

APPEAL # 4



ZC Approved :

12/3/19

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 & DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 12/10/2019



2019-1692-ZC

Existing Zoning: A-5 (Two Family Residential District)
Proposed Zoning: PUD (Planned Unit Development Overlay)
Acres: 58.910 acres
Petitioner: Jones Fussell, L.L.P. - Jeffrey Schoen
Owner: Martin Oramous
Location: Parcel located on the west side of Louisiana Highway 1090, north of Interstate Highway 10, east of Interstate Highway 59, Slidell, S31, T8S, R15E, Ward 8, District 9.
Council District: 9

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.

Vicki Pruett
(SIGNATURE)

PRINT NAME: Vicki PRUETT

ADDRESS: 60234 JACOB RD., Slidell, LA 70461

PHONE #: 985-774-3798

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-4A Single Family Residential District, which would allow for a total of 265 units. The proposal is for 225 residential units, which meets the maximum net density allowable within the PUD development.

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. Provide maximum height.
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Provide designated location on site or off-site utility company.
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 15.19 acres of greenspace is proposed to be provided within the subdivision, including a pond, and passive and active greenspace areas.

Note that there is an existing 2 acre cemetery located within the proposed subdivision. While the current request does not include the cemetery within the proposed PUD Planned Unit Development Overlay, the proposed plat does provide access to the cemetery and allow it to exist within its current state.

The current subdivision plat dated 10/2/2019 shows a 10' private drainage servitude in favor of the HOA around the perimeter of the proposed 6.46 acre pond. Residential ponds accepted into the Parish maintenance system require a minimum 15-foot access to the area around the pond with ten feet on a flat surface and not on a pond side slope. While not a requirement, Staff recommends that the access be provided exclusive of the proposed lots to ensure adequate access to the pond for future maintenance.

Amenities	Acreage	Type of Amenities
Passive	Provide the % of acreage that will be dedicated to each passive and active use.	Walking paths
Active	Provide the % of acreage that will be dedicated to each passive and active use.	Play equipment including half-court basketball and playground equipment

Comments:

- a. Show the location of all proposed amenities
- b. Provide the location of the walking path as well as all construction materials
- c. Show the number of parking spaces dedicated to each amenity including the construction materials

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.

COMPREHENSIVE PLAN ANALYSIS

The 2025 future land use plan designates the site to be utilized for conservation including recreational uses and residential infill. The proposed development meets the objective of the 2025 future land use plan.

The proposed subdivision plat adheres to a large portion of the general standards of the PUD designation, including the preservation of natural features, efficient and effective traffic circulation, and environmentally sensitive design.

Staff is requesting additional information needed for a thorough review and therefore recommends postponement of the case until the requested information is provided.

