity of a receiving stream. Staff is concerned that the proposed density could cause a water quality collapse due to excess nutrients entering the ecosystem.

Comments in red were updated by the Planning Department November 9, 2021.

Comments in blue were updated by the Department of Engineering November 29, 2021.

- Community sewer and water is required. This development will need a letter of acceptance from the sewer and water provider or, if proving a package plant, the following will be required:
 - i. A licensed utility company is required to own, operate, and maintain package plans
 - ii. LDH Permit is required for community water and installation of wastewater package plants
 - iii. LDEQ permit is required for discharges from package plant
- The applicant has not yet provided information concerning which company will be responsible for central sewer and water services.

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

- The site is proposed to predominantly be accessed from the existing Parish maintained Honey Bee Road, as well as another proposed entrance west of Bayou Paquet. Due to the proposed density of the subject PUD, staff recommends the applicant ~~enhance the existing Honeybee Road to a Boulevard or Avenue with a minimum width of 80 feet for the entire duration of the PUD. In addition to the Honeybee Road Boulevard, add an additional east-west boulevard should be constructed.~~ to the proposed PUD plan, or otherwise provide data from the preliminary TIA.

7. 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 of the 275.33-acre subject site from TND-2 Traditional Neighborhood Development District to A-4A Single-Family Residential District (2021-2254-ZC). The subject property is adjacent to residential property zoned A-2 Suburban District to the north, residential property zoned A-2 Suburban District and A-3 Suburban District to the west, and undeveloped property zoned TND-2 Traditional Neighborhood Development District to the south and the east. ~~Although the property was rezoned to TND-2 through the 2009 comprehensive rezoning,~~
- The requested density of 962 home sites ~~zoning change to A-4A and PUD~~ is not consistent with the existing surrounding residential development. If approved, the request to change the underlying zoning classification to A-4A will increase the developed density in the area and is therefore incompatible with the existing surrounding neighborhoods. ~~when compared to the current residential development and the existing zoning classifications within the immediate area.~~

COMPREHENSIVE PLAN ANALYSIS

The 2025 Future Land Use Plan designates the site to be developed as a Planned District with single-family residential uses, mixed commercial uses, and conservation areas. The current request for the Planned Unit Development overlay could accomplish the intention of the site's comprehensive use designation, providing the intent of the purpose statements listed under Sec. 130-1672 are met.

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 determined the following:

1. The applicant is required to name the service provider for the proposed 962 home sites including sewer and water connections.
2. As submitted, there is no diversification of single-family housing types. Staff has determined the 18 proposed cottage style home sites does not provide diversification and variation in the relationship of residential uses.
3. Consideration should be given to a third access point and specifically a second access point along the eastern side of the proposed PUD. A third access point would provide connection to the proposed utility site location and alleviate traffic queuing along Honeybee Road and the western side of the subdivision. The applicant has provided a preliminary traffic impact analysis report which shows an acceptable level of service for the proposed development connections to US Highway 190. A complete TIA will be required at the Tentative submittal to the Planning Commission if this zoning request is approved. This document must also be supplied to the Louisiana Department of Transportation and Development. DOTD is the entity that will determine how many and what types of connections are required along the State right-of-way.
4. Staff has determined that adverse traffic impacts may be created. Based on data sets provided by the Trip Generation Manual, 10th Edition Supplement, it appears that the proposed density of this development will generate over 8,346 new vehicle trips a day to the area with two-two-way access roads servicing the development. A preliminary T.I.A. was submitted for this development by C.H. Fenstermaker & Associates, LLC that evaluated the proposed connections and improvements for the future connections from the site to Hwy 190. The study showed that the two (2) improvements proposed are a right in/ right out connection at the western side of the development and a "improved" round-about at the honeybee intersection which would operate at acceptable LOS's as it relates to STP Traffic Study Ordinances. The preliminary T.I.A. did not include the other required intersections to be studied outlined in the Traffic Scope email sent on 8/11/2021. As discussed with the developer and outlined in previous emails no official acceptance of a T.I.A. can be

granted until a full study has been provided, reviewed and approved by STP and LADOTD. See the attached LOS table PDF for your use and information taken from the Traffic Study by C.H. Fenstermaker & Associates, LLC.

5. The proposed density for this development is above the existing density in a majority of the surrounding developed area. If approved, the request to change the underlying zoning classification to A-4A will increase the density in the area when compared to the current residential development. ~~and the existing zoning classifications within the immediate area.~~ Staff has determined that the proposal for 962 homes could create negative impacts on traffic, drainage, and safety.

