

APPEAL # 4

ZC Recommended Denial :

6/6/17



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: 6/7/2017

ZONING CASE NO. ZC12-10-104

Major Amendment to the PUD (Planned Unit Development Overlay)
WARD 1, DISTRICT 3

Parcel located on the north side of LA Highway 1085, west of Tallow Creek Blvd
S2, T7S, R10E

Acres: 53.5 acres
Petitioner: Hidden Creek, LLC
Owner: Joseph Mistich
Council District: 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: Jason Van Haelen

ADDRESS: 21245 Smith Rd

Covington LA 70438

PHONE #: 985 966 2875



ZONING STAFF REPORT

Date: 6/01/2017
Case No.: ZC12-10-104
Prior Action: Approved by Council (December, 2012)
Posted: 05/25/17

Meeting Date: 6/6/2017
Determination: Denied

GENERAL INFORMATION

PETITIONER: Hidden Creek LLC

OWNER: Joseph Mistich

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

LOCATION: Parcel located on the north side of LA Highway 1085, west of Tallow Creek Blvd; S2, T7S, R10E; Ward 1, District 3

SIZE: 53.5 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State 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 & Undeveloped	A-1 Suburban District
South	Residential	A-2 Suburban & A-4 Single Family Residential Districts & PUD Planned Unit Development Overlay
East	Church	PF-1 Public Facilities District
West	Residential & Undeveloped	A-1 Suburban District

EXISTING LAND USE:

Existing development: Yes 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.

STAFF COMMENTS:

The petitioner is requesting a major amendment to the PUD Planned Unit Development Overlay. This site is located on the north side of LA Highway 59, west of Tallow Creek Blvd. The request is to allowing for the placement of a community pool & recreation building within the required 100' no cut buffer, as shown on the attached PUD plan. Staff does not have any objection to the request, considering that there is an existing covered pavilion on the site and the area is already cleared.

STAFF RECOMMENDATION:

The staff recommends that the request for a major amendment to the PUD Planned Unit Development Overlay designation be approved.

Case No.: ZC12-10-104

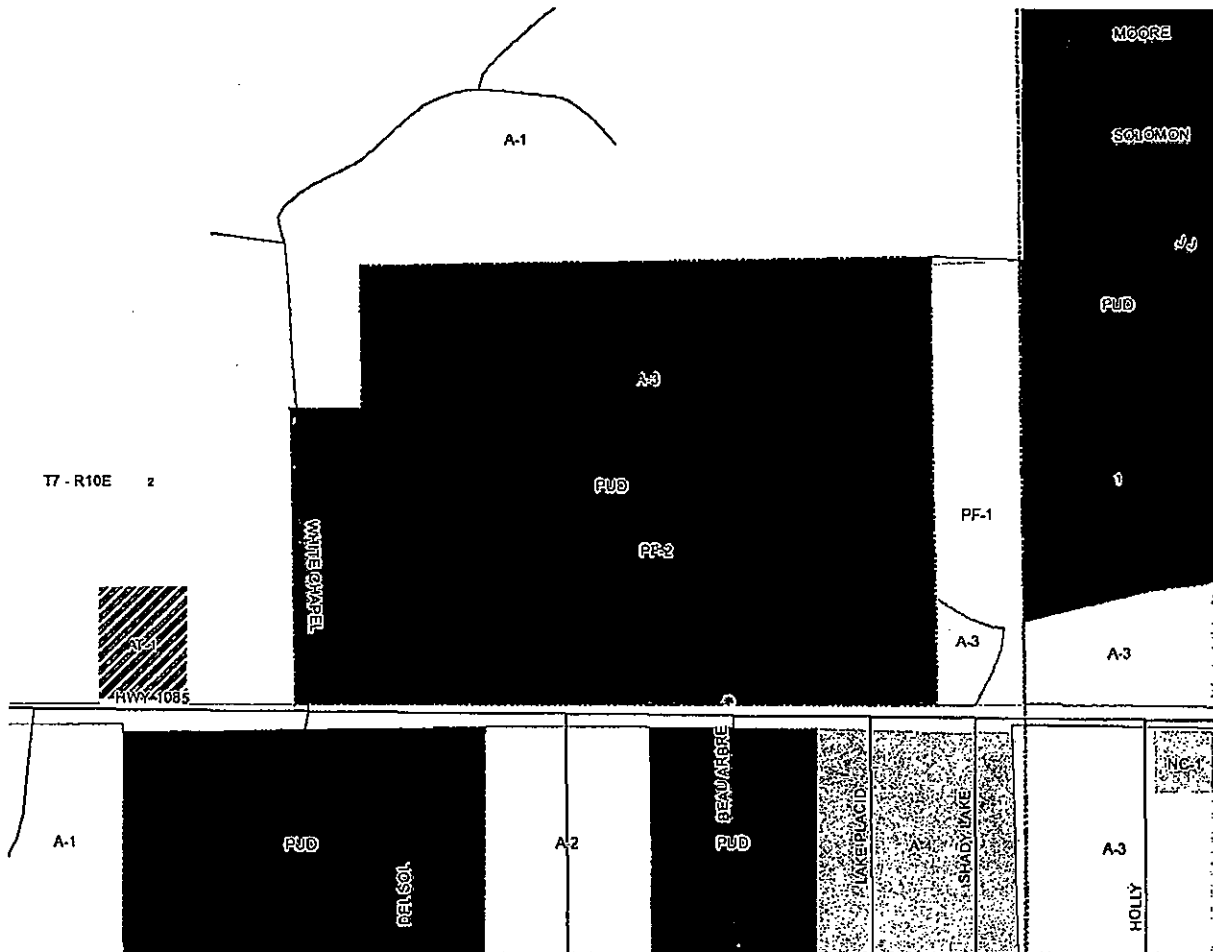
PETITIONER: Hidden Creek LLC

OWNER: Joseph Mistich

REQUESTED CHANGE: Major Amendment to the PUD Planned Unit Overlay

LOCATION: Parcel located on the north side of LA Highway 1085, west of Tallow Creek Blvd; S2, T7S, R10E; Ward 1, District 3