Case No.: 2019-1692-ZC

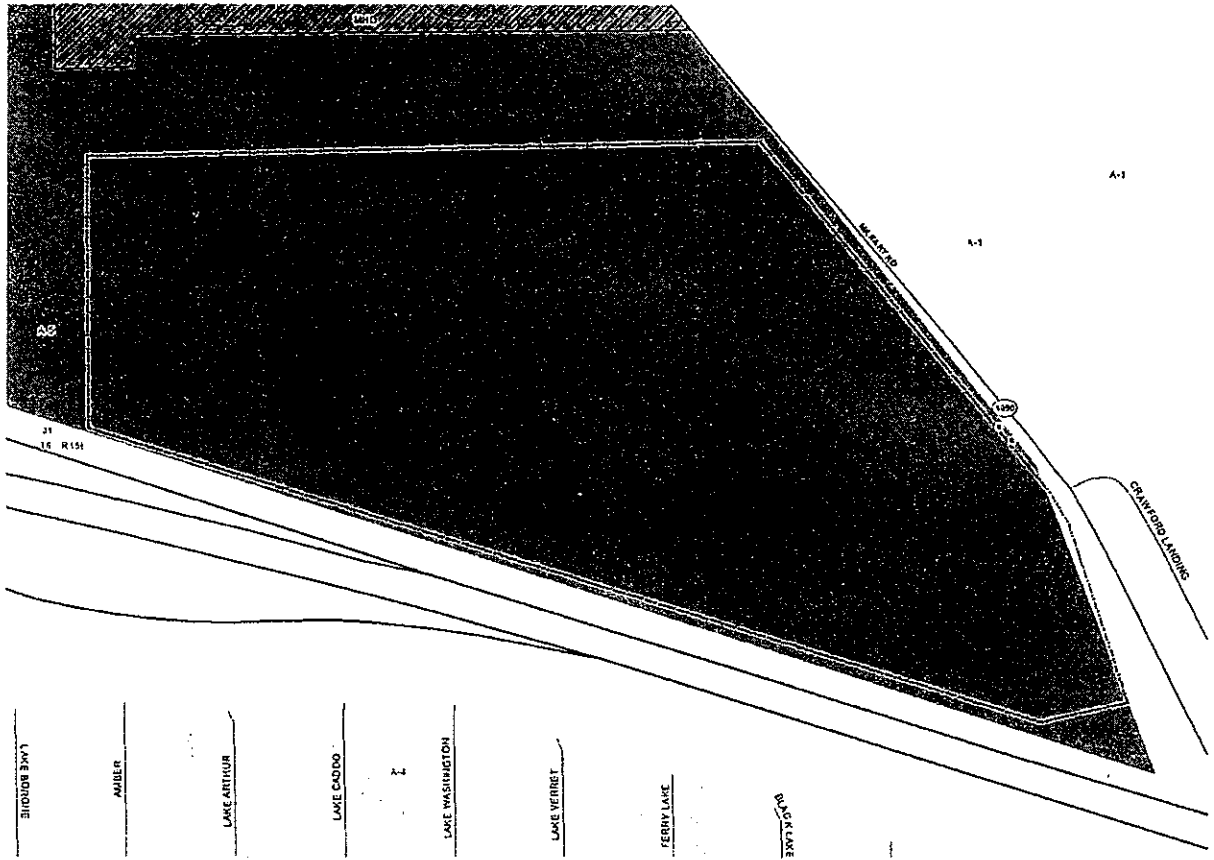
PETITIONER: Jones Fussell, L.L.P. - Jeffrey Schoen