Case No.: 2021-2355-ZC

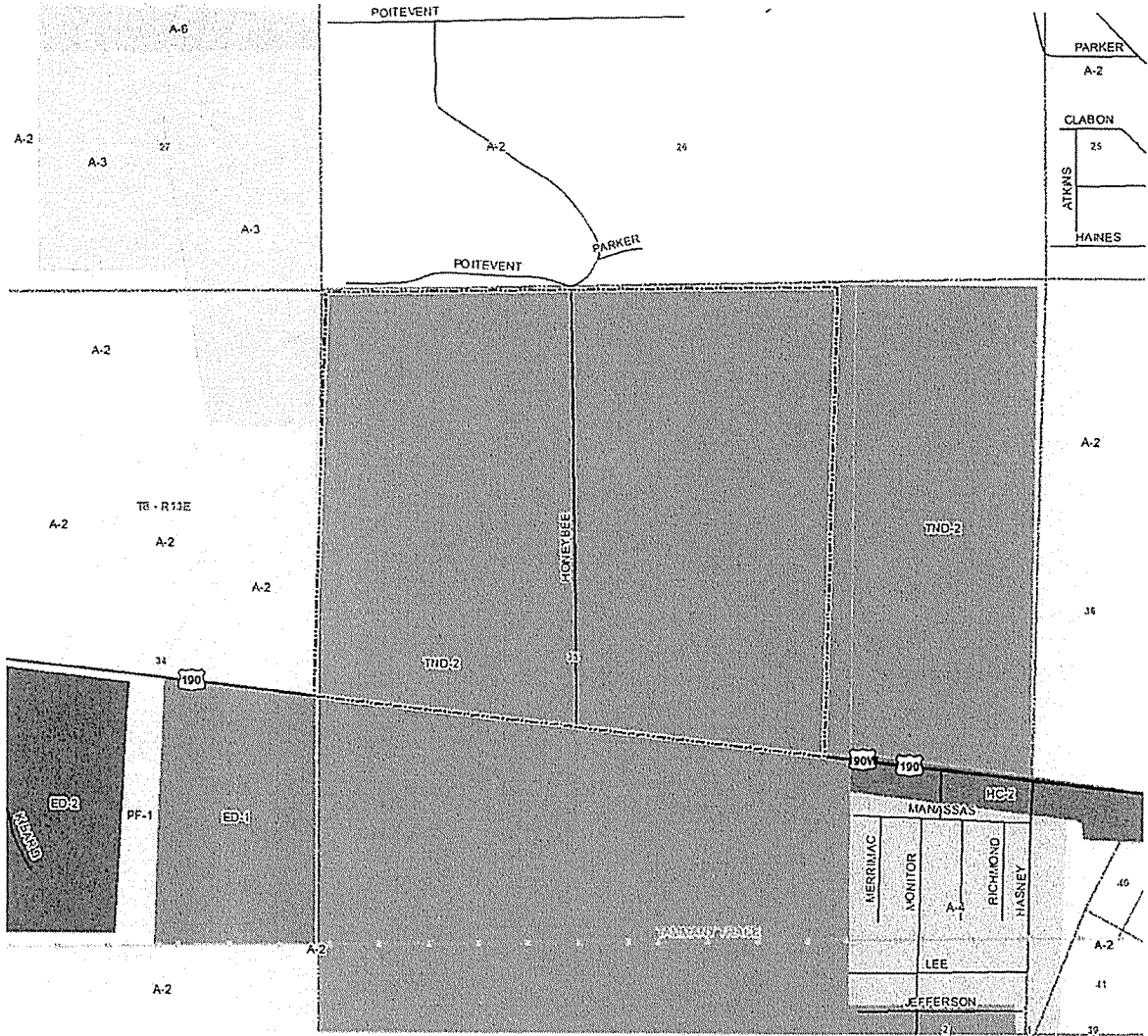
PETITIONER: George Kurz

OWNER: Honeybee Holdings, LLC

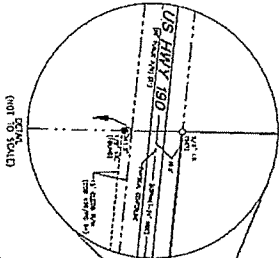
REQUESTED CHANGE: From A-4A Single-Family Residential District and A-4A Single-Family Residential District and PUD Planned Unit Development Overlay

LOCATION: Parcel located on the east and west sides of Honeybee Road, north of US Highway190; Slidell; S35, T8S, R13E; Ward 9, District 11

SIZE: 275.33 acres



2021-2355-ZC



1. The first group of 100 men, 100 women and 100 children, were taken to the island of St. John, in the Gulf of Mexico, and were held there for a period of 100 days. The second group of 100 men, 100 women and 100 children, were taken to the island of St. John, in the Gulf of Mexico, and were held there for a period of 100 days. The third group of 100 men, 100 women and 100 children, were taken to the island of St. John, in the Gulf of Mexico, and were held there for a period of 100 days. The fourth group of 100 men, 100 women and 100 children, were taken to the island of St. John, in the Gulf of Mexico, and were held there for a period of 100 days. The fifth group of 100 men, 100 women and 100 children, were taken to the island of St. John, in the Gulf of Mexico, and were held there for a period of 100 days. The sixth group of 100 men, 100 women and 100 children, were taken to the island of St. John, in the Gulf of Mexico, and were held there for a period of 100 days. The seventh group of 100 men, 100 women and 100 children, were taken to the island of St. John, in the Gulf of Mexico, and were held there for a period of 100 days. The eighth group of 100 men, 100 women and 100 children, were taken to the island of St. John, in the Gulf of Mexico, and were held there for a period of 100 days. The ninth group of 100 men, 100 women and 100 children, were taken to the island of St. John, in the Gulf of Mexico, and were held there for a period of 100 days. The tenth group of 100 men, 100 women and 100 children, were taken to the island of St. John, in the Gulf of Mexico, and were held there for a period of 100 days.

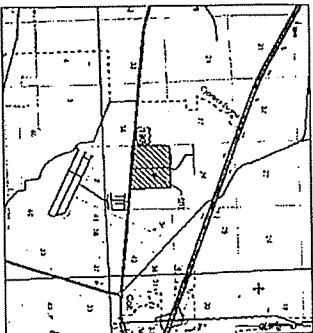
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NOTE:
MONTGOMERY ROAD IS A PAVED PUBLIC HIGHWAY BELOC. WITHIN OF 0.485
MILELENGTH WADSWORTH STREET AND AS PLOT

THE SUBJECTS AND TESTED MEN WHICH ARE SAID TO BE IN FORCE IN THE COUNTRIES PROVIDED TO IT, THERE IS NO REQUISITION FOR THE CAPTAIN AND ALL OTHERS (SOLDIERS AND SUBJECTS) ARE DEPT. THE US NOT FOLLOWED IN PRODUCTION OF THE SIGHT.

[illegible]

DATE OF MAIL: 6/11/2015
CLARK L. COOK, P.L.C., 1411
EAST 17TH AVENUE, SUITE 200
DENVER, CO 80202-3029



VICINITY MAP

11. A GROUP OF 4-5 MALES & 2 FEMALES OF VARIOUS BREEDS OF MONKEYS, INCLUDING 1 MALE OF THE SPECIES *MACACA MULATTA*, WERE KEPT IN THE BARN AT THE UNIVERSITY OF CALIFORNIA, LOS ANGELES, DURING THE SUMMER OF 1957. THEY WERE KEPT IN THE BARN FOR THE PURPOSE OF OBSERVING THEIR BEHAVIOR.
12. A GROUP OF 4-5 MALES & 2 FEMALES OF VARIOUS BREEDS OF MONKEYS, INCLUDING 1 MALE OF THE SPECIES *MACACA MULATTA*, WERE KEPT IN THE BARN AT THE UNIVERSITY OF CALIFORNIA, LOS ANGELES, DURING THE SUMMER OF 1957. THEY WERE KEPT IN THE BARN FOR THE PURPOSE OF OBSERVING THEIR BEHAVIOR.
13. A GROUP OF 4-5 MALES & 2 FEMALES OF VARIOUS BREEDS OF MONKEYS, INCLUDING 1 MALE OF THE SPECIES *MACACA MULATTA*, WERE KEPT IN THE BARN AT THE UNIVERSITY OF CALIFORNIA, LOS ANGELES, DURING THE SUMMER OF 1957. THEY WERE KEPT IN THE BARN FOR THE PURPOSE OF OBSERVING THEIR BEHAVIOR.

Source of Title: CFE 2)7DWD 34

ABSTRACT REVIEW NOTES:

[illegible]

18	1200	400	0	39	23
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REVISION	BY

DUPLANTIS DESIGN GROUP, PC
SURVEY
16564 Brewster Road, Suite 101
Covington, LA 70433
Phone: 985.249.6180 W Fax: 985.249.6190
1368 Camella Blvd, Suite 200
Lafayette, LA 70508
WWW.ddgpc.com



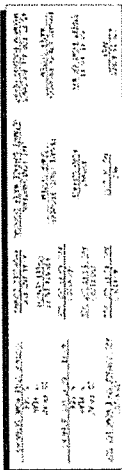
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SECTION 35, T8S-R13E
ST. TAMMANY PARISH, LOUISIANA

FOR:
HONEYBEE HOLDINGS, LLC

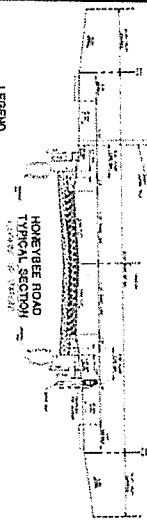
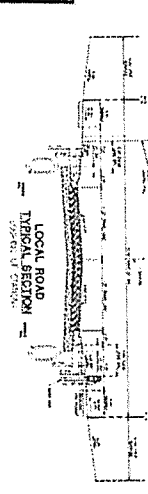
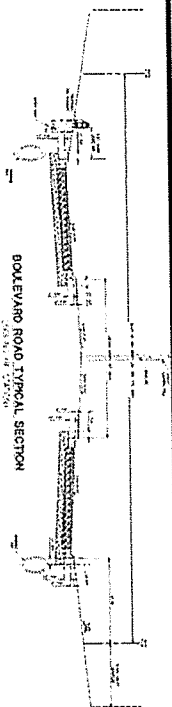
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 PROJECT NO.
 20-429
 FILE
 20-031 ALTA 0-11-2









