



Pat Brister
Parish President

St. Tammany Parish

Department of Planning
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Covington, LA 70434
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ZC Recommended Denial :

5/1/12

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: May 3, 2012

ZC12-03-023

Existing Zoning: A-1A (Suburban) District
Proposed Zoning: PUD (Planned Unit Development Overlay)
Acres: 51.27 acres
Petitioner: James H. Simpson
Owner: Team Discipleship, Inc.
Representative: Paul Mayronne
Location: Parcel located on the north side of Penn Mill Road, west of Quave Road, north of US Highway 190, S24, T6S, R10E, Ward 3, District 3
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 PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW

SIGNATURE

(SIGNATURE)

Paul J. Mayronne

P.O. Box 1810

Covington, Louisiana 70434

PHONE #: (985) 892-4801

ZONING STAFF REPORT

Date: April 24, 2012
Case No.: ZC12-03-023
Prior Action: Tabled (04/03/12)
Posted: 04/13/12

Meeting Date: May 1, 2012
Determination: Denied

GENERAL INFORMATION

PETITIONER: James H. Simpson
OWNER: Team Discipleship, INC.
REQUESTED CHANGE: From A-1A (Suburban) District to PUD (Planned Unit Development Overlay)
LOCATION: Parcel located on the north side of Penn Mill Road, west of Quave Road, north of US Highway 190; S24,T6S,R10E; Ward 3, District 3
SIZE: 51.27 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 2 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	A-1A (Suburban) District
South	Undeveloped & Industrial	A-1A (Suburban) District & I-2 (Industrial District)
East	Undeveloped & Residential	A-1A (Suburban) District
West	Undeveloped & Residential	A-1A (Suburban) District

EXISTING LAND USE:

Existing development? No **Multi occupancy development?** Yes

COMPREHENSIVE PLAN:

Residential/ Agricultural - Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses – widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

STAFF COMMENTS:

The petitioner is requesting a PUD (Planned Unit Development Overlay), on a site located on the north side of Penn Mill Road, west of Quave Road, north of US Highway 190. A request has been submitted to change the underlying zoning of the site from A-1A to A-3 (ZC12-03-016).

A revised plan of the proposed single family residential subdivision has been submitted. The number of lots has be reduced from 102 lots to 92 lots. The first phase of the subdivision is still proposed to be developed with lots of a minimum of 6000 sq.ft (50' X 120'). The second phase also remains the same, with lots of a minimum of 7200 sq.ft (60' X 120'). The third phase is now proposed to be developed with lots of a minimum of 10,800 sq.ft (90' X 120'). As shown on the plan, a one acre parcel, directly accessed from Penn Mill Road, is now proposed to be developed with a Fire Station. The gross density of the development has been reduced to 1.8 lots/acre.

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
Minimum front, side, & rear setbacks & maximum height, minimum lot size	Provided as Required.
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Provided as Required (to be located on 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
Phasing	Provided as required (3 Phases)

GREENSPACE

A total of 22.48 acres or 44% of greenspace is proposed to be provided throughout the subdivision. The passive amenities will occupy approximately 43.5% and the active amenities will occupy approximately 0.5%. The site plan shows 2 pocket parks, proposed to be developed with picnic tables, gazebo and a pavilion. A volleyball court is proposed to be provided, as an active amenity. The bulk of the greenspace is primarily concentrated at the northern end of the development, where a dry detention pond, some benches, picnic tables and walking path are proposed to be provided. The walking path extends for a total of 0.8 miles (see attached plan), throughout a major part of the subdivision.

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 is at 1 units per 3 acres, which would allow for 17 units. The net density would allow for 12.8 units. The proposal is for 92 units with a gross density of 1.8 units per acre. However, the net density would be 2.4 units per acre.

A yield plan has also been provided showing a conventional street layout, based upon the A-3 Suburban Zoning District. The plan shows that the site could be developed with a maximum of 106 lots (14,000 sq. ft or 100' X 145'), excluding the road right of way, required to provide access to those lots, as well the required retention/detention for the site.

