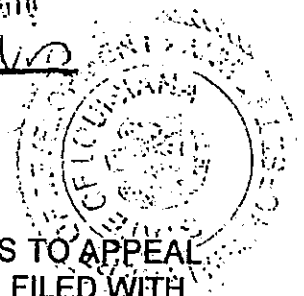




RECEIVED

JUN 1 2016
Per. LPD/...

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: June 14, 2016

Case Number:

2016-257-ZC

7. 2016-257-ZC

Existing Zoning:	A-4A Single-Family Residential District
Proposed Zoning:	A-4A Single-Family Residential District & PUD Planned Unit Development Overlay
Acres:	80.37 acres
Petitioner:	Joshua Wainer
Owner:	Watercross Development, LLC
Location:	Parcel located north of Westshore Drive Extension & north of Pinnacle Pkwy, S47, T7S, R11E, Ward 1, District 1
Council District:	1

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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.

[Handwritten Signature]
(SIGNATURE)

PRINT NAME: DWIGHT JOSKEY

ADDRESS: 33 Hyacinth Dr, Covington LA 70433

PHONE #: 985 867 8963

Appeal Request, Case Number 2016-257-ZC, June 14, 2016

Petitioner's attorney Jeff Schoen appeared at an AOA meeting in early 2014, seeking the support of its requested zoning change of subject property (ZC14-03—24 and ZC14-03-025.) The presentation included a display of the proposed A-4A Single-Family Residential District plan. After a discussion and with several guarantees made by the attorney, the members present voted to support the requested zoning change. Attorney Jeff Schoen then appeared at the March 5, 2014 zoning hearing and stated that their plan included 146 lots, at 1.7 units per acre, and that 25 of the 80 acres by the river would not be developed. He also said that all the wetlands would be preserved and they hoped to establish a conservancy.

In this case now under appeal, petitioner sought a change from the agreed-upon A-4A zoning to a PUD. Petitioner's attorney represented that the change was necessary as some of the lot layouts would otherwise have to be appealed individually through the Board of Adjustments. With a PUD, the petitioner could on its own change the lot setbacks (placing larger garden homes closer to one another and thereby taking up more ground and leaving less open space). Petitioner's attorney acknowledged that the plan was to build bigger homes than originally approved, though without affecting population density. The attorney also said they needed the PUD designation in order to include the amenities of a private communal boat launch and several waterfront lots that were to be built with their own docks and walkways out to the water. These changes and "amenities" were not part of the plans presented in 2014.

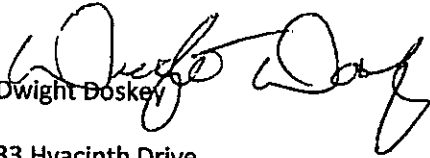
During the course of the development of this parcel, the property owner adjoining Watercross at the end of Flower Estates South has had his land negatively impacted by the increased run off and drainage with resultant silting and standing water. As a property owner along Flowers Bayou, I experience the negative effects of the increased silting of the bayou. The engineer who spoke on behalf of the petitioner at the June 7, 2016 hearing stated that what was happening during the development was what they wanted and expected to happen. That may be true for the engineer, but it is not true for Mr. and Mrs. Viola the adjoining property owners or for others along the waterway.

The staff report prepared for the June 7, 2016 hearing, under the Comprehensive Plan Analysis, stated, "The proposed development meets some of the objectives of the 2025 future land use plan. However, staff is concerned by the fact that a large portion of the site is covered with wetlands and that almost half of the proposed number of lots are entirely or partially located within the wetlands area. For that reason, staff feels that a lower density would be more suitable for the development of the site."

The requested PUD designation creates a more dense development, the opposite of the staff report's recommendation. This portion of the staff report was not discussed during the hearing. The staff report recommended postponement, as the petitioner had not provided required information on green space. The staff person at the meeting said, "They have not given us that information so staff recommends approval." That statement, however, is not congruent with the statement made by staff under the 2025

section. In addition, the information relative to green space may have been given to staff prior to the hearing, but it was not provided in the public information published ahead of the hearing.

For these reasons, I respectfully request that the Council overturn the decision of the commission made on June 7, 2016. With this result, Petitioner may retain the A-4A zoning classification and as necessary for any individual lots that require an exception, present its case to the Board of Adjustments.