CONCEPTUAL PLAN FOR REZONING HONEYBEE SUBDIVISION

SECTION 35, TOWNSHIP 8 SOUTH - RANGE 13 EAST
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA

[illegible][illegible]

DEVELOPMENT NOTES

[illegible][illegible]

	4000000000
	5000000000
	6000000000
	7000000000
	8000000000
	9000000000
	10000000000
	11000000000

[illegible]

DENSITY FORMULA

$$D = \frac{W}{V} = \frac{W}{\frac{W}{D}} = \frac{W}{\frac{W}{1.036 \times 10^3 \times 0.000125}} = 1.036 \times 10^3 \times 0.000125$$

$D = 129.5$

[illegible]

RECEIVED
AT OFFICE OF THE DISTRICT ATTORNEY
OF THE DISTRICT OF COLUMBIA
THIS 10TH DAY OF JANUARY, 1906.
FILED
BY THE DISTRICT ATTORNEY
OF THE DISTRICT OF COLUMBIA
IN RESPONSE TO A RESOLUTION
PASSED BY THE BOARD OF DISTRICT
COMMISSIONERS, JANUARY 10, 1906.
ATTEST
J. H. HARRIS, DISTRICT ATTORNEY
OF THE DISTRICT OF COLUMBIA

Not For Construction

P.D.D.

EXHIBIT

1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 2665 2666 2667 2668 2669 2670 2671 2672 2673 2674 2675 2676 2677 2678 2679 2680 2681 2682 2683 2684 2685 2686 2687 2688 2689 2690 2691 2692 2693 2694 2695 2696 2697 2698 2699 2700 2701 2702 2703 2704 2705 2706 2707 2708 2709 2710 2711 2712 2713 2714 2715 2716 2717 2718 2719 2720 2721 2722 2723 2724 2725 2726 2727 2728 2729 2730 2731 2732 2733 2734 2735 2736 2737 2738 2739 2740 2741 2742 2743 2744 2745 2746 2747 2748 2749 2750 2751 2752 2753 2754 2755 2756 2757 2758 2759 2760 2761 2762 2763 2764 2765 2766 2767 2768 2769 2770 2771 2772 2773 2774 2775 2776 2777 2778 2779 2780 2781 2782 2783 2784 2785 2786 2787 2788 2789 2790 2791 2792 2793 2794 2795 2796 2797 2798 2799 2800 2801 2802 2803 2804 2805 2806 2807 2808

DRAWN
 BY
 CHECKED
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 RECD DATE
 03-18-7031
 ISSUED FOR
 REMOVAL
 PROJECT NO.
 20-889
 RE
 20-889 PUD-1
 SHEET
 PUD-1

HONEYBEE SUBDIVISION
SECTION 35, TOWNSHIP 8
SOUTH - RANGE 13 EAST
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA

FOR HONEYBEE HOLDINGS
DENHAM SPRINGS, LOUISIANA

STAMP

A VERIFICATION OF THE ECONOMIC PERFORMANCE TEST.

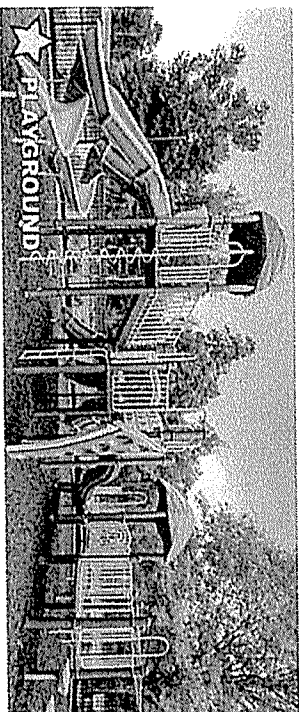
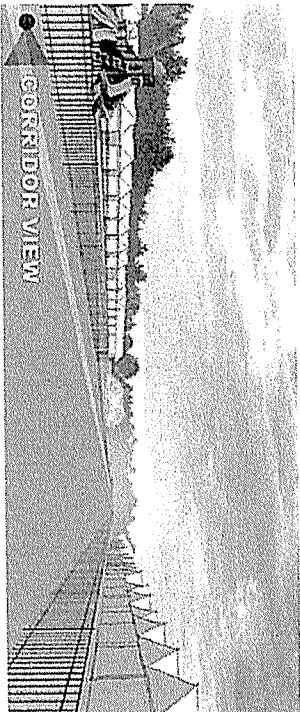
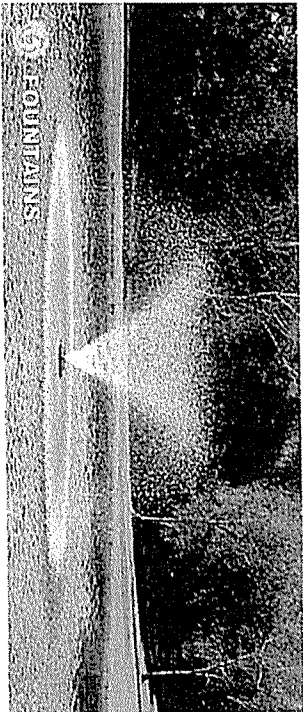
SIGNATURE:

DATE:

DDG
DUPLANTIS DESIGN GROUP

16564 E. Brewster Road,
Suite 101
Covington, LA 70433
Office 505.249.6150
Fax 505.249.6150
www.ddgpc.com

[illegible]



OPEN SPACE

LAKE (27.94 A)

GREEN (56.93A)

PEDESTRIAN CIRCULATION

WALKING PATH

GREEN SPACE INCLUDES:
AMENITY SITE, BAYOU PAQUET, GAS SERVITUDE,
BUFFERS, AREA AROUND LAKES, ETC.

