



APPEAL # 6

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:

May 3, 2022

2020-2143 ZC

Incompatible zoning - high density development is discouraged right now by Admin & Parish.

Not built yet - time to pause this development

2020-2143-ZC

Proposed Zoning:

Location:

Acres:

Petitioner:

Owner:

Council District:

Major Amendment to the River Park Estates  
PUD Planned Unit Development Overlay  
Parcels located on the north and south sides  
of M P Planche Road, west of Louisiana  
Highway 25, Covington; S18, T6S, R11E; Ward 3, District 3  
134.73 acres  
Corie Herberger  
River Park Estates, LLC  
3

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:

Terri Lewis Ferms

ADDRESS:

725 Dove Park Rd Covington

PHONE #:

409.299.0162

ZONING STAFF REPORT

Date: April 26, 2022

Case No.: 2020-2143-ZC

Posted: April 22, 2022

Meeting Date: May 3, 2022

Prior Determination: Postponed

Determination: Approved

GENERAL INFORMATION

PETITIONER: Corie Herberger

OWNER: River Park Estates, LLC

REQUESTED CHANGE: Major Amendment to the PUD Planned Unit Development Overlay

LOCATION: Parcels located on the north and south sides of MP Planche Road, west of Louisiana Highway 25, Covington; S18, T6S, R11E; Ward 3, District 3

SIZE: 134.73 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane Asphalt

Condition: Poor

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING

Direction	Surrounding Use	Surrounding Zone
North	Undeveloped	A-2 Suburban District and RO Rural Overlay
South	Residential and Undeveloped	A-1 Suburban District, A-2 Suburban District, and RO Rural Overlay
East	Residential	A-1 Suburban District, A-2 Suburban District, A-4A Single-Family Residential District, and RO Rural Overlay
West	Undeveloped	A-1 Suburban District, A-2 Suburban District, and RO Rural Overlay

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.

STAFF COMMENTS/SUBDIVISION INFORMATION:

The River Park Trails Planned Unit Development was originally approved in 2020 by Council Ordinance Number 21-4551 under the name River Park Estates, Phase 3. This ordinance was adopted with the following stipulations:

1. Widen MP Planche road to 24’ wide from Highway 25 to the 2<sup>nd</sup> entrance of River Park Crossing;

2. Moving to the west, widen MP Planche road to 20’ wide;

3. Construct a southbound right turn lane at Highway 25 and MP Planche road;

4. If Parish and DOTD deem it necessary, construct an acceleration lane southbound at MP Planche and Highway 25;

5. Convert the 2.8-acre greenspace area to a sports park with a pavilion, baseball backstop and soccer goals.

6. Add a natural walking trail around the detention pond at the southeast corner of the property;

7. Put the 27.87-acre greenspace area at the north end of the project in a conservation easement;

8. One (1) additional Class “A” tree must be planted on each lot

The applicant is currently requesting a Major Amendment to the PUD to help facilitate these required changes and reconfigure the originally approved layout of the PUD. The new PUD plan shows a reduction of 6 lots and the elimination of all 90’ lots, the addition of 9.32 acres of retention, and 2.04 acres of active amenities including a walking path and sports park.

		RIVER PARK TRAILS PUD (FORMALLY RIVER PARK ESTATES, PHASE 3) MAJOR AMENDMENT CHANGES		
PUD Category	Originally Approved PUD	April Proposed Major Amendment	May Proposed Major Amendment	Requested Change
Access	Widen MP Planche roadway to 20 feet along the western boundary	Widen MP Planche roadway to 20' along the PUD's western boundary and 24' wide from Highway 25 to the 2 <sup>nd</sup> entrance of River Park Crossing	N/A	Consistent with Council Requirements
Density	Of the 404 lots permitted, 384 lots proposed	Of the 404 lots permitted, 378 lots proposed	N/A	Reduction of 6 lots
Proposed Lot Sizes	50' = (8%), 60' = (79%), 70' = (10%), 90' = (3%)	50'-60' = (26%), 60'-70' = (61%), "Estate Lots" = (13%)	50'-60' = (34%), 60'-70' = (53%), "Estate Lots" = (13%)	Elimination of all 90' Lots; Addition of (32) 50'-60' lots; Reduction of (30) 60'-70' lots; Reduction of (2) 75' lots
Greenspace Provided	36.20 acres = 32.30 acres of greenspace & 3.90 acres of retention area	46.20 acres = 32.98 acres of greenspace & 13.22 acres of retention area	51.54 acres = 38.32 acres of greenspace & 13.22 acres of retention pond	Addition of 9.32 acres of retention area + 5.34 acres of public drainage servitude
Active Amenities Provided	1.08 (3%) acres including a basketball court and playground	3.12 (7%) acres including basketball court, walking path, playground, & sports park	N/A	Addition of 2.04 acres of active amenities including a walking path and sports park
Passive Amenities Provided	32.62 (97%) acres including wetlands and retention ponds	29.86 acres (90%) includes wetlands, ½ of all retention ponds	31.26 acres (82%) includes wetlands, ½ of all retention ponds, and new public drainage servitudes	Addition of 5.34 acres of passive greenspace which is made up of the new public drainage servitude
Total Wetlands	30.68 acres	30.68 acres	27.87 acres	2.81 acres less
Total Mitigated Wetlands	7.65 acres	4.84 acres	4.92 acres	.08 acres more