Dwight Doskey

33 Hyacinth Drive

Covington, LA 70433

985 867 8963



ST. TAMMANY PARISH
 PATRICIA P. BRISTER
 PARISH PRESIDENT



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RECEIVED

JUN 14 2016
 Per LK Davis

APPEAL REQUEST

DATE: 6/13/2016

Case Number: 2016-257-ZC

7. 2016-257-ZC
- | | |
|-------------------|--|
| Existing Zoning: | A-4A Single-Family Residential District |
| Proposed Zoning: | A-4A Single-Family Residential District & PUD Planned Unit Development Overlay |
| Acres: | 80.37 acres |
| Petitioner: | Joshua Wainer |
| Owner: | Watercross Development, LLC |
| Location: | Parcel located north of Westshore Drive Extension & north of Pinnacle Pkwy, S47, T7S, R11E, Ward 1, District 1 |
| Council District: | 1 |

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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]
 (SIGNATURE)

PRINT NAME: P.J. STARELUM III

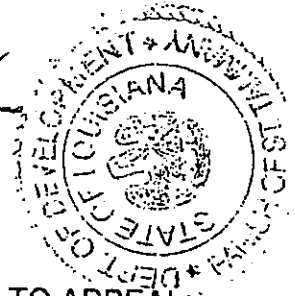
ADDRESS: 50 CAMELLIA DR, COVINGTON, LA 70433

PHONE #: 985-237-8460



RECEIVED

JUN 14 2016
Per L. DAVIS



ST. TAMMANY PARISH
PATRICIA P. BRISTER
PARISH PRESIDENT

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Case Number:

2016-257-ZC

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Sincerely,

PLEASE SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

Nancy Wagner
(SIGNATURE)

PRINT NAME: Nancy Wagner

ADDRESS: 33 Hyacinth Drive, Covington, LA 70433

PHONE #: 985 867 8963

RECEIVED



JUN 1 2016
Per L. Davis



ST. TAMMANY PARISH
PATRICIA P. BRISTER
PARISH PRESIDENT

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APPEAL REQUEST

DATE: 6/16/2016

Case Number: 2016-257-ZC

- 7. 2016-257-ZC
 Existing Zoning: A-4A Single-Family Residential District
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Sincerely,

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Donald Alette
(SIGNATURE)

PRINT NAME: Donald Alette

ADDRESS: 38 Begonia Dr., Covington, LA 70433

PHONE #: (985)-893-7616



RECEIVED

JUN 17 2016

Per L. Davis



ST. TAMMANY PARISH
PATRICIA P. BRISTER
PARISH PRESIDENT

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APPEAL REQUEST

DATE: 6/16/16

Case Number:

2016-257-7C

- 7. **2016-257-ZC**
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Proposed Zoning: A-4A Single-Family Residential District & PUD Planned Unit Development Overlay
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Petitioner: Joshua Wainer
Owner: Watercross Development, LLC
Location: Parcel located north of Westshore Drive Extension & north of Pinnacle Pkwy, S47, T7S, R11E, Ward 1, District 1
Council District: 1

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Sincerely,

PLEASE SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

(SIGNATURE)

PRINT NAME: JON OTIS

ADDRESS: 73 HYACINTH DR, COVINGTON, LA.

PHONE #: 985-892-9199

RECEIVED



JUN 16 2016
Per L. Davis



ST. TAMMANY PARISH
PATRICIA P. BRISTER
PARISH PRESIDENT

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APPEAL REQUEST

DATE 6-16-16

Case Number:

2016-257-ZC

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Sincerely,

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Elizabeth A. Otis

(SIGNATURE)

PRINT NAME: Elizabeth A. Otis

ADDRESS: 73 Hyacinth Dr.

PHONE #: 985-892-9199

RECEIVED



JUN 16 2016
Per *LEDMS*



ST. TAMMANY PARISH
PATRICIA P. BRISTER
PARISH PRESIDENT

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Russey Sittler
(SIGNATURE)

PRINT NAME: Russey Sittler

ADDRESS: 23 S. Akela

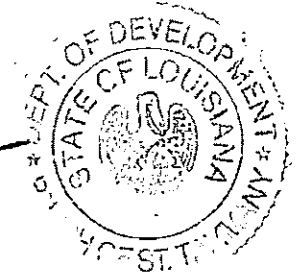
(409)
PHONE #: 750-1188



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JUN 16 2016

ST. TAMMANY PARISH
PATRICIA P. BRISTER
PARISH PRESIDENT



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PLEASE SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

Linda Sifton
(SIGNATURE)