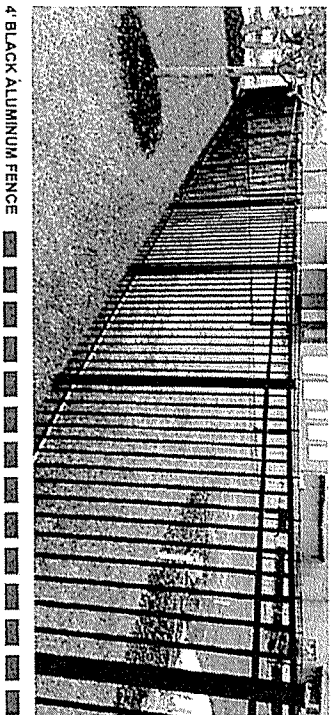


D.R. HORTON
America's Builder

HONEYBEE SUBDIVISION
GREEN SPACE EXHIBIT AND CIRCULATION PLAN



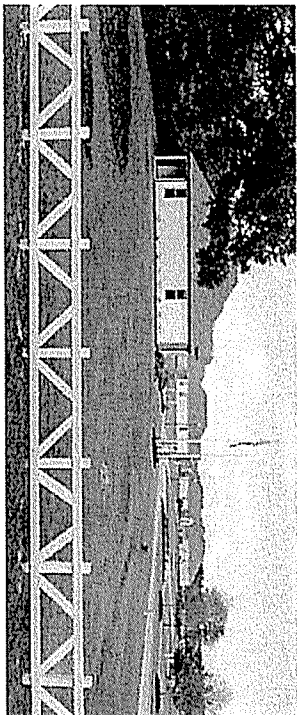
2021-2355-ZC



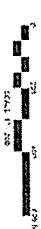
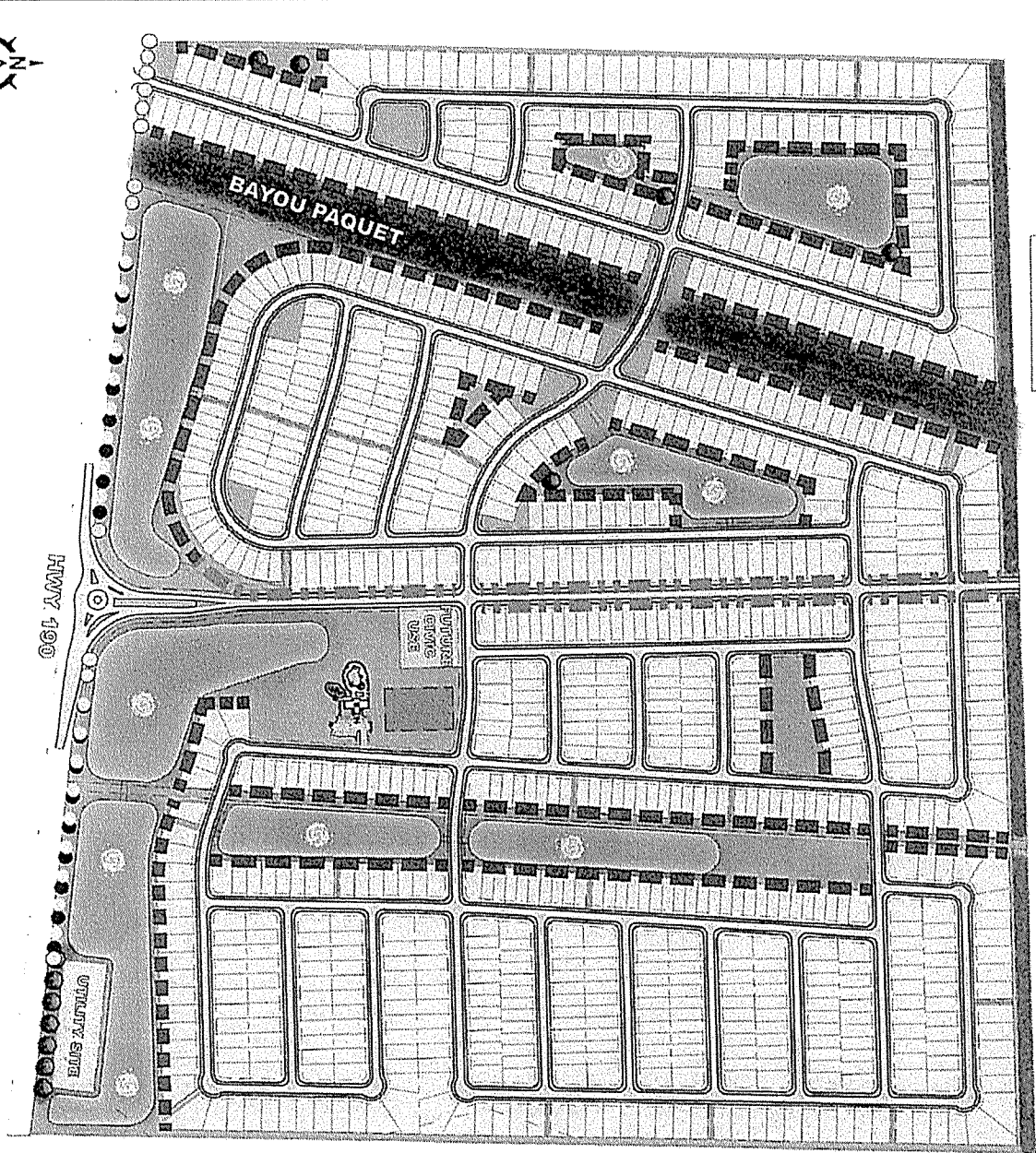
4' BLACK ALUMINUM FENCE



6' STAINED/PAINTED WOODEN FENCE



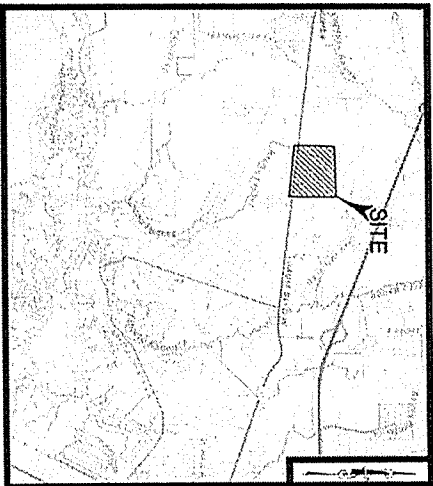
WHITE BARN YARD FENCE



D.R. HORTON
America's Builder

HONEYBEE SUBDIVISION
FENCE EXHIBIT



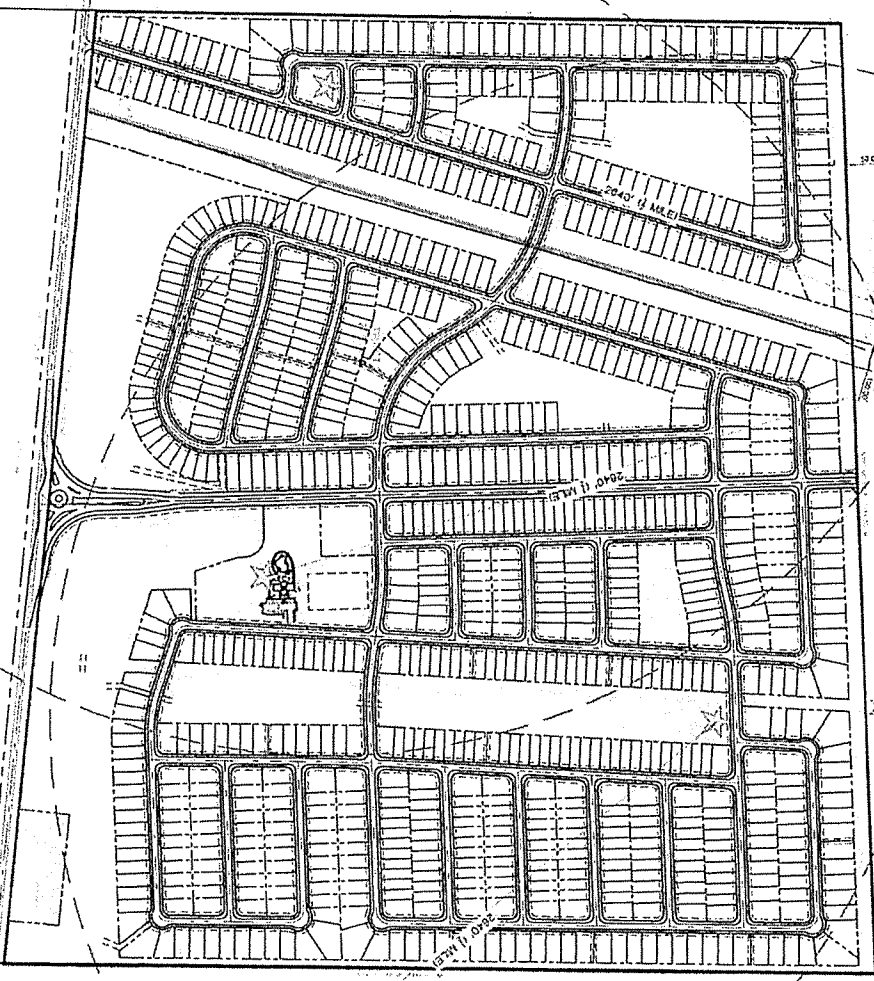


VICINITY MAP

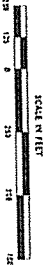
GREENSPACE CALCULATIONS	
ADJUTANT SITE	1.548 ACRES - 7.93%
BARON PROJECT (EXCLUDING AREA BETWEEN TOP OF BANK TO TOP OF BANK)	4.1349 ACRES - 19.79%
OAS SERVICE	4.928 UNDISTURBED ACRES - 14.15%
OTHER GREEN SPACE (SPACE AROUND LAKES, BUFFERS, POCKET PARKS, ETC.)	2.16 ACRES - 3.17%
± OF STORM WATER MANAGEMENT AREAS	4.3675 ACRES - 53.16%
± OF STORM WATER MANAGEMENT AREAS	4.3675 ACRES - 53.16%
TOTAL GREENSPACE PROVIDED	11.106 ACRES - 16.00%
TOTAL GREENSPACE REQUIRED	69.13 - 100%