STAFF COMMENTS:

- The original River Park Estates, Phase 3 PUD Plan was approved by the Parish Council in April, 2021. Since then, Council passed an ordinance in November, 2021 (Ordinance No. 21-4714) which states “all drainage ditches, channels, canal, or similar drainage features shall be located within a dedicated right-of-way and not located within an individual lot(s). Dedicated right-of-way may be located in greenspace or open space” [Sec. 125-88(d)(1)]. The applicant has revised the PUD plan to show all drainage servitudes, excluding side-yard swales to be located outside of the individual lots.
- Placing the greenspace areas and stormwater management ponds into a conservation easement would permanently limit the use of the land and ensure the public benefit of open space is maintained. The original 2020 PUD Plan was approved by the Parish Council with the stipulation that the 27.87-acre greenspace area at the north end of the project is placed into a conservation easement. The applicant has stated that the required conservation easement will be dedicated as part of the Final Plat.
- The applicant has provided a complete recreational development plan depicting the proposed amenities, a time schedule for development, and the entity whom shall be responsible for the liability and the maintenance of the recreational amenities and greenspace area.

**CASE NUMBER:** 2020-2143-ZC

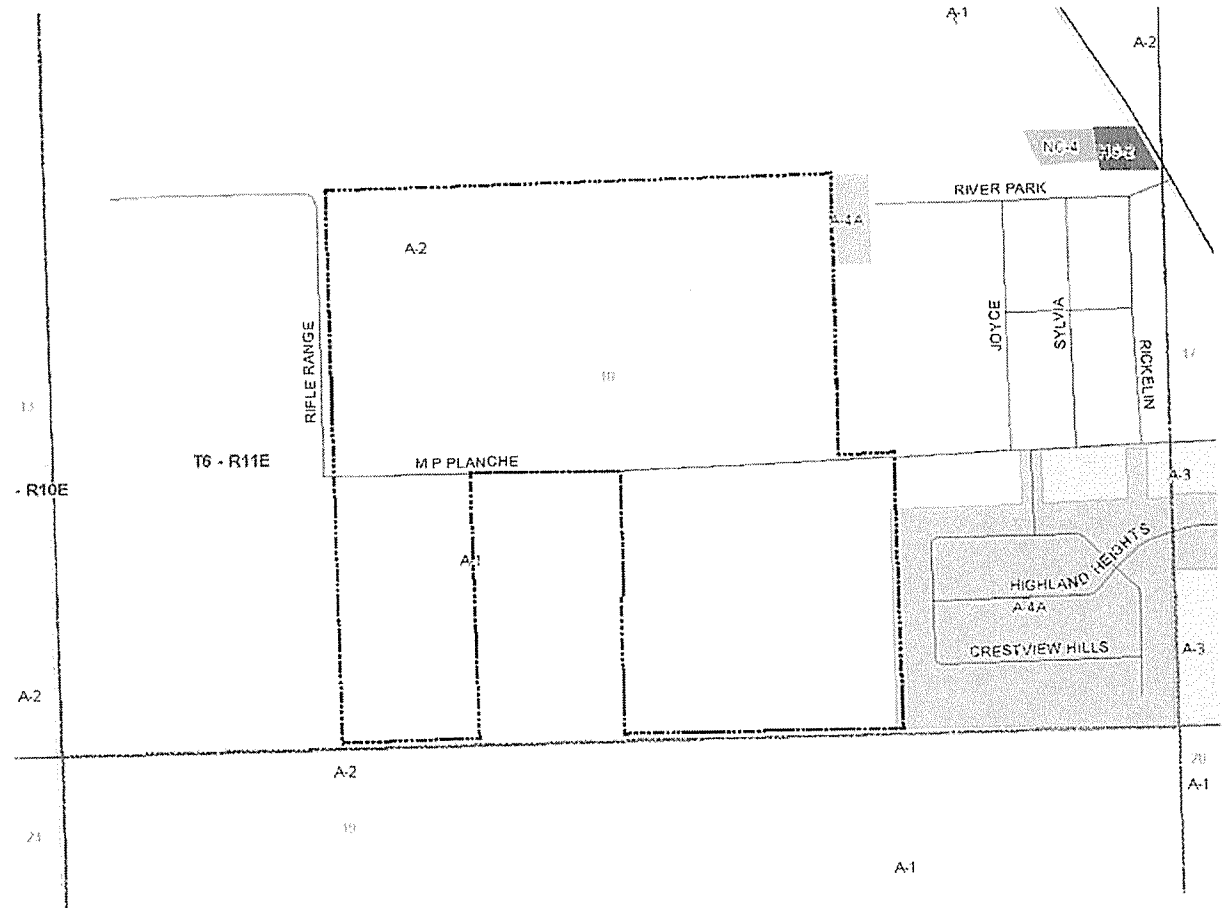
**PETITIONER:** Corie Herberger

**OWNER:** River Park Estates, LLC

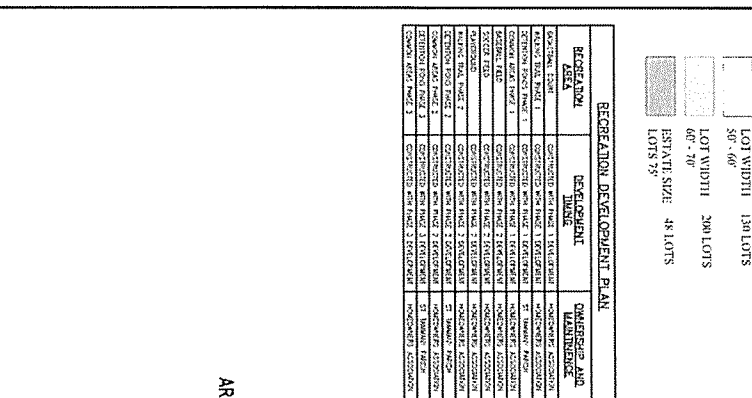