PRINT NAME: Linda Sifton

ADDRESS: 23 S Azalea

PHONE #: 409 750 1188



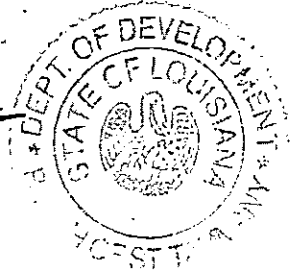
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JUN 15 2016

ST. TAMMANY PARISH
PATRICIA P. BRISTER
PARISH PRESIDENT

Per

Handwritten signature



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2016-257-ZC

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Barbara S. Mitchell
(SIGNATURE)

PRINT NAME: BARBARA S. MITCHELL

ADDRESS: 27 S. AZALEA DR., COVINGTON, LA

PHONE #: 985-809-3468



RECEIVED

JUN 1 6 2016

ST. TAMMANY PARISH
PATRICIA P. BRISTER
PARISH PRESIDENT



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Kent Wood

(SIGNATURE)

PRINT NAME: KENT WOOD

ADDRESS: 27 S. Azalea Dr.

PHONE #: 989-809-3468

Case No.: 2016-257-ZC

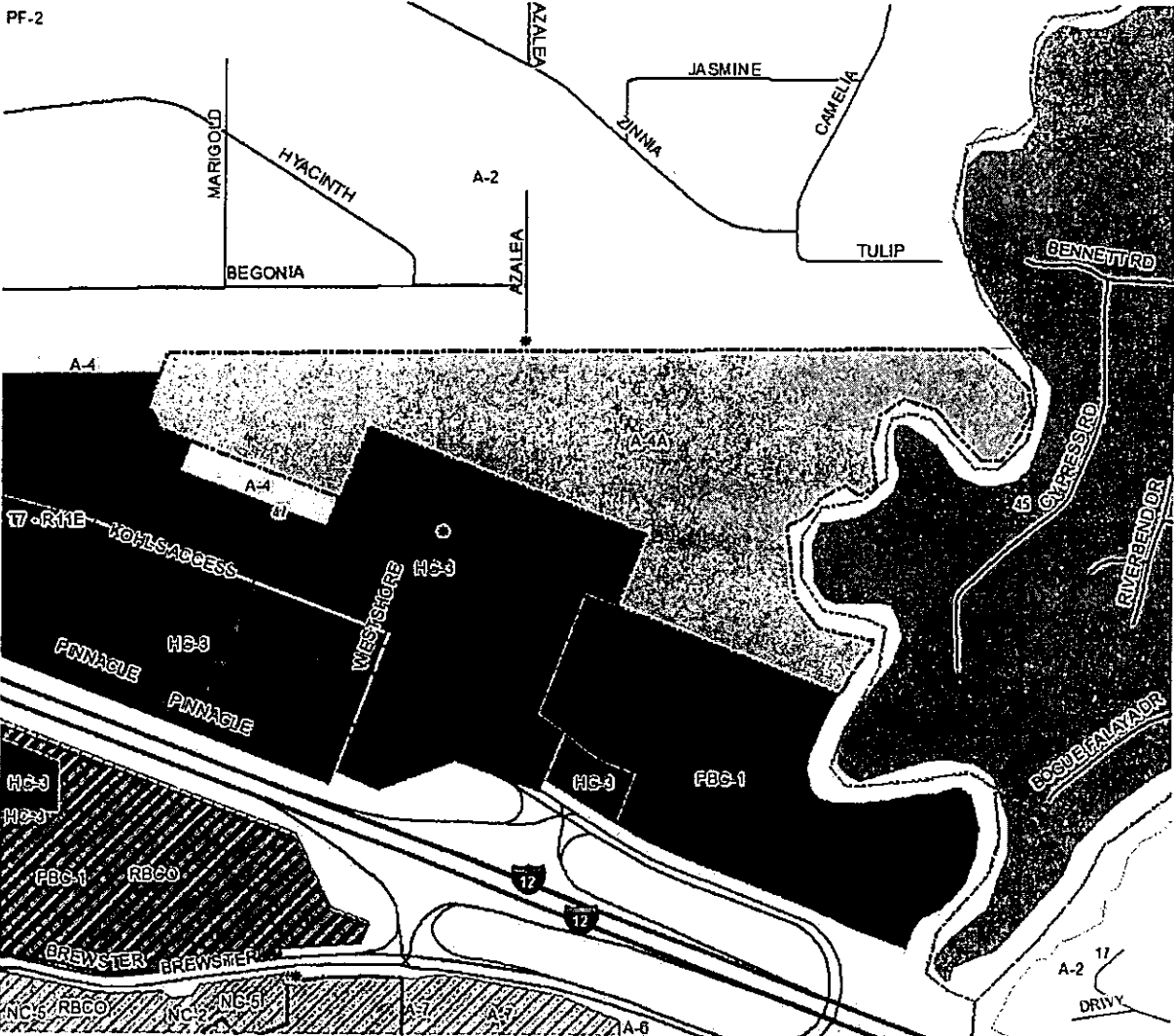
PETITIONER: Joshua Wainer

OWNER: Watercross Development, LLC

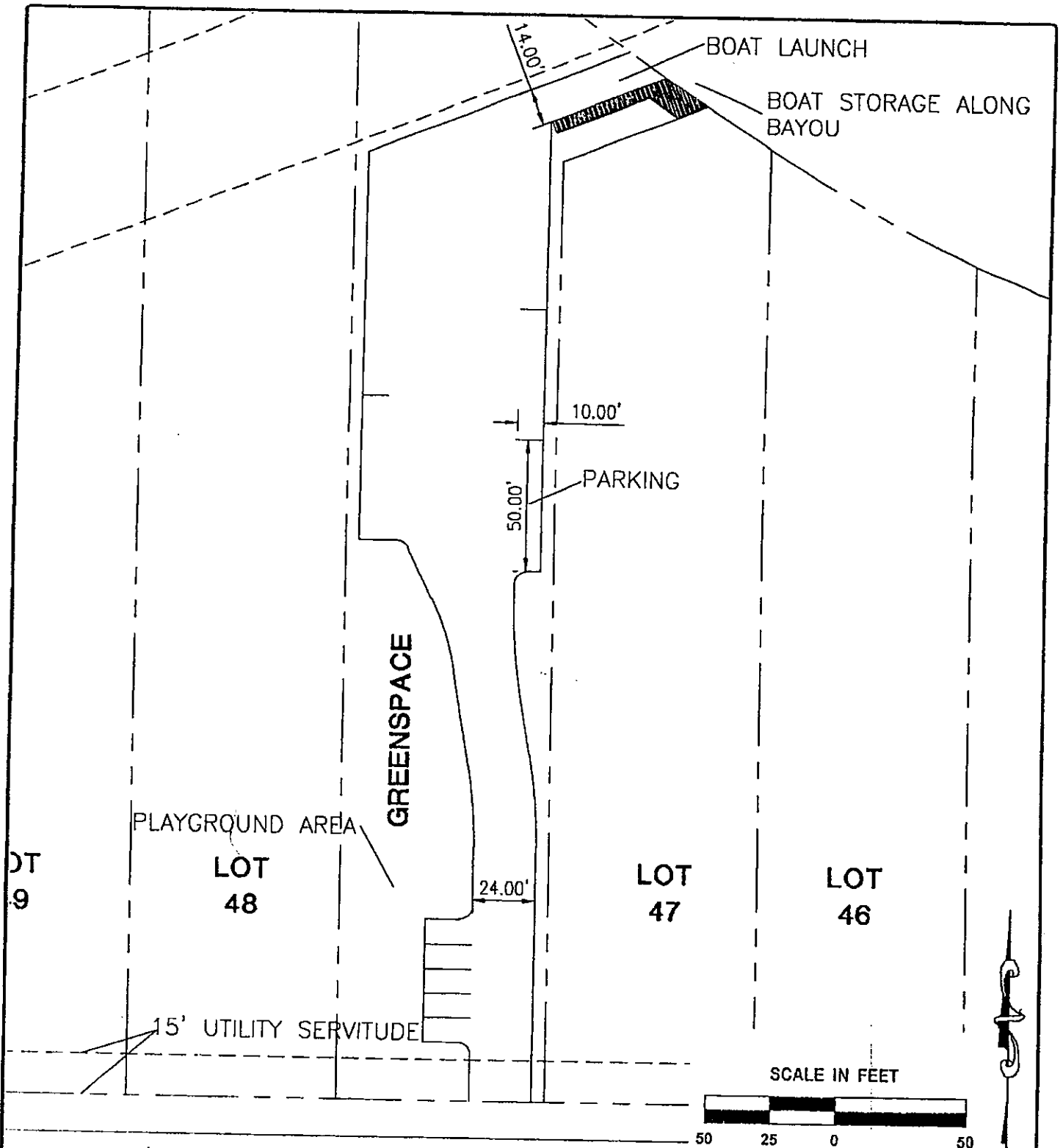
REQUESTED CHANGE: From A-4A Single-Family Residential District to A-4A Single-Family Residential District & PUD Planned Unit Development Overlay