- LEGEND
- WATERSHED PROJECT TOP OF BANK TO TOP OF BANK
 - ADJUTANT SITE
 - UNDISTURBED GREEN SPACE
 - FLOODED GREEN SPACE
 - STORM WATER MANAGEMENT AREA
 - BOUNDARY LINES
 - PLACED/BOUND

2021-2355-ZC



Not For Construction
P.U.D. WALKING
EXHIBIT



DATE	10/27/2021
DRAWN BY	DDG
CHECKED BY	DDG
DESIGNED BY	DDG
REVIEWED BY	DDG
PROJECT NO.	20-048 PUD Walking Exhibit
FILE NO.	10-27-21
SHEET	EX-1

HONEYBEE SUBDIVISION
SECTION 35, TOWNSHIP 8
SOUTH - RANGE 13 EAST
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA
FOR HONEYBEE HOLDINGS
DENHAM SPRINGS, LOUISIANA

STAMP

SIGNATURE _____

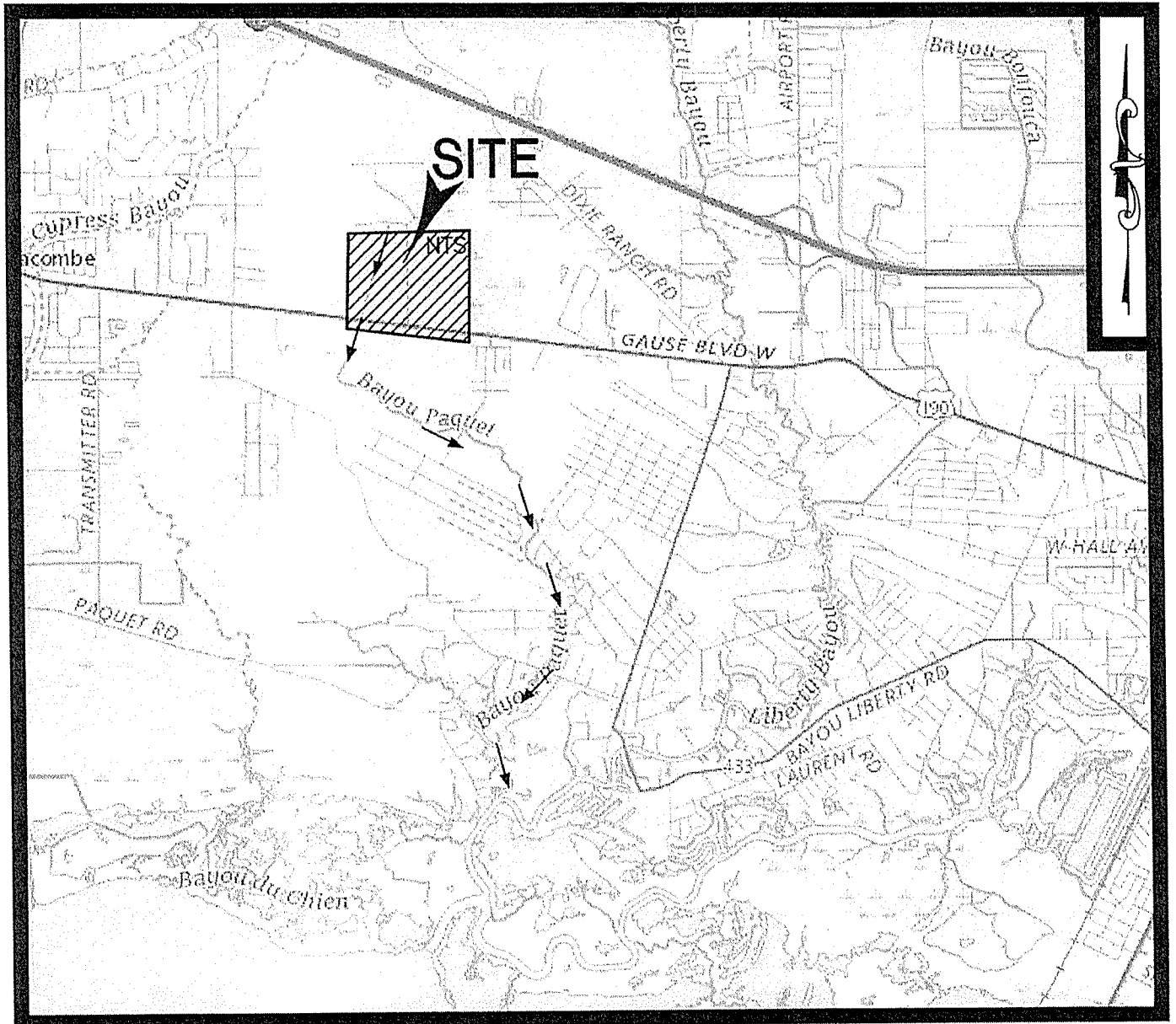
DATE _____



DUPLANTIS DESIGN GROUP

16564 E. Brewster Road,
Suite 101
Covington, LA 70433
Office: 985.249.6180
Fax: 985.249.6150
www.ddginc.com

REVISION	BY



Honeybee Subdivision Ultimate Disposal of Surface Drainage

2021-2355-ZC

2021-2355-ZC

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: D.R. Horton, Inc. - Gulf Coast

Developer's Address: 7696 Vincent Road Denham Spring Louisiana 70726
Street City State Zip Code

Developer's Phone No. 225-664-1240
(Business) (Cell)

Subdivision Name: Honeybee Subdivision

Number of Acres in Development: +/- 275.33 Number of Lots/Parcels in Development: 1,002

Ultimate Disposal of Surface Drainage: Lake Pontchartrain via Bayou Paquet

Water Surface Runoff Mitigation Proposed: Subsurface drainage to series of detention ponds

(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? N/A
- Does the subdivision front on any waterways? ☒ Yes ☐ No
- If yes, what major streams or waterways? Headwaters of Bayou Paquet

2021-2355-ZC

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

If yes, which major arterial streets? LA Hwy 190

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

If yes, please explain? Normal construction activities associated with sitework preparation

- 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? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| b.) disrupt, alter or destroy any historical or archeological sites or district? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| c.) have a substantial impact on natural, ecological recreation, or scenic resources? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| d.) displace a substantial number of people? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| e.) conform with the environmental plans and goals that have been adopted by the parish? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| f.) cause an unwarranted increase in traffic congestion within or near the subdivision? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| g.) have substantial esthetic or adverse visual impact within or near the subdivision? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

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

- | | |
|---|---|
| • air Quality | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • noise | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • water Quality | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • contamination of any public or private water supply | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • ground water levels | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • flooding/inundation | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • erosion | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • sedimentation | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • rare and/or endangered species of animal or plant habitat | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • interfering with any movement of resident or migratory fish or wildlife species . . | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • inducing substantial concentration of population | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • dredging and spoil placement | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.



