

APPEAL # 2

ZC Approved:

5/7/19



ST. TAMMANY PARISH
PATRICIA P. BRISTER
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. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 5-15-19

Case Number:



1. 2018-1188-ZC

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-4 (Single-Family Residential District) & PUD (Planned Unit Development Overlay) & Major Amendment to the PUD Planned Unit Development Overlay
Acres: 70.9 acres
Petitioner: Art Lancaster
Owner: De Val, Inc - Albert J. Vallon
Location: Parcel located on the west side of LA Highway 59, south of Dove Park Road & Campbell Avenue, S25, T7S, R11E, Ward 4, District 5.
Council District: 5

POSTPONED 4/2/2019 MEETING

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: ROBERT J. TRANCOSO - PRES. LOCKMERE ESTATES Subd.

ADDRESS: 230 LOCKMERE DR., MAN. LA. 70471

PHONE #: 504-400-6235

EXHIBIT "A"

2018-1188-ZC

A CERTAIN PARTIAL PIECE OF LAND LOCATED ON A 63.3 ACRE TRACT AND A 168.7 ACRE TRACT, SITUATED IN SECTION 25, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA. DESCRIBED MORE PARTICULARLY AS FOLLOWS:

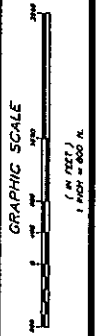
COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF LOUISIANA HIGHWAY No. 59 AND THE NORTHERLY RIGHT OF WAY LINE OF THE PROPOSED COTION CREEK DRIVE; THENCE PROCEED NORTH 88°48'23" WEST, A DISTANCE OF 369.74' TO A POINT ON THE ARC OF A CURVE LEADING TO THE RIGHT; THENCE PROCEED ALONG SAID CURVE, HAVING A RADIUS OF 555.00', AN ARC LENGTH OF 530.45' AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°25'32" WEST, 510.49' TO A POINT OF TANGENCY; THENCE PROCEED NORTH 34°02'42" WEST, A DISTANCE OF 611.15' TO A POINT ON THE ARC OF A CURVE TO THE LEFT; THENCE PROCEED ALONG SAID CURVE, HAVING A RADIUS OF 645.00', AN ARC LENGTH OF 570.26' AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 59°22'23" WEST, 551.86'; THENCE NORTH 11°00'35" EAST, 307.71'; THENCE NORTH 89°23'19" WEST, 203.34'; THENCE SOUTH 11°02'32" WEST, 101.98'; THENCE NORTH 89°17'43" WEST, 1487.43' TO THE POINT OF BEGINNING; THENCE NORTH 89°17'43" WEST, 374.84'; THENCE NORTH 00°53'23" EAST, 100.00'; THENCE NORTH 89°17'43" WEST, 885.64'; THENCE SOUTH 00°42'17" WEST, 145.68' TO A POINT ON THE ARC OF A CURVE LEADING TO THE LEFT; THENCE PROCEED ALONG SAID CURVE, HAVING A RADIUS OF 51.42', AN ARC LENGTH OF 51.48' AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 00°33'53" WEST, 49.36'; THENCE NORTH 89°17'43" WEST, 33.65'; THENCE SOUTH 00°42'17" WEST, 120.00'; THENCE NORTH 89°17'43" WEST, 205.02'; THENCE SOUTH 00°04'30" EAST, 36.50'; THENCE NORTH 89°55'30" EAST, 120.00'; THENCE SOUTH 00°04'30" EAST, 914.79'; THENCE SOUTH 89°16'15" EAST, 290.03'; THENCE NORTH 00°04'30" WEST, 653.16'; THENCE NORTH 89°55'30" EAST, 208.47'; THENCE SOUTH 76°17'19" EAST, 83.95'; THENCE SOUTH 00°04'30" EAST, 314.31'; THENCE SOUTH 80°54'23" EAST, 226.04'; THENCE SOUTH 89°16'15" EAST, 604.47'; THENCE NORTH 00°05'29" EAST, 270.19'; THENCE NORTH 89°17'43" WEST, 35.34'; THENCE NORTH 00°43'45" EAST, 605.03 BACK TO THE POINT OF BEGINNING.

SAID PIECE OF LAND CONTAINING 28.925 ACRES OR 1,259,986 SQUARE FEET, MORE OR LESS.



PROJECT SITE

SITE OUTFALL



COTTON CREEK - PHASES 1 & 2

A PLANNED UNIT DEVELOPMENT
ULTIMATE DISPOSAL PLAN- CONCEPTUAL PLAN FOR REZONING

DESIGNED BY:
ADVANCED PLANNING & DEVELOPMENT, LLC
11000 INDUSTRIAL BLVD. STE. 8
METairie, LA 70002
PH: 504-885-5510

MR ENGINEERING & SURVEYING, LLC
9345 Interline Ave, Baton Rouge, LA 70806 225-481-8992



2018-1188-2C

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: Mickey L. Robertson, P.E., P.L.S.

Developer's Address: 11800 Industriplex Blvd, Ste 8 Baton Rouge La 70806

	Street	City	State	Zip Code
Developer's Phone No.	<u>Lancaster Development, LLC</u>	<u>225.413.5250</u>		
	(Business)	(Cell)		

Subdivision Name: Cotton Creek PUD - Phase 2

Number of Acres in Development: 28.9 Number of Lots/Parcels in Development: 85 Residential

Ultimate Disposal of Surface Drainage: Lake Ponchartrain

Water Surface Runoff Mitigation Proposed: Detention

(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 Tilted 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? _____

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

If yes, which major arterial streets? Future Cotton Creek Drive to Hwy 59

- 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 site work

- 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.