LOCATION: Parcel located north of Westshore Drive Extension & north of Pinnacle Pkwy ; S47, T7S, R11E; Ward 1, District 1

SIZE: 80.37 acres



2016-257-ZC



DDG

DUPLANTIS DESIGN GROUP, PC
CIVIL ENGINEERING • ARCHITECTURE

34 LOUIS PRIMA DRIVE COVINGTON, LA 70433

PHONE: 985-249-6180 || FAX: 985-249-6190

WWW.DDGPC.COM

THIBODAUX | COVINGTON | HOUSTON | BATON ROUGE | HOUMA

1 BOAT LAUNCH EXHIBIT
TCHFUNCTE RIVER LOTS
ESTATES AT WATERCROSS
S47-T7S-R11E
ST. TAMMANY PARISH, LA
DATE: 3-21-16

BIOLOGICAL SURVEYS, INC.

June 6, 2016

Josh Wainer
Wainer Companies
321 Veterans Blvd., Ste. 201
Metairie, LA 70005

Subject: Estates at Watercross
Greenspace- LIDAR Elevation Plat

Dear Mr. Wainer,

Below is an explanation of the attached LIDAR elevation plat.

Areas shown as white, and indicated in the legend as "Inundated Greenspace" are at the lowest elevation, and likely remain inundated most of the year. Areas shown as pink, purple, blue, green, and yellow, and indicated as "Non-Inundated Greenspace" in the legend have higher elevations and remain non-inundated for more than 4 months a year. Portions of these areas are likely only inundated for a brief period following significant rainfall events and other high water circumstances.

If you should have questions or require additional information, please do not hesitate to call.

Sincerely,

Thomas K. Brown

Thomas K. Brown

WETLAND DETERMINATIONS • PERMIT APPLICATIONS • MITIGATION
P.O. BOX 94 • COVINGTON, LA 70433 • (985) 893-1321

Watercross Development L.L.C.

321 VETERANS BLVD., SUITE 201
METAIRIE, LOUISIANA 70005
TELEPHONE (504) 834.5511
FAX (504) 834.6624

June 6, 2016

Helen Lambert
Assistant Director of Planning
St. Tammany Parish
Department of Planning & Development
P.O. Box 628
Covington, LA 70434

RE: Estates at Watercross – "Recreational Development Plan"

Dear Helen:

Per your request, the Estates at Watercross' Recreational Development Plan is as follows: Watercross Development will landscape, provide seating and improve all greenspaces in order to provide usable space to all residents in the subdivision. Each greenspace will be improved accordingly with the subsequent phase of the subdivision in which it is located (i.e the greenspace located in Phase 1 will be improved in conjunction with the Estates at Watercross Phase 1). Please see the attached Exhibit which shows the phases in which the subdivision will be developed.

Due to the unforeseen variables that may impede the development of the subdivision, it is difficult to provide an exact timeframe in which each greenspace will be improved. Watercross Development, the developer, will provide all improvements for the subsequent greenspaces as the houses are being built in each phase. All Greenspaces will be maintained by the Estates at Watercross Owners' Association.

The proposed boat launch located in Phase 3 will provide an active amenity for all residents in the subdivision, giving them water access to the "Flowers Bayou Cut Through." Pending approvals from the Corps of Engineers, Louisiana Wildlife and Fisheries and other regulatory agencies, construction of the boat launch and greenspace associated with such will commence.

The 18.7 acre greenspace peninsula and the 6.97 acre greenspace located south of lots 18, 19, 20, 33 & 34 will be placed in a conservation easement in favor of St. Tammany Parish and will be preserved in its natural habitat.

Should you require additional information or have any questions, please let me hear from you.

Sincerely,

Joshua Wainer
JW/slf



WWW.DDGPC.COM

June 7, 2016

Mr. Josh Wainer
Wainer Companies
321 N. Causeway Blvd.-Suite 201
Metairie, LA 70002

Re: Estates at Watercross
Covington, LA
DDG Job# 13-472

Dear Josh:

Based on the exhibit provided there are 1.9 Acres of inundated greenspace and we can only count half of that towards our greenspace calculations. Therefore, if I cut that in half that comes to 0.95 Acres that can be counted towards greenspace. The area of greenspace between lots 95 and 96 is 0.15 Acres. After subtracting both of those areas (0.95 & 0.15) from the total (27.28 Acres) we end up with a total greenspace of 26.18 Acres. The total acreage for the site is 80.37 Acres which makes the percentage of greenspace approximately 33 percent.