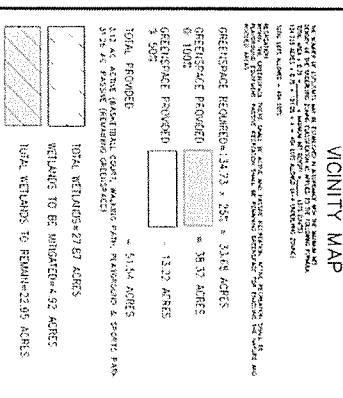
**REQUESTED CHANGE:** Major Amendment to the PUD Planned Unit Development Overlay

**LOCATION:** Parcels located on the north and south sides of MP Planche Road, west of Louisiana Highway 25, Covington; S18, T6S, R11E; Ward 3, District 3

**SIZE:** 134.73



Located in Section 18, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana

[illegible]

APPROVAL:

1. NAME OF THE PERSON  
 2. DATE OF BIRTH  
 3. DATE OF DEATH  
 4. DATE OF BURIAL  
 5. DATE OF CREMATION  
 6. DATE OF INTERMENT  
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**CASE 2**

NOTE: DRAINAGE DETENTION SHALL BE NOT POOL  
LOCATED ON SITE. POUNDS SHALL BE MAINTAINED  
51. JANUARY POUND.

NOTE: CEMENTAL SEWER & WATER SERVICE PROVIDED

<p>             SUBJECT TO A 10 YEAR, 100%              PAYMENT PROTECT           </p>	<p>             WITH DATED ESTABLISHMENT OF 1000 YR 2000 2000 YR              FOR FIVE YEARS THROUGH THE YEAR 2000 2000 YR              NO 2000 YR 2000 YR 2000 YR 2000 YR 2000 YR              FROM 2000 YR 2000 YR           </p>
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[illegible]

DATE: 11/11/2010 DRAWN BY: CMH SCALE: 1" = 80' COMPUTER FILE:	PROJECT DESCRIPTION <b>PLANNED UNIT DEVELOPMENT OF RIVER PARK TRAILS          SITUATED IN SECTION 18, TOWNSHIP 6 SOUTH,          RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA</b>	 <b>DEEP SOUTH DESIGN GROUP</b> Civil/Environmental Engineering Firm P.O. Box 1122   Madisonville, LA 70447 935-705-4696
	CLIENT: <b>RIVER PARK ESTATES, LLC</b>	