SIZE: 53.5 acres





Hidden Creek LLC

April 28, 2017

To: St. Tammany Parish Planning Department

Re: Hidden Creek Subdivision
Hidden Creek Blvd.
Covington, La 70433

Pool and recreation building permit

To whom it may concern:

We would like to install a community pool and recreation building, building to be situated in the foot print of the original structure that was on the site. At this time, we are asking for you to release a portion of the 100' "No Cut Buffer" as noted in the attached drawings, so we may apply for the necessary permit. Enclosed are copies of the signed and recorded Plat for Phase 2, noting the existing buffer; rendering with size and placement of proposed pool and building; check for \$325.00 payable to St. Tammany Parish. Please feel free to contact me with any questions, concerns or if you will need any additional information.

Sincerely

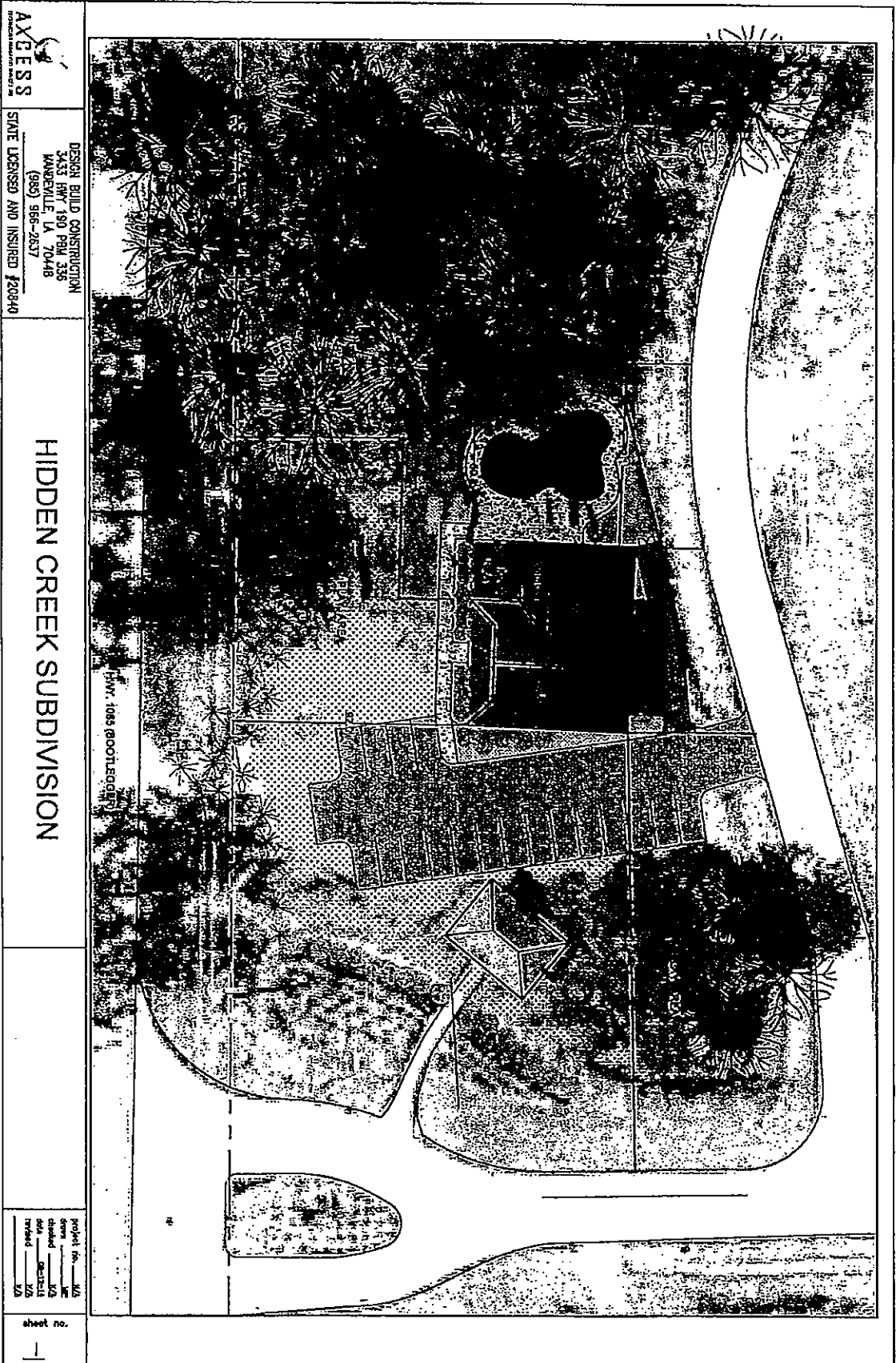
Joseph Mistich
985.502.8144

21245 Smith Road, Covington, La. 70435

985.327.5536 office

985.327.5538 fax

ZC12-10-104



AXCESS
 DESIGN BUILD CONSTRUCTION
 5433 HWY 190 P.O. BOX 335
 MANDEVILLE, LA 70448
 (985) 986-2637

STATE LICENSED AND INSURED #20340

HIDDEN CREEK SUBDIVISION

project no. 104
 owner AXCESS
 date 12/12/12
 revised 1/13

sheet no. 1