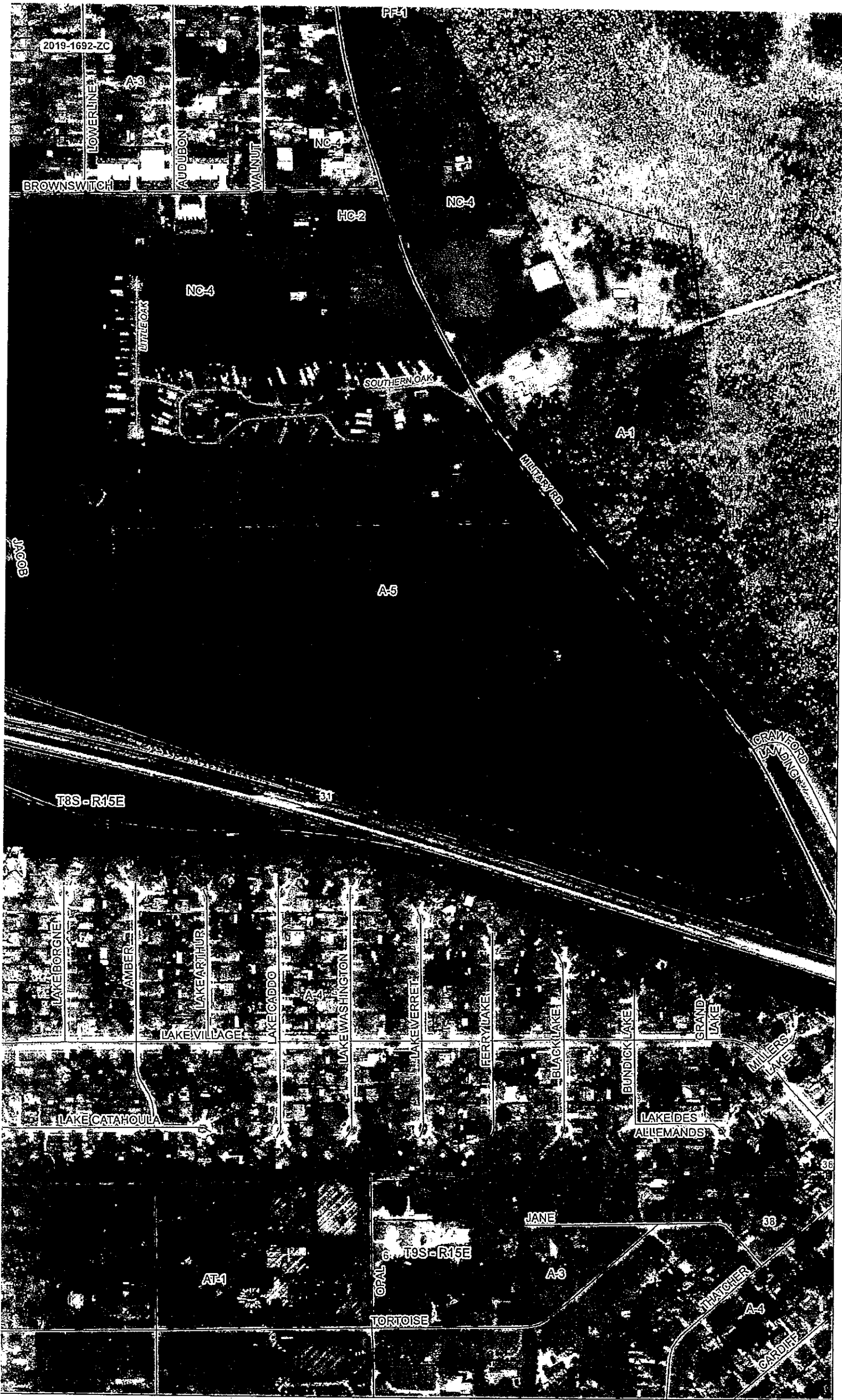
OWNER: Martin Oramous

REQUESTED CHANGE: From A-5 Two Family Residential District to PUD Planned Unit Development Overlay

