



APPEAL # 1

ZC Approved :

2/7/17



*Handwritten signature*

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: 2-17-2017

Case Number:

ZC08-01-007

Major Amendment to PUD

There are changes to the PUD that have not been finalized. The Versailles P.O.A. Board wishes to have final plans before this matter goes to council vote.

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.

*Handwritten signature*

(SIGNATURE)

PRINT NAME: Ross Chaisson

ADDRESS: 1152 Avenue Saint Germain Covington, LA 70433

PHONE #: 985 377 8145

Zoning Case No. ZC08-01-007

Major Amendment to the PUD (Planned Unit Development Overlay)

Acres: 92.61 acres

Petitioner: Gulf State Services/ Mike Saucier

Owner: Lucky 7 Trust, Versailles Business Park, LLC, Versailles Land & Development Co., LLC

Location: Parcel located on the north of I-12, west of Holiday Square Blvd., south of Versailles Subdivision, S15 & 16, T7S, R11E, Ward 3, District 5

Council District: 5

**ZONING STAFF REPORT**

Date: 01/31/17  
 Case No.: ZC08-01-007  
 Prior Action: Approved (09/02/14)/ Postponed (12/06/16)  
 Posted: 01/18/17

Meeting Date: 02/07/17  
 Determination: Approved

**GENERAL INFORMATION**

Case No.: ZC08-01-007

PETITIONER: Gulf States Real Estates Services, LLC

OWNER: Lucky 7 Trust, Versailles Business Park, LLC, Versailles Land & Development Co., LLC

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

LOCATION: Parcel located on the north of I-12, west of Holiday Square Blvd., south of Versailles Subdivision, S15 & 16,T7S,R11E, Ward 3, District 5

SIZE: 92.61 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 & Undeveloped	A-4 Single Family Residential District & NC-1 Professional Office District
South	I-12	
East	Commercial	HC-3 Highway Commercial District
West	Undeveloped	A-4 Single Family Residential District

**COMPREHENSIVE PLAN:**

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

**STAFF COMMENTS:**

**CHARACTERISTICS OF THE PROPOSED DEVELOPMENT**

The petitioner is requesting a major amendment of the originally approved PUD (Planned Unit Development Overlay) to allow for Lot 7 to be developed with a 302 multi-family unit residential complex. The remaining portion of the subdivision is proposed to be developed with a total of 11 commercial lots (originally approved to be developed with a total of 20 lots). The lots are identified on the plan, with 4 different colors representing the allowable uses, setbacks, and maximum height for each area (see below, charts). As indicated on the plan, the landscaping, lighting, parking and signage will meet all Parish Requirements. Note that a land clearing permit and trees survey will have to be submitted for each parcel, before application for building permit.

**SUBDIVISION INFORMATION**

Section	Setbacks & Landscape buffer	Maximum Height
Area 1 Lot 12-18	Front: 25' Side: 10' Rear: 10'	100'
Area 2 Lot 9-10	Front: 25' Side: 10' Rear: 10' 110' setback from property line: max height of 40' 200' setback from property line: max height of 60' 100' buffer in the rear, abutting residential (as shown on the plan)	40' & 60'
Area 3 Lot 7	Front: 25' Side: 10' Rear: 10'	45'
Area 4 Lot 8	Front: 25' Side: 10' Rear: 10'	45'

**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 for Residential	Provided as Required
Restrictive Covenants	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

**GREENSPACE**

A total of 23.95 acres of greenspace (25.79%) is proposed to be provided, which will allow to create a buffer along the existing single family residential subdivision, on the north and west sides of the site. A 4' sidewalk is proposed to be provided along Versailles Business Parkway & Holiday Square Blvd, allowing pedestrians to access the different businesses within the development.

**COMPREHENSIVE PLAN ANALYSIS**

The 2025 future land use plan designates the area to be developed with residential uses. The proposed subdivision partially meets the 2025 future land use plan, considering that lot 7 is proposed to be developed with multi-family residential complex. The addition of a multi-family residential development within the proposed subdivision will allow to provide a wider variety of uses and meet the objections of the PUD Overlay.