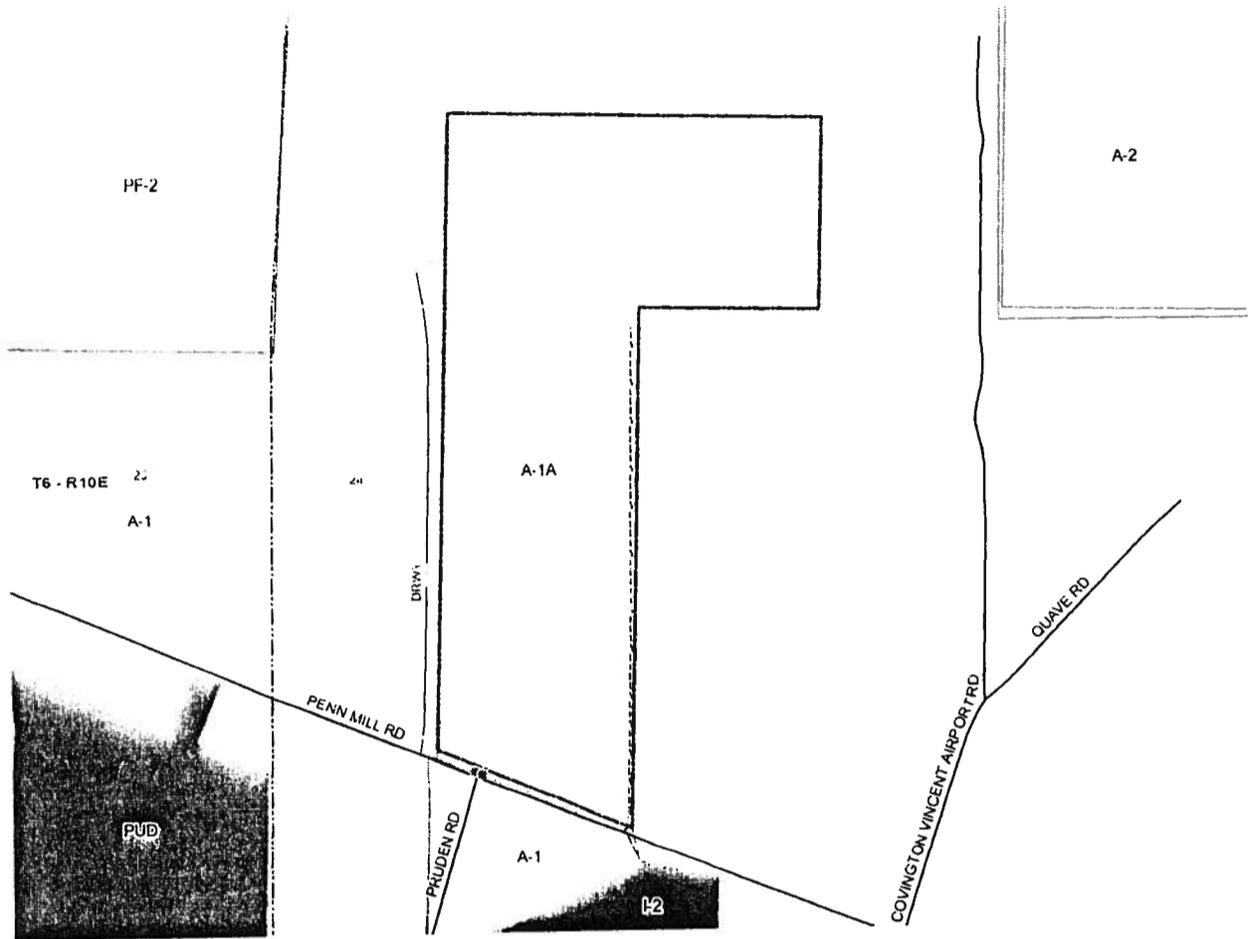
COMPREHENSIVE PLAN ANALYSIS

The 2025 Land Use Plan calls for the site to be primarily developed with agricultural uses including some single-family residential uses, and uses ancillary to either of these primary uses. The proposed 92 lots single residential subdivision does not meet the criteria of the 2025 future land use plan.

STAFF RECOMMENDATION:

Staff recommends that the request for a PUD (Planned Unit Development Overlay) designation be denied. Note that if the Commission wishes to recommend approval of the A-3 Suburban District zoning change request, the revised plan meets the purpose of the PUD Overlay. The proposed yield plan also meets the standards of the underlying A-3 zoning district and comply with the applicable development standards.