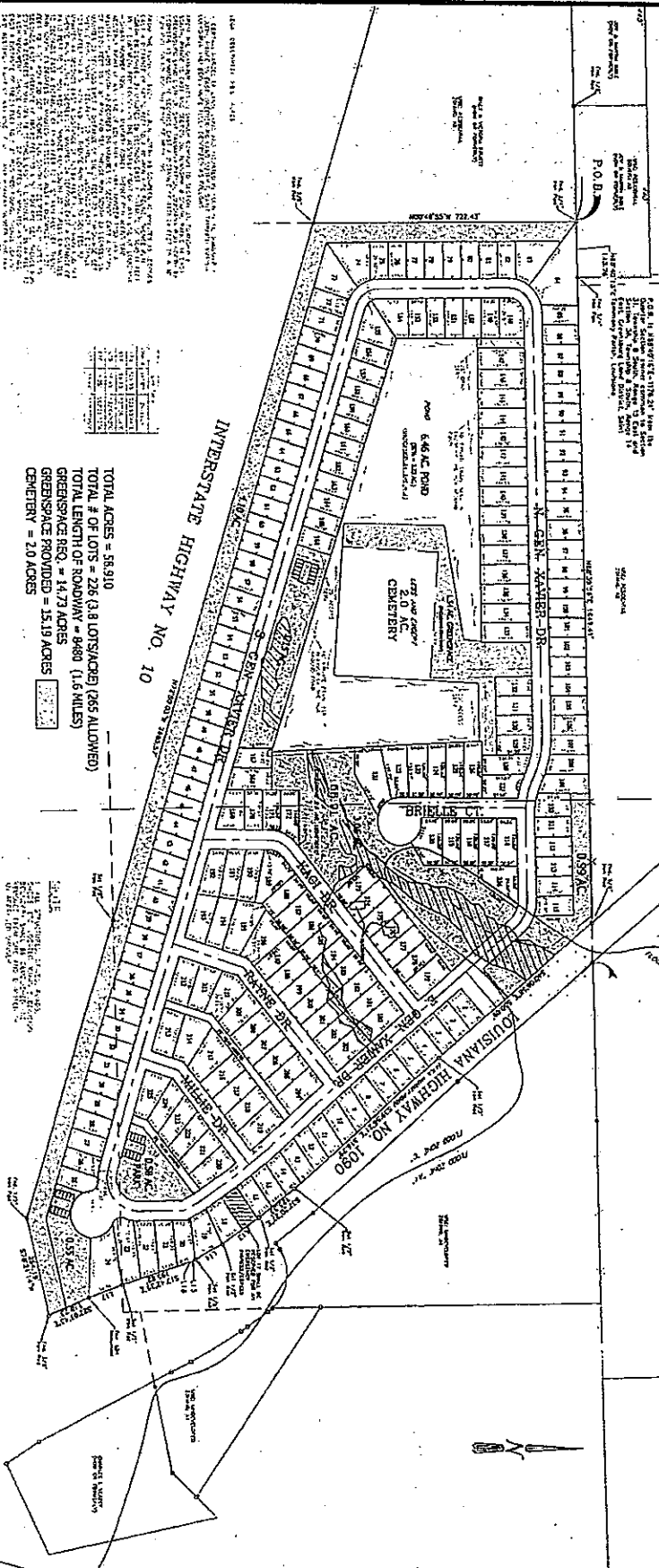
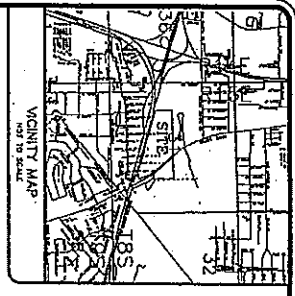
LOCATION: Parcel located on the west side of Louisiana Highway 1090, north of Interstate Highway 10, east of Interstate Highway 59, Slidell

SIZE: 58.910 acres



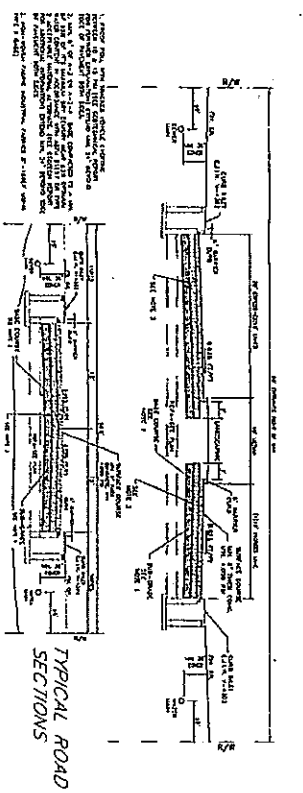
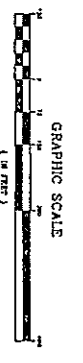


PUD PLAN FOR
MILITARY RIDGE
 A PLANNED UNIT DEVELOPMENT
 LOCATED IN SECTIONS 31, T-8-S, R-15-E,
 ST. TAMMANY PARISH, LOUISIANA



TOTAL ACRES = 55.910
TOTAL # OF LOTS = 226 (3.8 LOTS/ACRE) (255 ALLOWED)
TOTAL LENGTH OF ROADWAY = 8980 (1.8 MILES)
GREENSPACE REQ. = 14.73 ACRES
GREENSPACE PROVIDED = 15.19 ACRES
CEMENTRY = 2.0 ACRES

THE NUMBER OF LOTS/ACRES, TYPE OF DEVELOPMENT, AND ASSOCIATED WITH THE PLAN AND THE DESIGN OF THE DEVELOPMENT SHALL BE AS APPROVED AS PERMITTED TO THE FOLLOWING FORMULA:
 TOTAL LOTS = 255 - (L) x (0.75) - (M) x (0.25) - (S) x (0.15) - (D) x (0.10)
 255 - (0.75) x 0 - (0.25) x 0 - (0.15) x 0 - (0.10) x 0 = 255 LOTS (MINIMUM)