Sincerely,
Duplant Design Group, PC

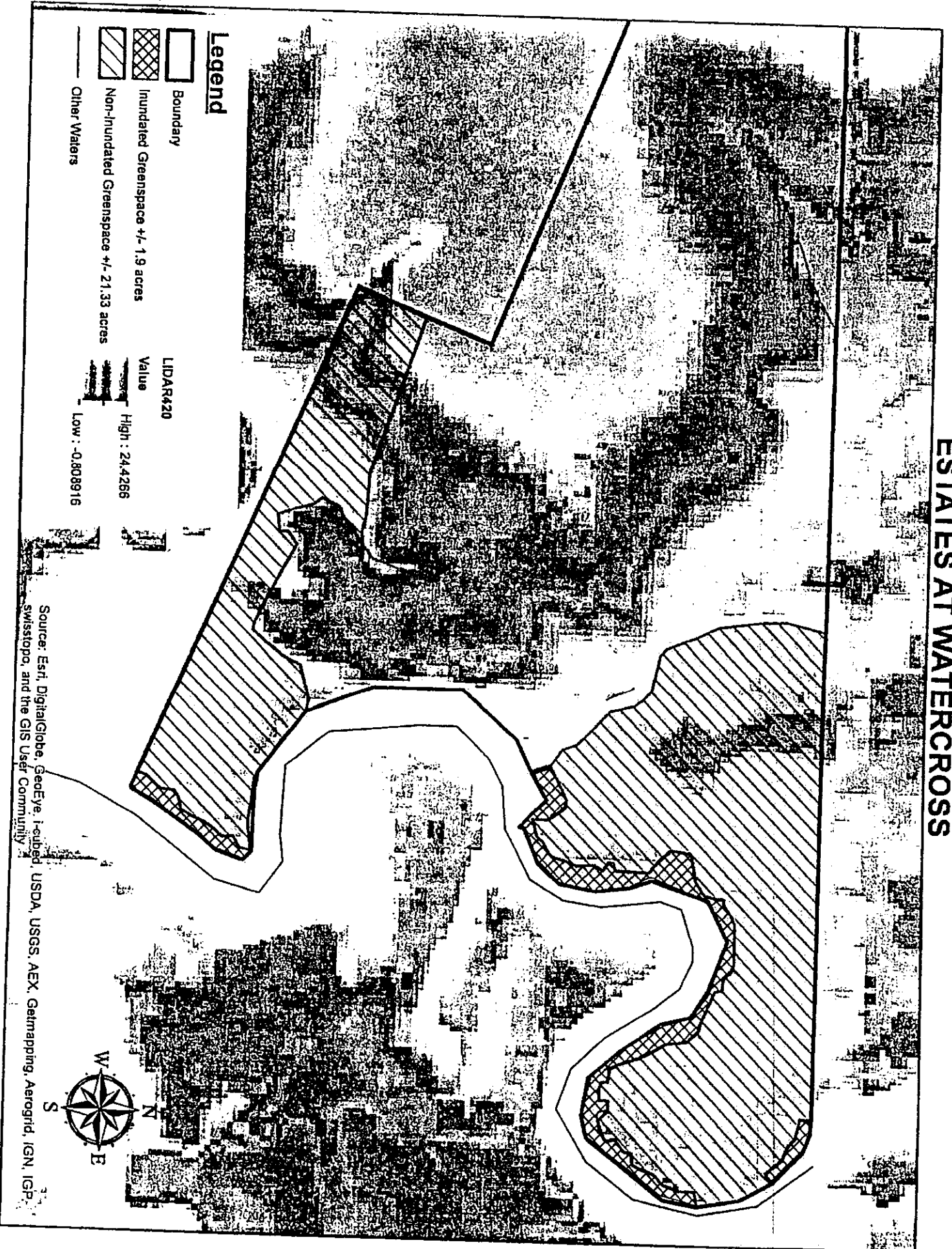
A handwritten signature in cursive script that reads 'Luke Cooley'.