CASE NO.: ZC12-03-023
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LOCATION: Parcel located on the north side of Penn Mill Road, west of Quave Road, north of US Highway 190; S24,T6S,R10E; Ward 3, District 3
SIZE: 51.27 acres



DEVELOPER:

EAM DISCIPLESHIP, INC.
 30 BERTEL DRIVE
 OWINGTON, LA 70433
 (985) 264-4232

TOTAL GREEN SPACE ACREAGE: ±28.28 ACRES - 55%
 ADDED GREEN SPACE ACREAGE: ±22.48 ACRES - 44%
 NET-CREDIT GREEN SPACE ACREAGE: ±5.86 ACRES - 11%
 TIME: 0.5% PASSIVE: 43.58%

PROVIDED PONDS ACREAGE: ±4.83 ACRES - 9%
 POND VOLUME: 4.23 ACRES, RETENTION POND=0.58 ACRES
 STATION ACREAGE: ±1.0 ACRES - 2%
 TOTAL ACREAGE: ±11.61 ACRES - 23%
 NET OF WAY ACREAGE: ±5.55 ACRES - 11%
 TOTAL ACREAGE: ±51.27 ACRES - 100%

COMMUNITY SEWER & WALKS
 COMMUNITY SEWER & WATER.

APPROXIMATE LENGTH OF ROADWAY: ±0.86 MILES
 APPROX. LENGTH OF NATURAL WALKING PATH: ±0.7 MILES
 PERCENTAGE OF GREEN SPACE: 55%

TOTAL MAX. NUMBER OF LOTS: 92
 MAXIMUM HEIGHT OF BUILDINGS: 35'

EXISTING ZONING:
 A-1A
 LOT SIZES:
 LOT 1 - 26: 50'x120' (±6000 sq)
 LOT 26 - 76: 60'x120' (±7200 sq)
 LOT 77 - 92: 90'x120' (±10,800 sq)

R.M. MAP:
 NEL # 225205 0125C
 ZONING ZONES "A4, B & C"
 T. 17, 1989

DENSITY:
 .8 LOTS/ACRE

LANDSCAPING:
 EXISTING HILLS ARE TO BE SAVED
 WITHIN THE GREEN SPACES.

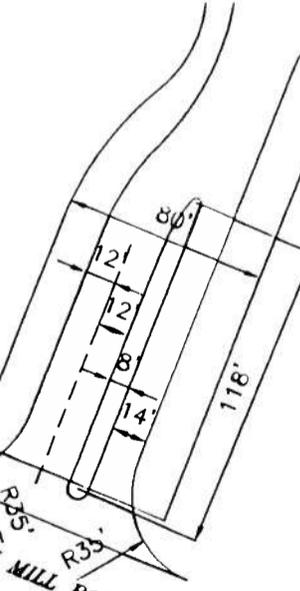
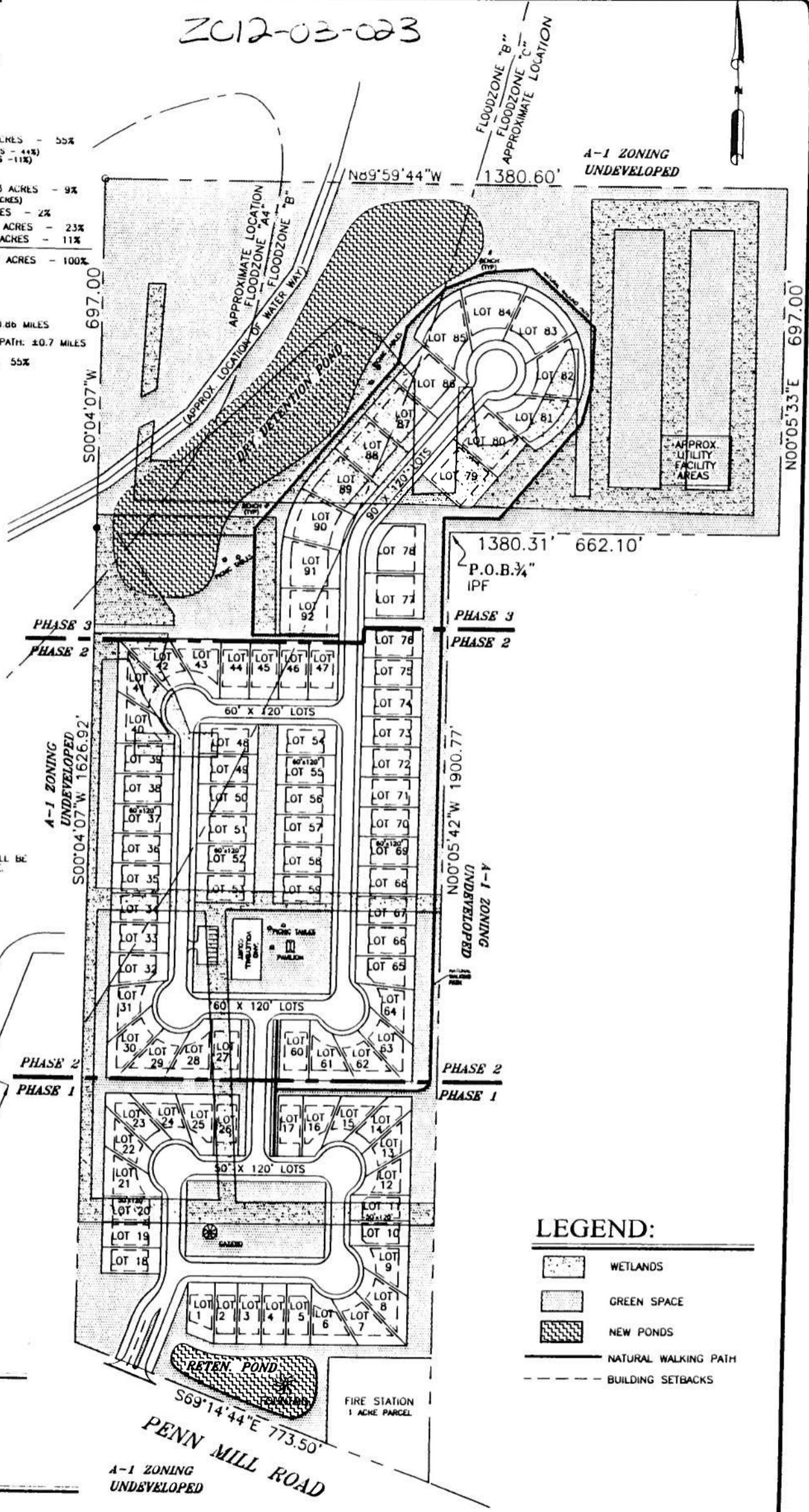
EXISTING CONDITIONS:
 RAIL