RESTRICTIVE COVENANTS

1. Each lot/acre shall not have more than one residence.
2. FRONT YARD SETBACKS shall not be less than 15 feet from front lot line, and side setbacks shall not be less than 5 feet from side lot line.
3. NO SIGNAGE OR OTHER IDENTIFICATION SHALL BE DISPLAYED FROM ANY LOT UNLESS APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF TAMMANY PARISH.
4. THE MINIMUM FRONT YARD SETBACKS FROM THE FRONT LOT LINE SHALL BE 15 FEET.
5. DRIVEWAY CHANGES ARE NOT PERMITTED WITHOUT PERMISSION FROM THE COMMUNITY DEVELOPMENT DEPARTMENT.
6. ADJACENT LOTS ARE NOT PERMITTED TO OCCUPY LOTS AS A RESIDENCE IN ANY MANNER.
7. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF TAMMANY PARISH STANDARDS AND SPECIFICATIONS.
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15. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF TAMMANY PARISH STANDARDS AND SPECIFICATIONS.

COMMITMENT
 THIS PLAN IS COMMITTED TO THE CITY OF TAMMANY PARISH AND THE STATE OF LOUISIANA BY THE SIGNATURE OF THE DEVELOPER AND THE APPROVAL OF THE CITY OF TAMMANY PARISH AND THE STATE OF LOUISIANA.

DEVELOPER: LYNN LEVY LAND CO., LLC

APPROVAL: _____

DATE: _____

FLOOD ZONE NOTE
 THIS DEVELOPMENT IS LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD HAZARD MAP OF THE CITY OF TAMMANY PARISH. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND INSURANCE COVERAGE FOR THE DEVELOPMENT.