**STAFF RECOMMENDATION:**

The staff recommends that the request for a major amendment to the PUD be approved

Case No.: ZC08-01-007

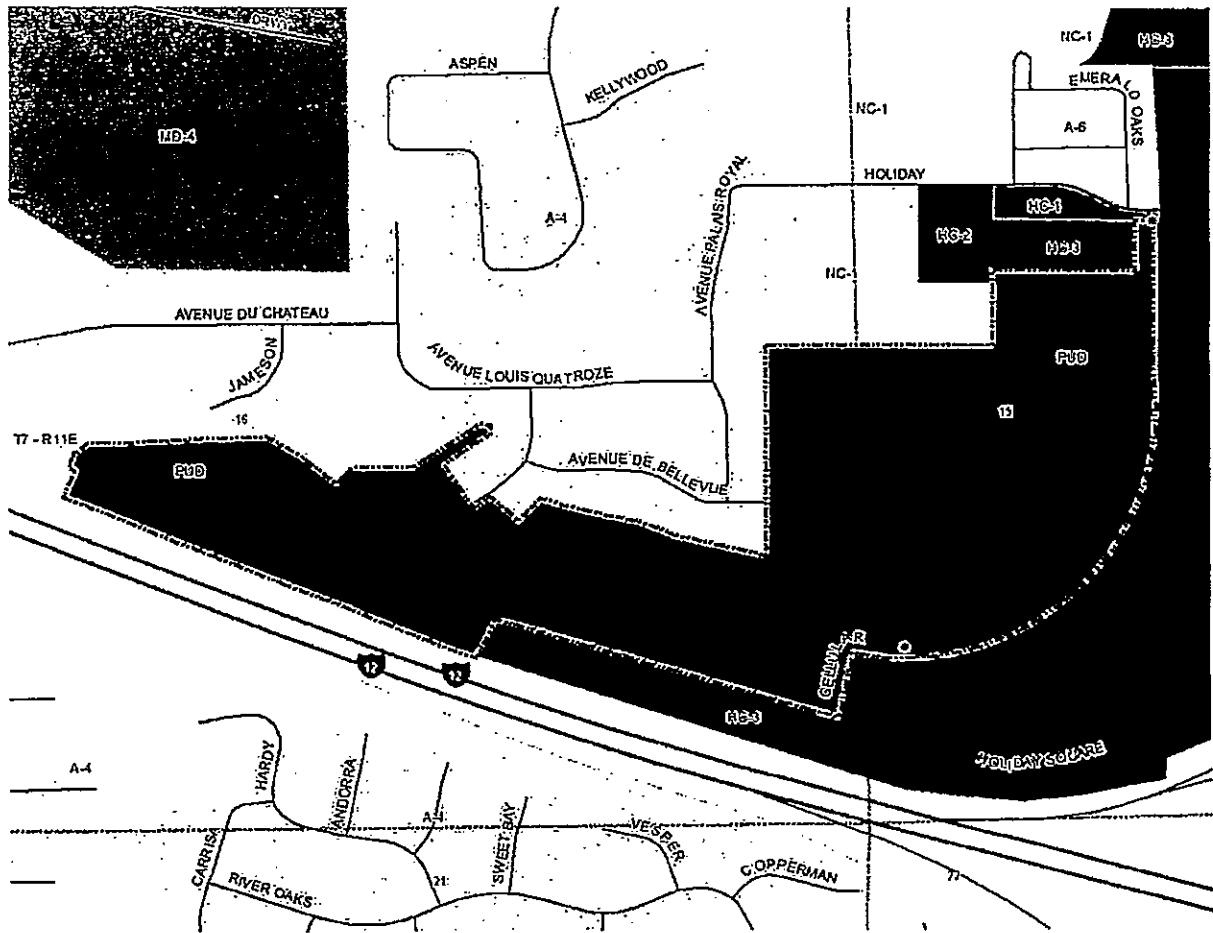
PETITIONER: Gulf States Real Estates Services, LLC

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LOCATION: Parcel located on the north of I-12, west of Holiday Square Blvd., south of Versailles Subdivision, S15 & 16, T7S, R11E, Ward 3, District 5