BUILDING SETBACKS:
 FRONT: 25'
 REAR: 20'
 SIDE: 5'
 STREET: 10'

PHASES:
 SE 1 - OCTOBER 2012
 SE 2 - SEPTEMBER 2013
 SE 3 - JUNE 2014

FUNCTIONS OF THE DRY DETENTION POND WILL BE
 STRUCTURED AS NEEDED FOR EACH PHASE.

ZC12-03-023



ULEVARD
 OMETRICS

SCALE: 1" = 60'

ENGINEERING PLAN

SCALE: 1" = 200'

LEGEND:

- WETLANDS
- GREEN SPACE
- NEW PONDS
- NATURAL WALKING PATH
- BUILDING SETBACKS

DATE: 01-11-12
 SCALE: 1"=200'
 ZONING PLAN
 PROJECT NO. R11-013
 SHEET
Z-1

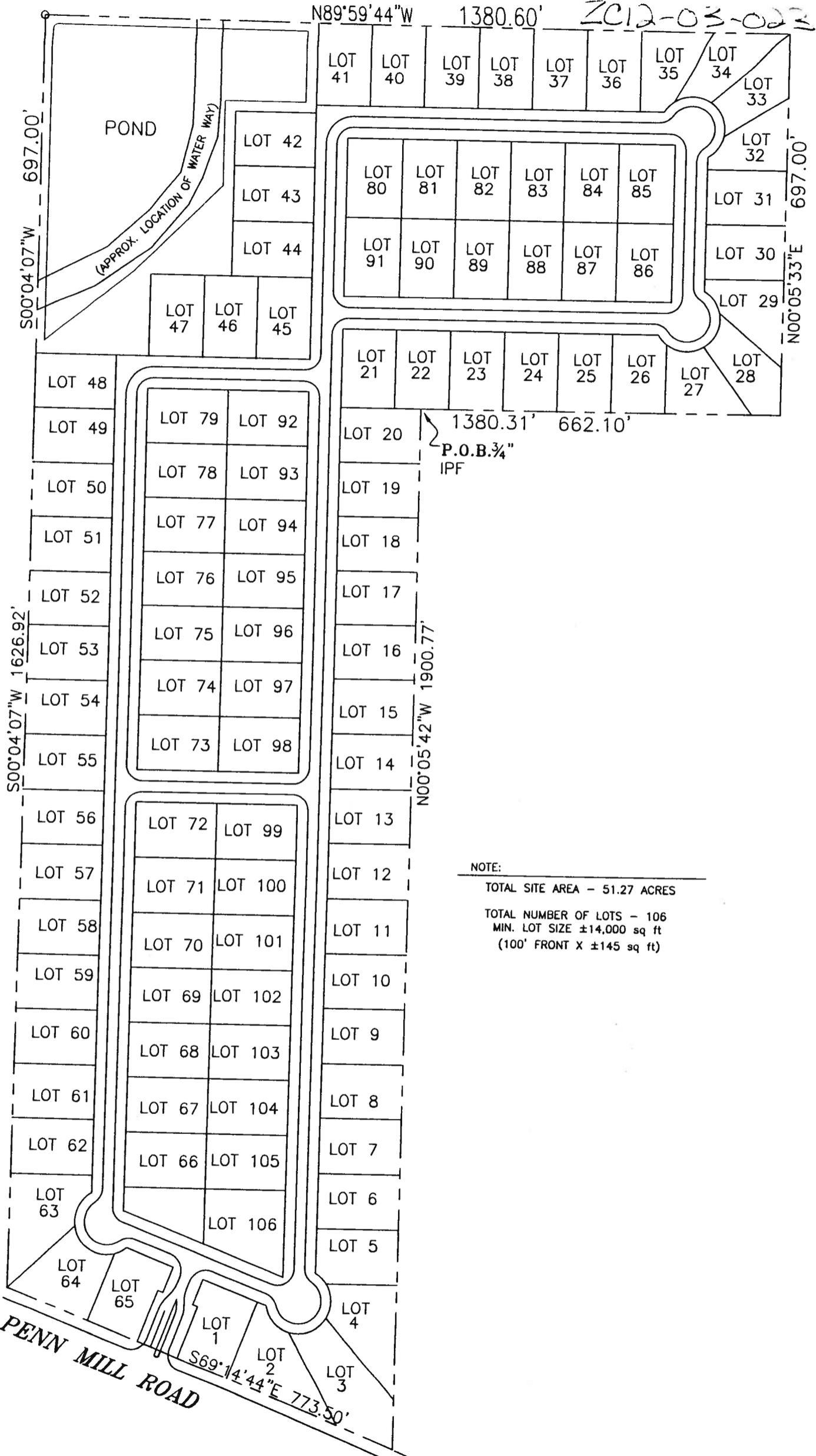
PLANS FOR
SIMPSON PENN MILL RD. PROPERTY
 SECTION 24, TOWNSHIP 6 SOUTH, RANGE 10 EAST
 ST. TAMMANY PARISH, LOUISIANA

RESILIRE
 ENGINEERING & CONSULTING
 3701 HIGHWAY 59 SUITE A, MANDEVILLE, LOUISIANA
 70471 (985)898-0182 RESILIREGROUP.COM

REVISION	NO.
REV 03-29-12	1
REV 04-23-12	2

Yield Plan

ZC12-03-022



NOTE:

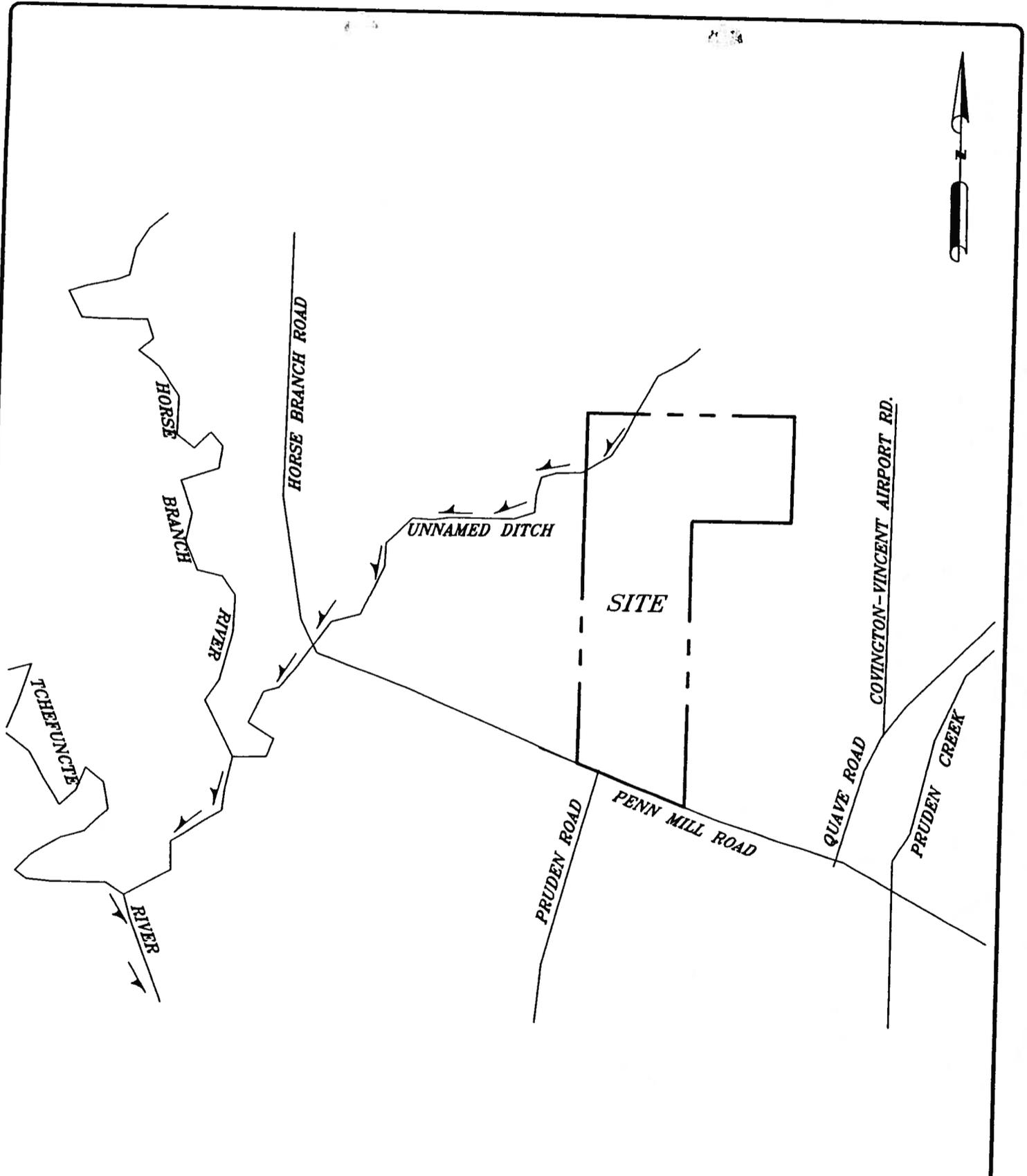
TOTAL SITE AREA - 51.27 ACRES

TOTAL NUMBER OF LOTS - 106

MIN. LOT SIZE ±14,000 sq ft

(100' FRONT X ±145 sq ft)

2012-03-023



VICINITY & ULTIMATE DISPOSAL MAP

NOT TO SCALE

DATE
01/11/12
RESILIRE PROJECT NO.
R11-013.01
SHEET
U-1

PLANS FOR
SIMPSON PENN MILL RD. PROPERTY
SECTION 24, TOWNSHIP 6 SOUTH, RANGE 10 EAST
ST. TAMMANY PARISH, LOUISIANA

RESILIRE
ENGINEERING & CONSULTING
3701 HIGHWAY 59 SUITE A, MANDEVILLE, LOUISIANA
70471 (985)898-0182
RESILIREGROUP.COM

REVISION	NO.

2012-03-023

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: Team Discipleship, Inc.

Developer's Address: 130 Bertel Drive, Covington, LA 70433
Street City State Zip Code

Developer's Phone No.: (985) 892-8568 (985) 264-4232
(Business) (Cell)

Subdivision Name: Simpson Penn Mill Property

Number of Acres in Development : 51.27 Acres Number of Lots/Parcels in Development: 102 proposed

Ultimate Disposal of Surface Drainage: Horse Branch to Tchefuncte River, and ultimately to Lake Ponchartrain

Water Surface Run-off Mitigation Proposed: Horse Branch to Tchefuncte River, ultimately to Lake Ponchartrain

(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 Other
- 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? N/A

- Does the subdivision front on any waterways? Yes No

If yes, what major streams or waterways? N/A

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

If yes, which major arterial streets? N/A

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

If yes, please explain? N/A

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

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

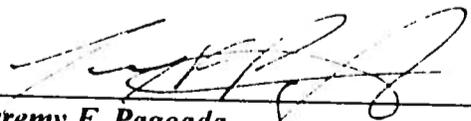
2012-03-023

(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.

01-12-12
DATE



Jeremy F. Pagoada
Developer/Engineer or Assign
(Signature)