Luke Cooley, PE

JPLANTIS DESIGN GROUP, PC

COVINGTON
BATON ROUGE

ESTATES AT WATERCROSS



Legend

- Boundary
- Inundated Greenspace +/- 1.9 acres
- Non-inundated Greenspace +/- 21.33 acres
- Other Waters

LIDAR420

Value

High : 24,4266

Low : -0,808916

Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, Swisstopo, and the GIS User Community



2016-057-ZC

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: WATERCROSS DEVELOPMENT, LLC

Developer's Address: 321 VETERANS MEMORIAL BLVD. METAIRIE LOUISIANA 70005
Street City State Zip Code

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

Subdivision Name: ESTATE AT WATERCROSS

Number of Acres in Development: 81.14 Number of Lots/Parcels in Development: 145

Ultimate Disposal of Surface Drainage: TCHEFUNCTE RIVER

Water Surface Runoff Mitigation Proposed: STORM WATER QUALITY "FIRST FLUSH" WILL BE INCORPORATED INTO THE PROJECT

(Please check the following boxes below, where applicable:)

- Type of Sewerage System Proposed: Community Individual
- Type of Water System Proposed: Community Individual
- Type of Streets and/or Roads Proposed: Concrete Asphalt Aggregate Other
- Land Formation: Flat Rolling Hills Marsh Swamp Inundated Tidal Flow
- Existing Land Use: Undeveloped Residential Commercial Industrial Other
- Proposed Land Use: Undeveloped Residential Commercial Industrial Other
- Surrounding Land Use: Undeveloped Residential Commercial Industrial Other
- Does the subdivision conform to the major street plan? Yes No
- What will the noise level of the working development be? Very Noisy Average Very Little
- Will any hazardous materials have to be removed or brought on-site for the development? Yes No
If yes, what are the hazardous materials? _____
- Does the subdivision front on any waterways? Yes No
If yes, what major streams or waterways? TCHEFUNCTE RIVER & FLOWERS BAYOU

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

If yes, which major arterial streets? _____

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

If yes, please explain? _____

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

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

(Does the proposed subdivision development...)

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

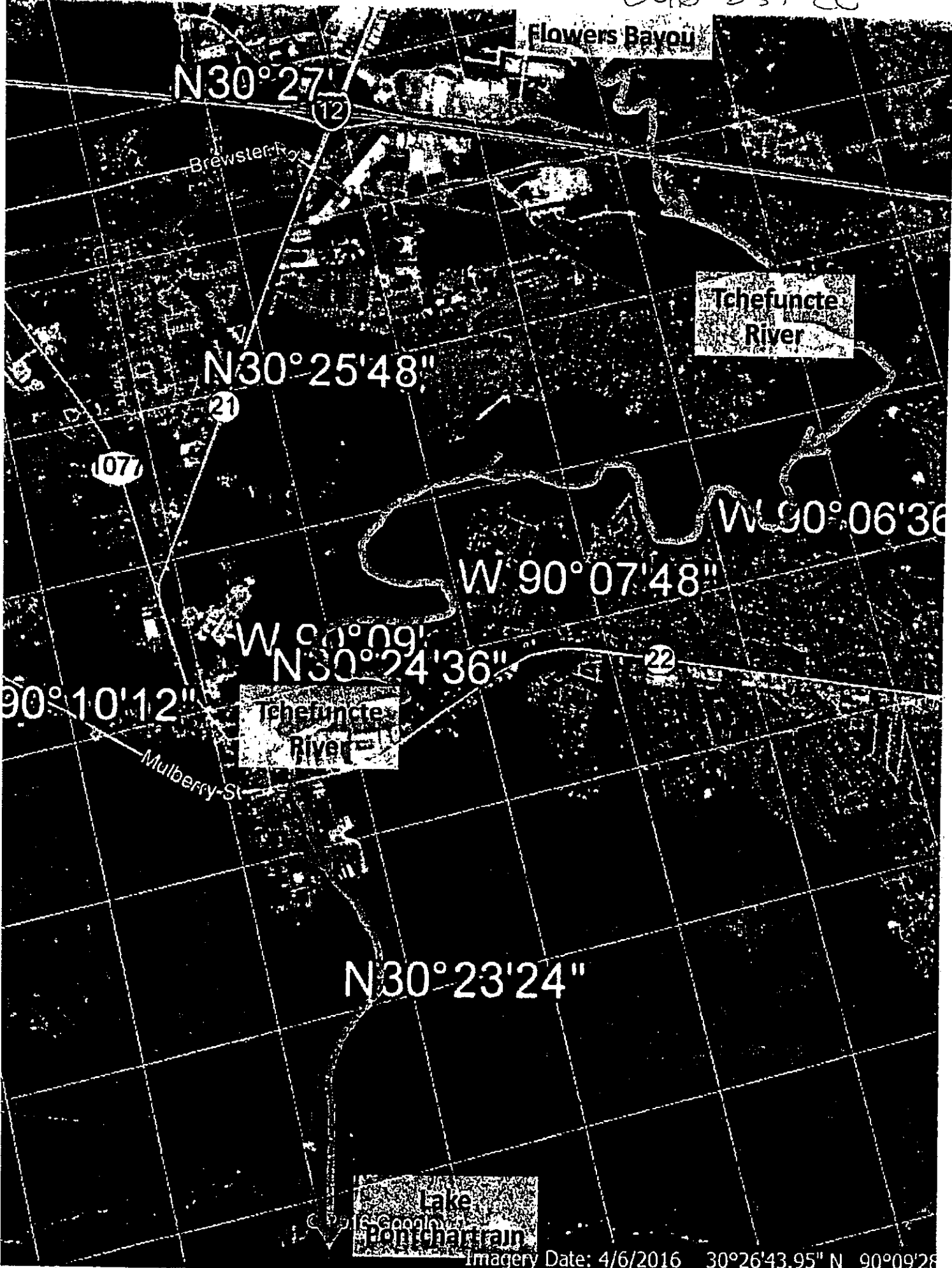
h.) breach any Federal, State or Local standards relative to:

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

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

WATERCROSS DEVELOPMENT, LLC BY: [Signature] 4/18/16
ENGINEER/SURVEYOR/OR DEVELOPER DATE
(SIGNATURE)

2016-057-2C



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 06/07/2016

Meeting Date: 6/7/2016

Case No.: 2016-257-ZC

Determination: Approved

Prior Action: Zoning change to A-4 approved
(05/2014)

Posted: 05/25/16

GENERAL INFORMATION

PETITIONER: Joshua Wainer

OWNER: Watercross Development, LLC

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

LOCATION: Parcel located north of Westshore Drive Extension & north of Pinnacle Pkwy ; S47, T7S, R11E; Ward 1, District 1

SIZE: 80.37 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-2 Suburban District
South	Multi Family & Commercial	HC-3 Highway Commercial District
East	Tchefuncte River	
West	Commercial & Residential	HC-3 Highway Commercial District & A-2 Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: Yes

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.

Conservation - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of "conservation" includes a private landowner's understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simple referred to as "good stewardship"); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4A Single-Family Residential District to A-4A Single-Family Residential District & PUD Planned Unit Development Overlay. This site is located north of Westshore Drive Extension & north of Pinnacle Pkwy. The site is proposed to be developed as a single family residential subdivision of a maximum of 143 lots. The objective of the PUD is to allow for the modification of the required setbacks. The size of the lots considerably varies throughout the development mainly because of the presence of wetlands, the configuration of the site and the fact that it is abutting the Tchefuncte River.

Note the A-4A, underlying zoning of the site (ZC14-03-025), was approved by the council in May 2014.

GENERAL PUD CRITERIA

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
Minimum front, sides & rear yard setbacks & maximum height	Provided as Required
Water & Sewer facilities	Provided as Required (to be located off site)
Wetland Delineations	Provided as Required
Flood Zone Demarcation Lines	Provided as Required
Ultimate Disposal of Surface Drainage	Provided as Required
Environmental Assessment Data Form	Provided as Required

DENSITY

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.

Current gross density of this property, under the A-4A Single family Residential District is at 6 units per acre, which would allow for a maximum of 482 lots. The net density would allow for 362 units. The proposal is for 143 units with a net density would be 1.7 units per acre.

GREENSPACE

A total of 26.18 acres of greenspace (33%) is proposed to be provided throughout the subdivision, including non-disturbed wetlands area, an active recreation area and some other small passive greenspace area. The total acreage dedicated to active recreation is 0.85 acres, consisting of boat launch giving access to the Tchefuncte River. The total acreage dedicated to passive recreation is 26.15 acres consisting of open greenspace and undisturbed wetlands areas.. Finally, benches, gazebos and playground equipment should be provided within the proposed greenspace areas.

As a condition of Ordinance 499, a "*Recreational Development Plan*" has been provided. Note that the plan will also have to be provided along with the preliminary subdivision submission. Said plan should be presented in document form inclusive of the amenities that are being provided, a site plan and/or landscape plan if applicable, a time schedule for development, and the entity or entities whom shall be responsible for the liability and maintenance of the recreational and/or greenspace areas.

COMPREHENSIVE PLAN ANALYSIS

The 2025 future land use plan calls for the site to be developed as a planned district with single family residences and conservation area. The proposed development meets some of the objectives of the 2025 future land use plan.

STAFF RECOMMENDATION:

The staff recommends that the request for a PUD Planned Unit Development Overlay designation be approved. Note that a revised plan shall be submitted showing the changes submitted regarding the recalculation of the greenspace.