5-13-2020

ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

DATE

Trip generation estimate is shown in Table 1.

2021-2355-ZC

Exhibit from C.H.
Fenstermaker & Associates,
LLC Traffic Study

Table 1: Trip Generation

ITE LU Code	Variable	Units	Weekday	AM Peak Hour		PM Peak Hour	
			Totals	Enter	Exit	Enter	Exit
210 - Single Family Detached Housing	1000	DU	8648	179	536	584	343
Total			8648	179	536	584	343

Table 2: Future Levels of Service

Intersection		Movement	Level of Service	AM			PM	
				Delay	95 th Percentile Queue (ft)	Level of Service	Delay	95 th Percentile Queue (ft)
US Hwy 190 at Honeybee Road	WB	US-190 Through/Right	A*	1.6*	143.2*	C+	33.2+	845.3+
	SB	Honeybee Road Left/Right	C*	28.3*	573.7*	A+	7.4+	124.5+
	EB	US-190 Left/Through	C*	21.7*	533.3*	B+	10.8+	541.8+
US Hwy 190 at Access Connection 2	WB	US – 190 Through /Right	A	0.0	0.0	A	0.0	0.0
	SB	Access Connection 2 Right	C	15.2	15.8	C	15.9	0.5
	EB	US-190 Through	A	2.9	0.7	A	5.2	0.0

* Results for 6 years at 4% compounded growth
+ Results for 0 years at 4% compounded growth as the WB v/c reports 1.003

Table 3: Future Levels of Service improved

Intersection		Movement	Level of Service	AM			PM	
				Delay	95 th Percentile Queue (ft)	Level of Service	Delay	95 th Percentile Queue (ft)
US Hwy 190 at Honeybee Road	WB	US-190 Through/Right	A*	1.0*	88.3*	B+	11.7+	439.2+
	SB	Honeybee Road Left/Right	D*	36.3*	690.2*	D+	39.2+	451.1+
	EB	US-190 Left/Through	A*	4.9*	174.0*	A+	2.5+	172.0+

* Results for 7 years (4%/year compounded growth rate)
+ Results for 7 years (4%/year compounded growth rate)

The table above provides that the roundabout configuration is anticipated to operate at acceptable levels of service for 7 years.



DUPLANTIS DESIGN GROUP, PC
16564 East Brewster Road, Suite 101
Covington, LA 70433
985.249.6180

This document was submitted by the applicant and does not necessarily reflect the opinions of the St Tammany Parish Department of Planning and Development

November 19, 2021

Mr. Ross P. Liner, AICP, PTP, CFM
rliner@stpgov.org
Director of Planning and Development
St. Tammany Parish Government
21454 Koop Drive – Building B
Mandeville, LA 70471

Re: Case No. 2021-2355-ZC
Honeybee Holdings, LLC
275.33 Acre Honeybee Tract
DDG Project No. 20-889

Dear Ross:

In response to the staff report dated November 12, 2021 regarding the above referenced project, the following is a response to staff comments:

DENSITY

Comment: Per Sec. 130-1674(c)(4)(c), "if lots and or parcels are created within the boundaries of the PUD, no minimum size or yards shall be required, except as approved as part of the individual PUD proposal." This section within the PUD ordinance provides developers the ability to renegotiate lot sizes and density allocations for a trade off on recreational and greenspace for the benefit of the residents. It should be noted however that 833 of the proposed 962 lots (87%) are significantly less than the 60 ft width which would be required under the requested A-4A zoning classification is the property were to be developed without the PUD overlay. Staff has determined that if the proposed PUD layout does not satisfy the purpose statements of a PUD, the applicant should be required to abide by the underlying zoning lot size requirements rather than obtain a higher density through providing 833 lots which have widths of 35 ft, 40 ft and 50 ft.

Response: The PUD Ordinance requirements allow for flexibility in lot sizes to promote diversification as well as allows for a tradeoff due to the increased greenspace requirements in comparison to straight single family residential zoning. The diversification of the lots provided and green space shown in the proposed PUD achieves this objective of the PUD. We request that staff provide where the Ordinance defines diversification as it pertains to lot size and product type. We are aware of a multitude of subdivisions developed within St. Tammany Parish that only provide for 2 lot sizes. Our proposed PUD accounts for 4 lot sizes (not just the 3 listed above), which vary in range by upwards of 40% in size. Below is the summary of the different lot sizes and percentage of the total lot count for each type.

TABLE 1		
Lot Size	Lot Count	Percent of Total
40' x 120' or .11 acres	411	43%
50' x 120' or .14 acres	404	42%
60' x 120' or .17 acres	129	13%
34' x 120' or .09 acres	18	2%
TOTAL HOME SITES	962	100%

This document was submitted by the applicant and does not necessarily reflect the opinions of the St Tammany Parish Department of Planning and Development.

GREENSPACE

Comment: 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 275.33 acres, requiring 68.83 acres of open space. The Honeybee PUD plan shows a total of 69.08 acres of greenspace.

The purpose of a PUD is to provide environmentally sensitive design that is of a higher quality than would be possible under the regulations otherwise applicable to the property.

Sec. 125-95(a) of the subdivision regulations states that recreational greenspace must be exclusive of green belts, reserved easements, or servitudes. This means that if the property were to be developed without the requested PUD overlay and under the subdivision regulations, the applicant would be required to provide 580 sq. ft of greenspace per lot which would be exclusive of green belts, reserved easements, or servitudes.

Staff has concerns that a large majority of the greenspace provided is comprised of easements, servitudes, and buffers, and therefore is not of a higher quality than would be possible without the PUD. As per Table 4, if the applicant eliminated Bayou Paquet, the gas servitude, "space around the lakes" and buffers from the total amount of greenspace provided, the PUD plan would be providing 36.59 acres, which is merely 53% of the greenspace required.

Response: Per Section 130-1674(a)(8)(c), the proposed PUD that has been developed and submitted to staff meets the minimum open space requirements. A copy of this ordinance is below for your reference.

C. Open space (as defined in Section 130-5).

- 1. A minimum of 25 percent of open space is required for all PUDs.**
- 2. In no case shall required open space along the existing road frontage be less than one-quarter acre in area and less than 100 feet in width.**
- 3. In no case shall required open space along other boundary lines (without road frontage) be less than one-quarter acre in area and less than 50 feet in width.**
- 4. No more than 50 percent of the required open space shall be satisfied using limited use land (herein defined). Limited use land shall mean land which is inundated by water for a period of greater than four months within each calendar year. Two acres of limited use land are required to satisfy one acre of required open space.**
- 5. Active recreation shall include such comparable uses as playgrounds, ball fields, swimming pools, tennis courts, etc.**
- 6. Passive recreational uses shall include comparable uses such as picnic areas, permeable nature trails, undisturbed habitat, etc.**

As you can see above, the Ordinance has specific width and size requirements in order for an area to count as open space. The areas counted on the provided PUD exhibit meet the width and size requirements. The Staff comments do not take into account that the Bayou Paquet buffer and the existing gas servitude are being amenitized by adding a sidewalk that connects to the other neighborhood sidewalks. They also do not provide credit that these areas allow every house to be in walking distance of a park with the majority of the neighborhood being in walking distance of two parks. Please note that the PUD requirements nor the subdivision requirements require sidewalks, thus this development is going above and beyond code requirements.