SIZE: 92.61 acres



ZC08-01-007

9

10

ED-1

PBC-1

MD-4

CATALPA

HICKORY

SYCAMORE

RED OAK

WALNUT

NC-5

HC-2

LAUREL

BIRCH

CHERRY

ASPEN

WILLOW

NC-1

EMERALD

LISMORE

HOLIDAY

HC-1

AVENUE DU CHATEAU

JAMESON

AVENUE LOUIS QUATROZE

AVENUE DE BELLEVUE

PUD

17-R-1E

VERSAILLES BUSINESS

CELLULAR

HC-3

HOLIDAY SQUARE

DERBES

MONGA

LANDORA

MEADOWS POINT

SWEETSPRAY

WEGBER

COPPERMAN

CARRISS

LANTRAM

GRAND OAK

GREENWICH

FRUITWOOD

WINTERBERRY

SMOKETREE

WINTERBERRY

037

9

11

WOODVINE



700-01-002

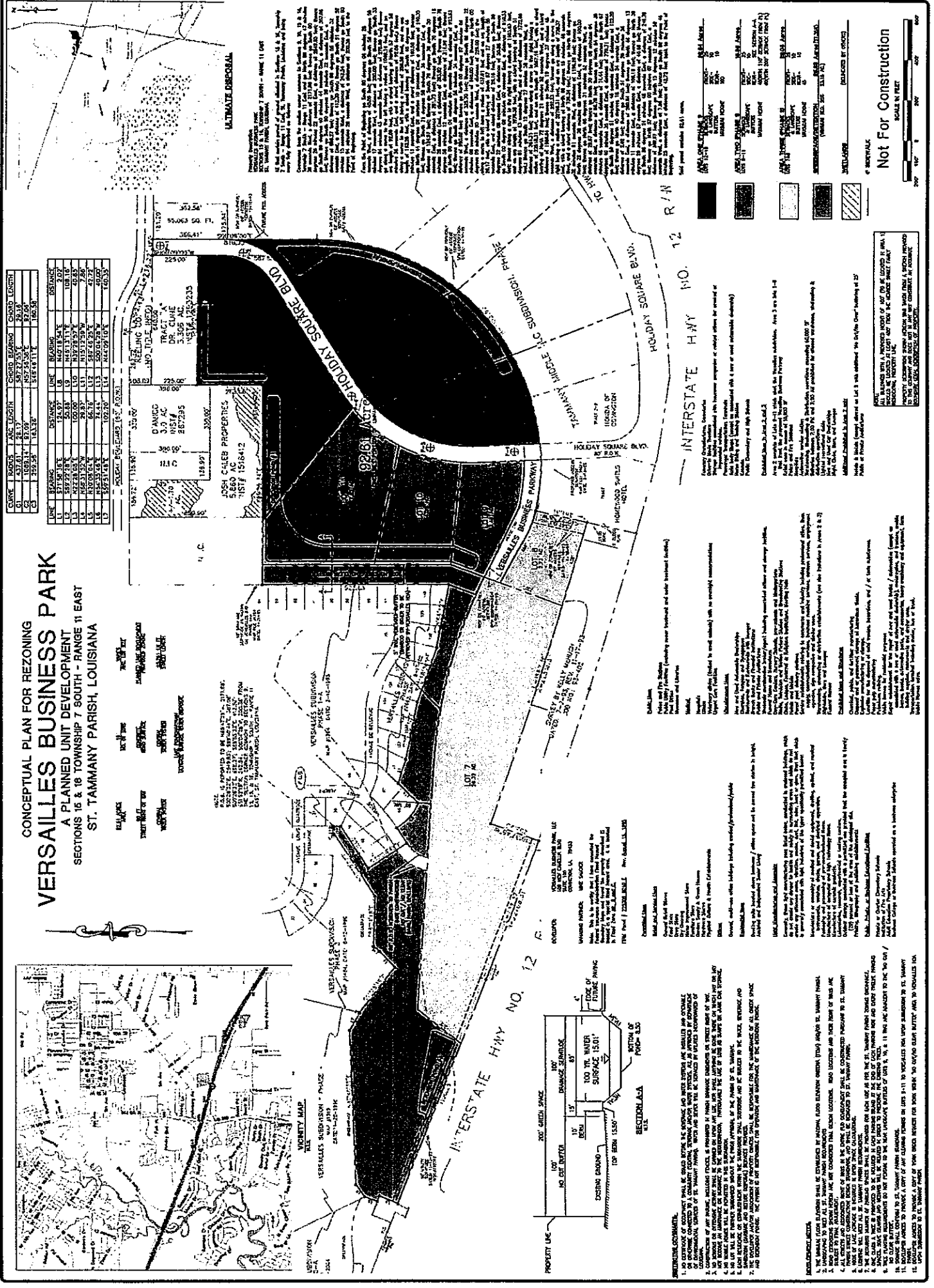
PUD-9	
SHEET	18-001-001-9
PROJECT NO.	15-008
PUD APPROVED	05-18-15
ISSUED	05-18-15
PREPARED DATE	05-18-15
DATE	
DESIGNED	
DRAWN	