Mickey L. Robertson

Digitally signed by Mickey L. Robertson
Date: 2019.02.07 10:39:24 -06'00'

ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

DATE

2018-1188-ZC

KOOP

DOVE PARK
A-1A 24

PF-1

19
GEF-1

PUD

DOVE PARK

59

I-1

PBC-1

HC-9

30

25

T7-R11E

CAMPBELL

T7-R12

A-4

HC-2

ED-2

A-1

ED-1

HC-1

MAPLEWOOD

HIGHLAND

RIDGEWOOD

DEVAL

WOODVINE

31

36

LOCHMERE

RUCKER

TAMMANY TRACE

A-2

SHARP

PINEVIEW

0 700 Feet

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 4/25/2018

Case No.: 2018-1188-ZC

Prior Action: Postponed 4/2/2019

Posted: 04/17/19

Meeting Date: 5/7/2019

Determination: Approved

GENERAL INFORMATION

PETITIONER: Art Lancaster

OWNER: De Val, Inc - Albert J. Vallon

REQUESTED CHANGE: From A-1 Suburban District to A-4 Single-Family Residential District & PUD Planned Unit Development Overlay & Major Amendment to the PUD Planned Unit Development Overlay

LOCATION: Parcel located on the west side of LA Highway 59, south of Dove Park Road & Campbell Avenue; S25, T7S, R11E; Ward 4, District 5

SIZE: 28.9 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State

Road Surface: 3 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	I-1 Industrial District & PBC-1 Planned Business Campus A-1 & A-3 Suburban Districts
South	Undeveloped	HC-2 Highway Commercial Districts
East	Undeveloped	A-1 Suburban District
West	Undeveloped and Residential	A-1 Suburban District

EXISTING LAND USE:

Existing development: Yes

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:

The petitioner is requesting to change the zoning from A-1 Suburban District to A-4 Single-Family Residential & PUD Planned Unit Development Overlay and also for a major amendment to the PUD to add 28.9 acres to the previously approved commercial & residential development of 42.065 acres. The proposed addition is located to the west of the originally approved PUD development and will consist of 85 new single family residential lots. Note that a zoning change request to A-4 (2019-1383-ZC) has been submitted to establish the underlying density of the proposed PUD.

SUBDIVISION INFORMATION

Type	Number of Lots Phase 1	Number of Lots Phase 2	Size
Residential Lots (Regular)	9	57	50' X 120'
Residential Lots (Medium)	68	27	60' X120'
Residential Lots (Regular)	6	1	75' X 120'
Commercial Permitted uses listed on the plan	North and south sides of future Cotton Creek Drive, multiple lots		4.9 acres
Total per phase	83 residential lots & 2 commercial lots	85 residential lots	
Total	168 residential lots & 2 commercial lots		

ACCESS

The site is proposed to be accessed from Highway 59 through a future 2 lane parish road (Cotton Creek Drive), crossing the Tammany Trace. Note that the proposed crossing of the Tammany Trace will have to be approved by the Planning Commission, through the process of "Entering the Trace ROW". Also, note that confirmation of the approval of the proposed names of the streets will have to be provided, from St Tammany Parish 911 Communications District.

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
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Provided as Required (off-site Tammany Utilities)
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

GREENSPACE

A total of 17.33 acres of greenspace is proposed to be provided within the subdivision, including ponds, passive & active greenspace areas and access to the Tammany Trace.

Amenities	Phase 1 Acreage	Phase 2 Acreage	Type of Amenities
Passive	4.7 acres+ 2.8 acres of wet pond area (1.4 acres) + 2 acres dry pond area	4.33 acres + 9 acres of wet pond (4.5 acres) (only calculating 50% of the total of 25% of greenspace/ allowable usage of pond = 3.6 acres)	Walking path, greenspace areas & connection to the Tammany Trace (will require approval through the process of "Enter the Trace ROW")
Active	1.3 acres		Access to Tammany Trace & Exercise Stations
Total	9.4 acres/ 26%	7.93 acres/27.93%	

Comments:

- Seating areas and/or gazebo should be provided within greenspace areas in close proximity of the ponds, to allow the residents of the subdivision to enjoy the ponds.
- Considering the distance between the greenspace area along Pond/Tract CA-9 from the Tammany Trace & other amenities, additional park amenities/playground equipment should be provided.
- Identify/delineate the top of the bank and the water line (different symbols) for the ponds.
- A complete Recreational Development Plan shall be submitted depicting the proposed amenities, the location of the amenities on the plan, a time schedule for development, and the entity whom shall be responsible for the liability and maintenance of the recreational amenities and greenspace areas.
- Formal connections to the Tammany Trace, from the greenspace areas, must be shown on the plan and approval shall be requested through the process of entering the Trace Right of way.

DENSITY

As required under Section 6.0103 A.4. of the Planned Unit Development Overlay, the net density shall be provided, based upon the underlying zoning classification, utilizing the formula (Total Area x .75 = _____ x maximum net density = _____ lots (units)), or the number of lots/units may be established by a yield plan

The gross density is based on the underlying zoning of A-4 Single Family Residential District, which would allow for a total of 283 units. Based on the formula, the net density would allow for a total of 212 units. The proposal is for 168 residential units, which meets the maximum net density allowable within the PUD development.

COMPREHENSIVE PLAN ANALYSIS

The 2025 future land use plan calls for the site to be developed as a planned district with commercial & residential uses and conservation areas. The proposed development meets the objectives of the 2025 future land use plan and of the PUD Planned Unit Development Overlay. However, staff feels that more diversity could be provided with Phase 2, such as Garden homes or homes with rear garage access through alleyways.

STAFF RECOMMENDATION:

The staff recommends that the request for an addition to the PUD and major amendment to the PUD be approved.