Our current proposal provides 69.08 acres of open space. As previously mentioned, the servitudes, buffers, and "space around the lakes" are allowed to be counted toward greenspace per the UDC. Additionally, our proposed development enhances these areas by providing landscaping and paved walking paths in these greenspace areas.

Staff appears to suggest that an A-4-A zoning would be a better guide for setting the greenspace limits. However, this would actually result in only 12.81 acres of greenspace

being required, which will be a net REDUCTION of 56.02 acres of greenspace being required. This would appear to push the development in the opposite direction from their other comment stating that the 69.08 acres is not sufficient. Therefore, the UDC will not allow us to agree with Staff's comment to meet the A-4-A greenspace requirements. Doing that would result in our proposal not meeting the requirements for the PUD that was submitted.

Additionally, our proposed development is a rare development in St. Tammany Parish in the sense that we are providing sidewalks and walking paths, which promote pedestrian safety and provide accessibility for residents to use and enjoy the greenspaces and ponds within our community. We are also providing a clubhouse, pool, multiple playgrounds, a soccer field, and landscape buffers. We have attached for your viewing some renderings showing these amenities.



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Finally, from a legal standpoint, the granting of a servitude typically does not preclude the use and enjoyment of the land surface. This allows the servitude areas to be used and enjoyed by the residents even though a servitude is placed on the land. There is no language in the servitudes that prevent the use and enjoyment of this land.

PURPOSE

Comment: 1. Environmentally Sensitive Design: Wetland limits include an approximation of 212.22 acres or more which accounts for a total of around 70% of the total PUD. If wetlands are to be developed, they should be done so 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 stormwater management. It appears that this site is comprised of a large majority of forested 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.

Response: A drainage impact study was submitted in early April of this year, and we have now been through 2 rounds of comments. In each round of comments, there was not even one comment questioning if we were providing adequate drainage. In fact, our studies show that we are providing a 21% reduction to the peak runoff of the Bayou Paquet basin upstream of Hwy 190 in a 100 yr storm. Due to this project creating storage upstream of Hwy 190, it relieves some burden on storage present downstream of Hwy 190 for those areas to utilize during storm events. The drainage impact study takes into account the increased runoff created by the development, yet the drainage study still shows a reduction of the peak runoff by use of the proposed detention ponds. We have performed extensive studies of the site and have found no adverse impact to neighboring properties nor increased flood risk. The tables below show the comparison of Existing Peak Runoff Rates to Developed Peak Runoff Rates for the site for each major storm event required by the UDC. As the tables show, our development reduces the peak runoff rate for all scenarios. If staff has calculations suggesting this is incorrect, we request that Staff share the supporting calculations and documentation showing how they arrived at the conclusion that the development may adversely impact neighboring properties so that we can be certain to update our drainage study and address these concerns.

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Combined Onsite & Offsite Flows to Outfalls Under Highway 190 Comparison

Storm Event	Existing Outfall 1&2 (cfs)	Developed Outfall 1&2 (cfs)	% Reduction
10 year 24 hr	93.72	91.24	2.65
25 year 24 hr	112.92	111.26	1.47
50 year 24 hr	128.16	126.39	1.38
100 year 24 hr	159.74	143.99	9.86

Storm Event	Existing Outfall 3 (cfs)	Developed Outfall 3 (cfs)	% Reduction	Existing Outfall 4 (cfs)	Developed Outfall 4 (cfs)	% Reduction
10 year 24 hr	231.90	205.40	11.43	21.78	11.04	49.31
25 year 24 hr	270.16	245.54	9.11	29.78	14.91	49.93
50 year 24 hr	298.96	275.16	7.96	34.85	17.72	49.15
100 year 24 hr	373.62	308.49	17.43	40.32	24.65	38.86

Storm Event	Existing Outfall 5 (cfs)	Developed Outfall 5 (cfs)	% Reduction	Existing Outfall 6 (cfs)	Developed Outfall 6 (cfs)	% Reduction
10 year 24 hr	18.40	13.55	26.36	105.74	76.59	27.57
25 year 24 hr	25.62	17.01	33.61	152.09	96.98	36.24
50 year 24 hr	30.32	19.51	35.65	184.24	112.62	38.87
100 year 24 hr	34.88	25.24	27.64	219.18	149.52	31.78

Additionally, St. Tammany Parish does not have a water quality ordinance. However, we are choosing to develop the property responsibly by ensuring that our stormwater management systems will address both water quality and water quantity. In fact, with the proposed improvements, the land we are setting aside for stormwater ponds and the volume of storage being provided will actually provide a benefit locally in this subbasin. As it relates to the water quality being provided, which is above and beyond what the Parish requires due to the lack of a water quality Ordinance, this project will be implementing several water quality components, such as aeration to increase dissolved oxygen levels within the ponds, 5 ft deep minimum permanent pool, reclamation of stormwater for irrigation purposes, aquatic shelves to encourage interaction between the water and surface vegetation to help remove and filter oil and grease, total suspended solids, heavy metals, nitrogen, and phosphorus. The Staff Report does not acknowledge the water quality that is being provided and designed for in this development.

Due to the LDEQ Discharge Permit that will have to be acquired for this site, Providence Engineering was brought onboard to model the water quality as the effluent from the new wastewater treatment plant as it gets to Bayou Paquet. Providence Engineering is the firm that was hired to create the water quality model for the Parish a few years ago, so it was natural to engage them for this model. Providence has submitted a model to St. Tammany Parish staff to review in late September and has been coordinating with Staff regarding their comments as they come during their review.

Comment: *2. Diversification and Variation: Staff has determined that these lot sizes do not provide the diversification and variation of residential uses encouraged by the Planned Unit Development.*

Response: Again, the Ordinance does not provide specifications on what qualifies as lot diversification. Please show us where in the PUD regulations require more than 4 different lot sizes. These different lot sizes allow multiple different floor plans for each lot size thus allowing the development to target residents at multiple different stages of life. Again, there are numerous locations and numerous PUDS that only have 2 different lot sizes. We are proposing 4 different lot sizes. We request Staff show us where this does not meet the diversification and variation requirements.

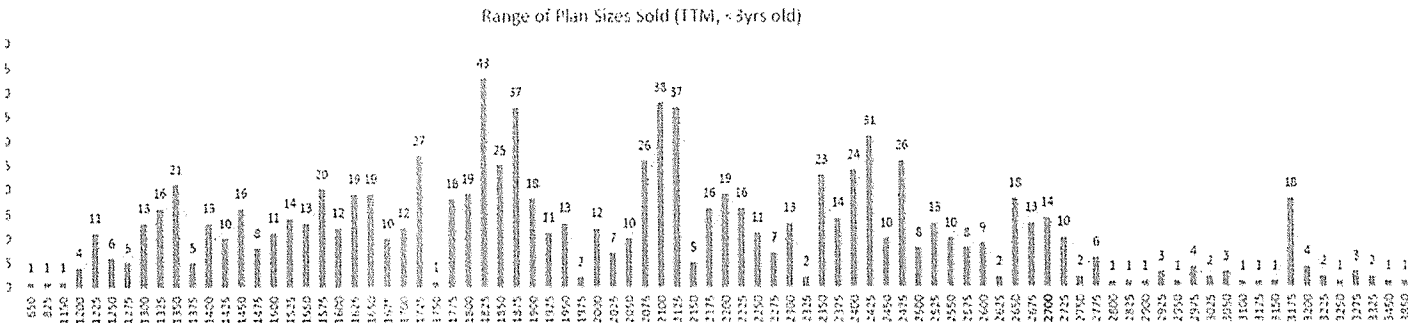
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TABLE 1		
Lot Size	Lot Count	Percent of Total
40' x 120' or .11 acres	411	43%
50' x 120' or .14 acres	404	42%
60' x 120' or .17 acres	129	13%
34' x 120' or .09 acres	18	2%
TOTAL HOME SITES	962	100%

The developer has more than 200 house plans that are designed, completed, and ready to build on these lots. These plans range from as small as 1,300 sf to as large as 4,000 sf. This allows us to offer a home to nearly every buyer in the St. Tammany Market. To support this, we have provided below a chart based on MLS data that shows the number of homes that are aged less than 3 years old and were sold between June of 2020 and June of 2021. The chart shows that approximately 97% of the homes aged under 3 years old within St. Tammany Parish are within the range of house plan sizes we are offering. Based on this information, we can conclude that we are providing a thoroughly diversified house plan offering.