MAJOR AMENDMENT TO  
SECTION 16 & 18, TOWNSHIP 7  
SOUTH - RANGE 11 EAST  
31. TAMMANY PARISH, LOUISIANA  
FOR VERSAILLES BUSINESS PARK, LLC.  
COVINGTON, LA.

DATE: \_\_\_\_\_  
REVISIONS: \_\_\_\_\_  
BY: \_\_\_\_\_

**DDG**  
DUPARTIS DESIGN GROUP, PC  
Civil Engineering - Architecture  
1409 Poydras Street, Suite 1400  
New Orleans, LA 70112  
WWW.DDPC.COM  
Phone: 504-582-1111 Fax: 504-582-1199  
TAMMANY CONSTRUCTION | HOUSTON | METairie | Houma

REVISION	BY



**CONCEPTUAL PLAN FOR REZONING  
VERSAILLES BUSINESS PARK  
A PLANNED UNIT DEVELOPMENT  
SECTIONS 16 & 18 TOWNSHIP 7 SOUTH - RANGE 11 EAST  
ST. TAMMANY PARISH, LOUISIANA**

- EXISTING
- PROPOSED
- REZONING
- VEGETATION
- UTILITIES
- ROADS
- WATER
- SEWER
- STORM
- LAND
- CONCRETE
- ASPHALT
- PAVEMENT
- GRAVEL
- SOIL
- ROCK
- CLAY
- SAND
- SILT
- LOESS
- COAL
- IRON
- COPPER
- ZINC
- LEAD
- MERCURY
- CHROMIUM
- NICKEL
- CADMIUM
- ARSENIC
- ANTHRACENE
- FLUORANTHENE
- PHENANTHRENE
- FLUORENTHENE
- BENZOPHANTHRENE
- ANTHRAQUINONE
- FLUORANTHENE
- PHENANTHRENE
- FLUORENTHENE
- BENZOPHANTHRENE
- ANTHRAQUINONE

CURVE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	437.81'	S87.2°E	863.62'
C2	109.24'	S87.2°E	218.48'
C3	109.24'	S87.2°E	218.48'

LINE	BEARING	LENGTH	AREA
L1	S71.5°E	124.97'	15,624.12
L2	S71.5°E	124.97'	15,624.12
L3	S71.5°E	124.97'	15,624.12
L4	S71.5°E	124.97'	15,624.12
L5	S71.5°E	124.97'	15,624.12
L6	S71.5°E	124.97'	15,624.12
L7	S71.5°E	124.97'	15,624.12
L8	S71.5°E	124.97'	15,624.12
L9	S71.5°E	124.97'	15,624.12
L10	S71.5°E	124.97'	15,624.12
L11	S71.5°E	124.97'	15,624.12
L12	S71.5°E	124.97'	15,624.12
L13	S71.5°E	124.97'	15,624.12
L14	S71.5°E	124.97'	15,624.12
L15	S71.5°E	124.97'	15,624.12
L16	S71.5°E	124.97'	15,624.12
L17	S71.5°E	124.97'	15,624.12
L18	S71.5°E	124.97'	15,624.12
L19	S71.5°E	124.97'	15,624.12
L20	S71.5°E	124.97'	15,624.12