APPROVAL: _____

DATE: _____

J.V. Burkes & Associates, Inc.
 SURVEYING ENGINEERING • ENVIRONMENTAL

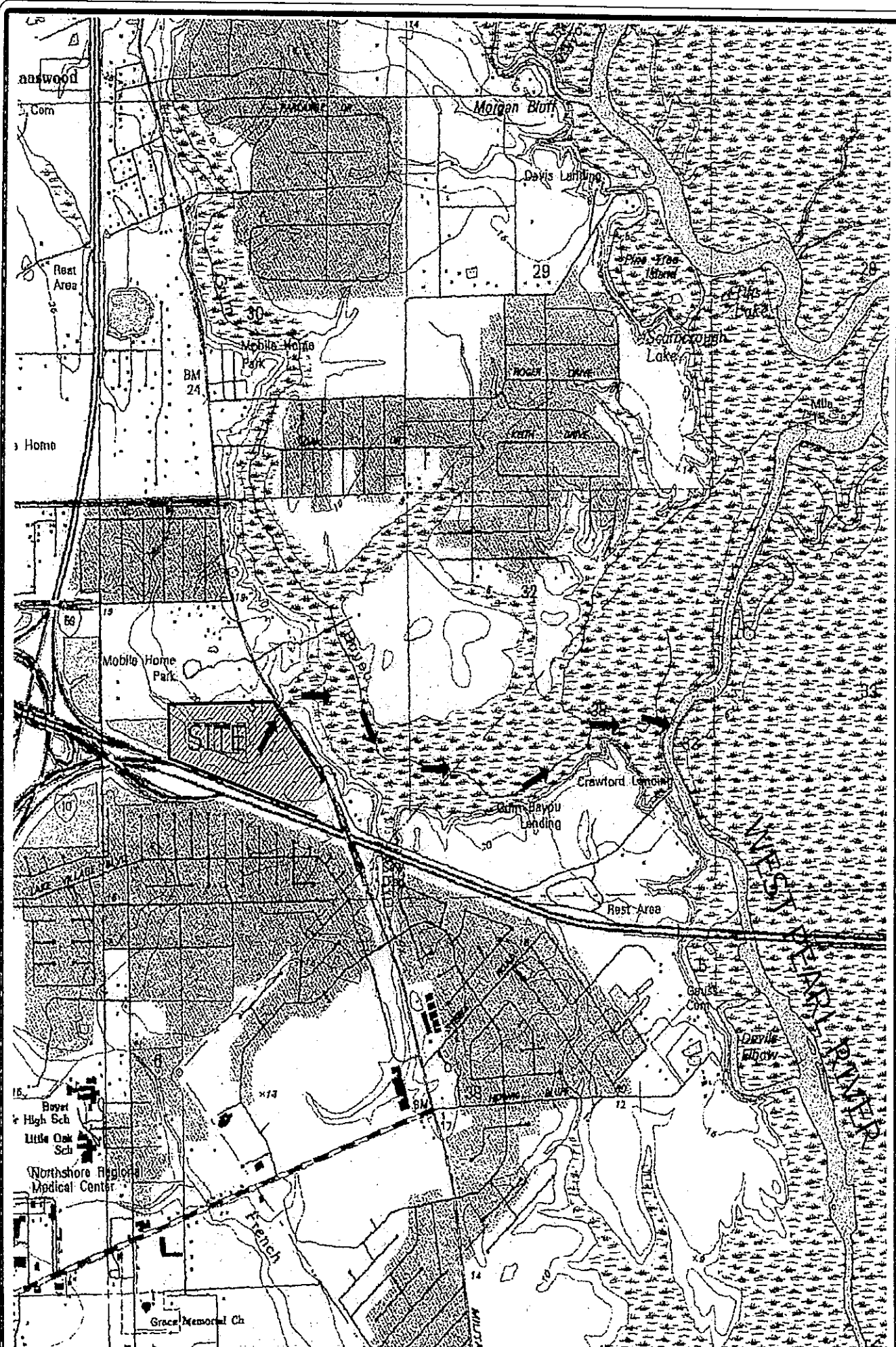
1505 Stouffville Highway
 Slidell, Louisiana 70566
 Phone: 504-833-0070 Fax: 504-833-0151

PUD PLAN FOR MILITARY RIDGE
 SECTION 31, T-8-S, R-15-E,
 GREENSBURG LAND DISTRICT,
 ST. TAMMANY PARISH, LOUISIANA

LYNN LEVY LAND CO., LLC

DATE: 10.02.2019
 DRAWN BY: SJB
 CHECKED BY: SJB
 DATE: 10.02.2019

2019-1691-ZC and 2019-1692-ZC



DATE:
10/14/2019

SCALE:
NOT TO SCALE

J.V. Burkes & Associates, Inc.
 SURVEYING ENGINEERING • ENVIRONMENTAL

1805 Shortcut Highway
 Slidell, Louisiana 70458
 E-mail: jvbassoc@jvburkes.com
 Phone: 985-649-0075 Fax: 985-649-0154

**ULTIMATE SURFACE
 WATER DISPOSAL MAP
 FOR MILITARY RIDGE
 SUBD. ST. TAMMANY
 PARISH, LA**

2019-1691-ZC and 2019-1692-ZC

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: Lynn Levy Land Co. LLC

Developer's Address: P.O. Box 494 Greenwell Springs LA 70739
Street City State Zip Code

Developer's Phone No. 225-615-8055 same
(Business) (Cell)

Subdivision Name: Military Ridge

Number of Acres in Development: 58.910 Number of Lots/Parcels in Development: 226

Ultimate Disposal of Surface Drainage: West Pearl River

Water Surface Runoff Mitigation Proposed: Retention Pond, discharge through slough then offsite

(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 Tittle 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? None known, typical of utility and road construction.

- Does the subdivision front on any waterways? Yes No

If yes, what major streams or waterways? _____

2019-1691-ZC and 2019-1692-ZC

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

If yes, which major arterial streets? Military Road (limited permitted access only)

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

If yes, please explain? minimal, typical of road construction and land clearing

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

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

(Does the proposed subdivision development...)

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

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

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

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



ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

10/14/2019

DATE