St. Tammany Parish
Market Study

06/01/2021



Comment: 3. Functional and Beneficial Uses of Open Space Areas: The applicant has stated that the proposed Honeybee PUD will provide a swimming pool, a clubhouse, an open sports field, three playgrounds, and sidewalks throughout the neighborhood. The PUD ordinance requires active and passive uses but does not list how much of each is required. Staff questions whether the amenities listed provide enough public benefit to negate the required lot size requirements that a typical subdivision would need to follow.

Response: Please show us where in the PUD regulations that specifies the type of amenities expected. How can staff conclude that the following is not enough when most subdivisions do not provide all amenities bulleted below?

We provide each of the following amenities, which are listed in the Ordinance as acceptable:

- A 5.3 acre amenity site which includes
 - Swimming Pool – Listed as Accepted
 - Clubhouse
 - Sports Field
 - Additional acreage of green space
 - Playground Site
 - 1 Acre Civic Site
- Two additional playground sites

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- Sidewalks adjacent to roads throughout the neighborhood
 - It should be noted again that none of these sidewalks are a requirement of the underlying A-4-A zoning, so all sidewalks provide a public benefit over and above what the code requires.
- Paved nature and walking paths along Bayou Paquet and pipeline servitude

Please provide supporting information as to why these amenities would not meet the requirements outlined in the code.

Comment: 4. Preservation of Natural Features of a Development Site: While staff welcomes the use of greenspace to screen the residential development from existing land uses, staff has determined that these buffers should not contribute any portion of required greenspace amenities for the residents.

Response: All buffers and servitudes counted meet the width and acreage requirements defined by the code per Section 130-1674(a)(8)(c). Have any ordinances been passed contrary to this that we are unaware of?

Comment: 6. Rational and Economically Sound Development in Relation to Public Services: Staff has concerns that the Honeybee PUD is proposing to comingle wastewater effluent in stormwater ponds which is not consistent with the current St. Tammany Parish stormwater ordinance Sec. 115-106e. All stormwater ponds must be disconnected from the proposed effluent pond which must discharge directly toward the US Highway 190 ditch. In addition, staff questions whether this level of density is appropriate in an area that does not have availability for central sewer connection and or assimilative capacity of a receiving stream. Staff is concerned that the proposed density could cause a water quality collapse due to excess nutrients entering the ecosystem.

Response: The ordinance referenced in the Staff comment (Section 115-106e) does not appear to address what the comment is referring to since it regards low cost small accessory structures, not wastewater effluent. We believe that Staff meant to refer to Section 115-106(f)(2). The Staff comment is incorrect as this code only applies to parish maintained ponds. The ponds in this development will be owned and maintained by a Community Development District. On top of that, our Stormwater Management Ponds do NOT comingle with the effluent from the wastewater treatment plant. An effluent holding cell, which is adjacent to the stormwater pond, can be seen in the drainage study. Also, to allow for the effluent to not overflow into the adjacent ponds, the development will use reclaimed water to irrigate the open spaces. It should be noted that this irrigation method is not only allowed but encouraged by environmentalists, including the Louisiana Department of Environmental Quality (LDEQ), as it provides environmental benefits to the plant life in the area and reuses valuable natural resources. Lastly, we are designing the wastewater treatment plant and providing water quality to meet all of the LDEQ regulations and requirements in order to obtain a sewer discharge permit that is regulated and permitted through the state.

We have been coordinating with St. Tammany Parish and LDEQ since March 2021 regarding the creation and permitting of building a central water and sewer system. We have had numerous calls, meetings, and email correspondence with Parish staff and State government. We are following the standard ordinances and procedures for establishing a central water and wastewater system for the community. This has been done many times across the Parish and is not unusual for development. It is our responsibility to achieve a discharge permit from LDEQ and get the construction plans approved by the Louisiana Department of Health (LDH) as well as the Parish Engineering Department. Our team of licensed professional engineers and contractors have successfully accomplished getting this permit many times on previous developments and has also successfully constructed these central utility systems many times. Even after the PUD is approved, our team will be required to obtain approvals from each of these governing agencies prior to commencing work on any central utility system. Additionally, even after the system is constructed and operational, the

State health department requires ongoing inspections and reporting from the qualified and certified utility operator to ensure the plant is being operated correctly.

Comment: 7. Efficient and Effective Traffic Circulation, Both Within and Adjacent to the Development Site: Due to the proposed density of the subject PUD, staff recommends the applicant add an additional east-west boulevard to the proposed PUD plan, or otherwise provide data from the preliminary TIA.

Response: We previously received a comment from the Parish and provided justification on why a multi-lane boulevard section is not required along Honeybee Road. The anticipated traffic within the development does not support Honeybee Road being a multi-lane boulevard much less an east-west road being a multi-lane boulevard. There is nothing in the Ordinance that necessitates that roads be boulevard when the traffic study doesn't require it beyond the entrance into the development. We request Staff provide us where in the PUD development code and standards that would support why an east-west multi-lane boulevard would be required if the current traffic study and anticipated loads do not require a boulevard along Honeybee.

Comment: 8. Creation of a Variety of Housing Compatible with Surrounding Neighborhoods to Provide a Greater Choice of Types of Environment and Living Units: The requested density of 962 home sites is not consistent with the existing surrounding residential development. If approved, the request to change the underlying zoning classification to A-4A will increase the developed density in the area and is therefore incompatible with the existing surrounding neighborhoods.

Response: If the current zoning density that the property owner is entitled to requires a minimum of 1,376 lots and allows a maximum of 2,200 units, our proposal actually decreases the maximum allowed lots by 56% to a total of 962 lots. This means there is a reduction in the maximum density for the area. If the Parish considered it appropriate to designate this property as a TND-2 Zoning with a maximum zoning of 2,200 units, a PUD proposal of 962 lots should be considered very modest and a downzone.

Should you have any questions or require any additional information, please do not hesitate to contact us.

Sincerely,
Duplantis Design Group, PC



Thomas H. Buckel, PE

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PBC-1
2021-2355-ZC

A-6

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POITEVENT

HONEYBEE

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A-2

GREEN

A-3

T8-R13E

PARKER

A-2

A-2

A-2

34

TND-2

35

TND-2

190

190W

HC-2

MANASSAS

ED-1

MERRIMAC

MONITOR

A-4

TAMMANY TRACE

LEE

JEFFERSON

A-2

3

T9-R13E

2

A-2

A-2

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PARK