ULTIMATE DISPOSAL

VEGETATION

INDUSTRIAL

COMMERCIAL

RESIDENTIAL

WATER

SEWER

STORM

LAND

CONCRETE

ASPHALT

PAVEMENT

GRAVEL

SOIL

ROCK

CLAY

SAND

SILT

LOESS

COAL

IRON

COPPER

ZINC

LEAD

MERCURY

CHROMIUM

NICKEL

CADMIUM

ARSENIC

ANTHRACENE

FLUORANTHENE

PHENANTHRENE

FLUORENTHENE

BENZOPHANTHRENE

ANTHRAQUINONE

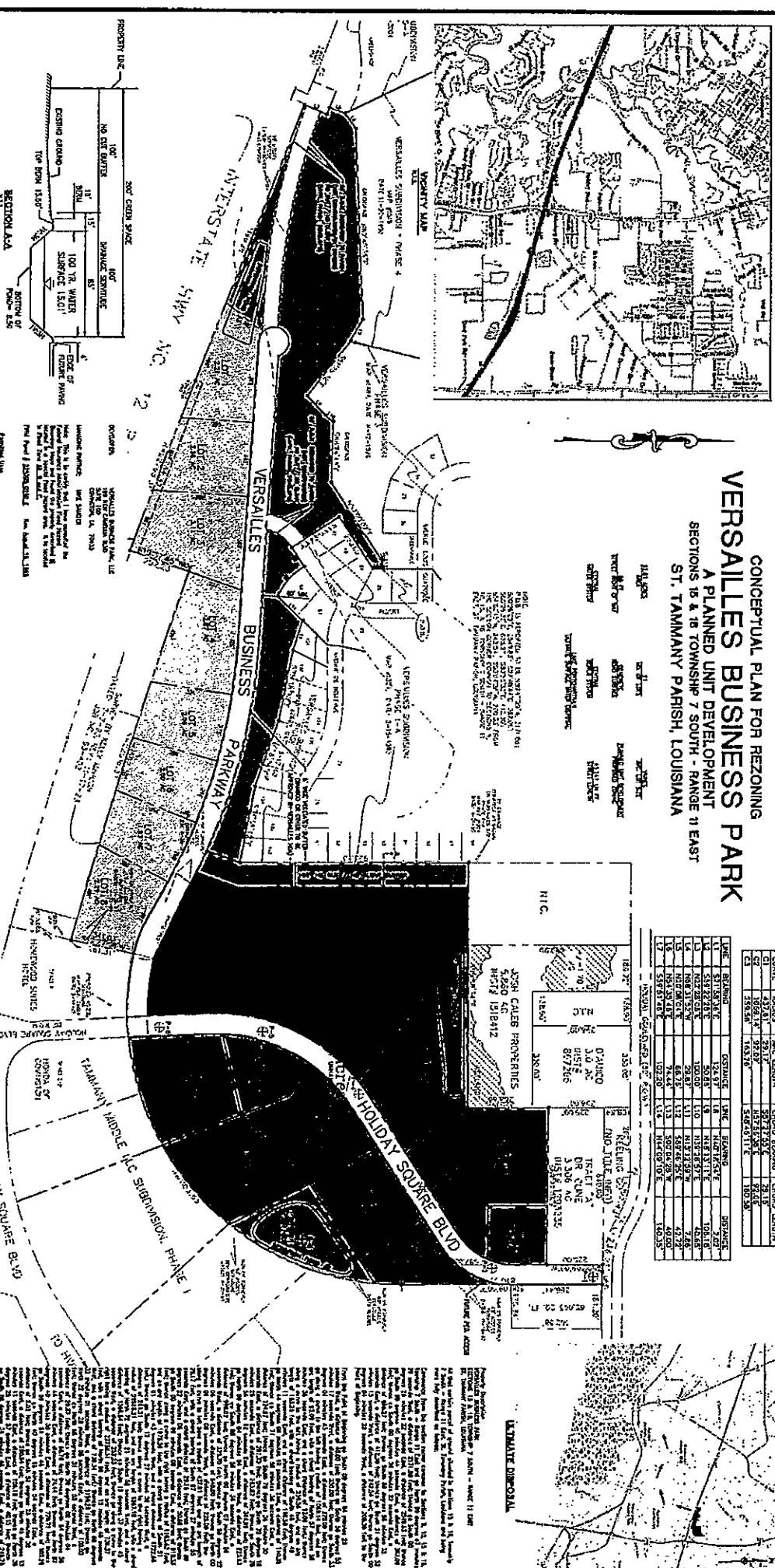
Previously Approved  
POD PLAN

# CONCEPTUAL PLAN FOR REZONING VERSAILLES BUSINESS PARK A PLANNED UNIT DEVELOPMENT SECTIONS 15 & 16 TOWNSHIP 7 SOUTH - RANGE 11 EAST ST. TAMMANY PARISH, LOUISIANA



MAPS	SECTION	PLANNED UNIT DEVELOPMENT
VERSAILLES BUSINESS PARK	SECTION 15	PLANNED UNIT DEVELOPMENT
VERSAILLES BUSINESS PARK	SECTION 16	PLANNED UNIT DEVELOPMENT

DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
01/20/11	PRELIMINARY PLAN	DDG	01/20/11	PRELIMINARY PLAN	DDG
02/01/11	FINAL PLAN	DDG	02/01/11	FINAL PLAN	DDG



**GENERAL NOTES:**

1. THE PLANNED UNIT DEVELOPMENT (PUD) IS A DEVELOPMENT OF VARIOUS TYPES OF BUILDINGS AND USES, INCLUDING RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL, WHICH ARE TO BE DEVELOPED ON A SINGLE TRACT OF LAND.
2. THE PUD IS SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS OF ST. TAMMANY PARISH, LA.
3. THE PUD IS SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS OF ST. TAMMANY PARISH, LA.
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10. THE PUD IS SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS OF ST. TAMMANY PARISH, LA.

**LEGEND:**

- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- EXISTING UTILITIES
- PROPOSED UTILITIES
- EXISTING ROADS
- PROPOSED ROADS
- EXISTING BUILDINGS
- PROPOSED BUILDINGS
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- EXISTING TREES
- PROPOSED TREES
- EXISTING FENCES
- PROPOSED FENCES
- EXISTING SIGNAGE
- PROPOSED SIGNAGE
- EXISTING LIGHTING
- PROPOSED LIGHTING
- EXISTING SECURITY
- PROPOSED SECURITY
- EXISTING LANDSCAPE
- PROPOSED LANDSCAPE
- EXISTING UTILITIES
- PROPOSED UTILITIES
- EXISTING ROADS
- PROPOSED ROADS
- EXISTING BUILDINGS
- PROPOSED BUILDINGS
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- EXISTING TREES
- PROPOSED TREES
- EXISTING FENCES
- PROPOSED FENCES
- EXISTING SIGNAGE
- PROPOSED SIGNAGE
- EXISTING LIGHTING
- PROPOSED LIGHTING
- EXISTING SECURITY
- PROPOSED SECURITY
- EXISTING LANDSCAPE
- PROPOSED LANDSCAPE

**NOT FOR CONSTRUCTION**

**MAJOR AMMENDMENT TO: VERSAILLES BUSINESS PARK SECTION 15 & 16, TOWNSHIP 7 SOUTH - RANGE 11 EAST ST. TAMMANY PARISH, LOUISIANA FOR VERSAILLES BUSINESS PARK, LLC. COVINGTON, LA.**

**DDG DUPLANTIS DESIGN GROUP, P.C.**  
Civil Engineering & Architecture  
54 Loretta Palma Drive Covington, LA 70042  
Phone: 504-835-4242  
www.ddgpc.com  
THIBODIAUX | COVINGTON | HOUSTON | BATON ROUGE | MOBILE

**ENVIRONMENTAL ASSESSMENT DATA FORM**

Applicant's Name: Versailles Business Park LLC  
 Developer's Address: 109 New Camellia Blvd, Suite 100, Covington, LA, 70433  
Street City State Zip Code  
 Developer's Phone No. 985-792-4385 985-964-0081 Mike Sawcler  
(Business) (Cell)  
 Subdivision Name: Versailles Business Park  
 Number of Acres in Development: 92.61 Number of Lots/Parcels in Development: 19  
 Ultimate Disposal of Surface Drainage: Lake Pontchartrain  
 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  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 this 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? Bayou Monge



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

If yes, which major arterial streets? Holiday Boulevard

- 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 preparation

- 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

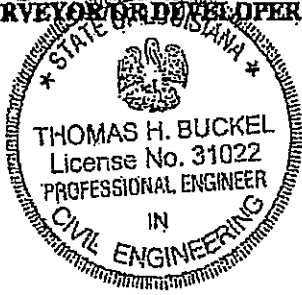
h.) breach any Federal, State or Local standards relative to:

- \* 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

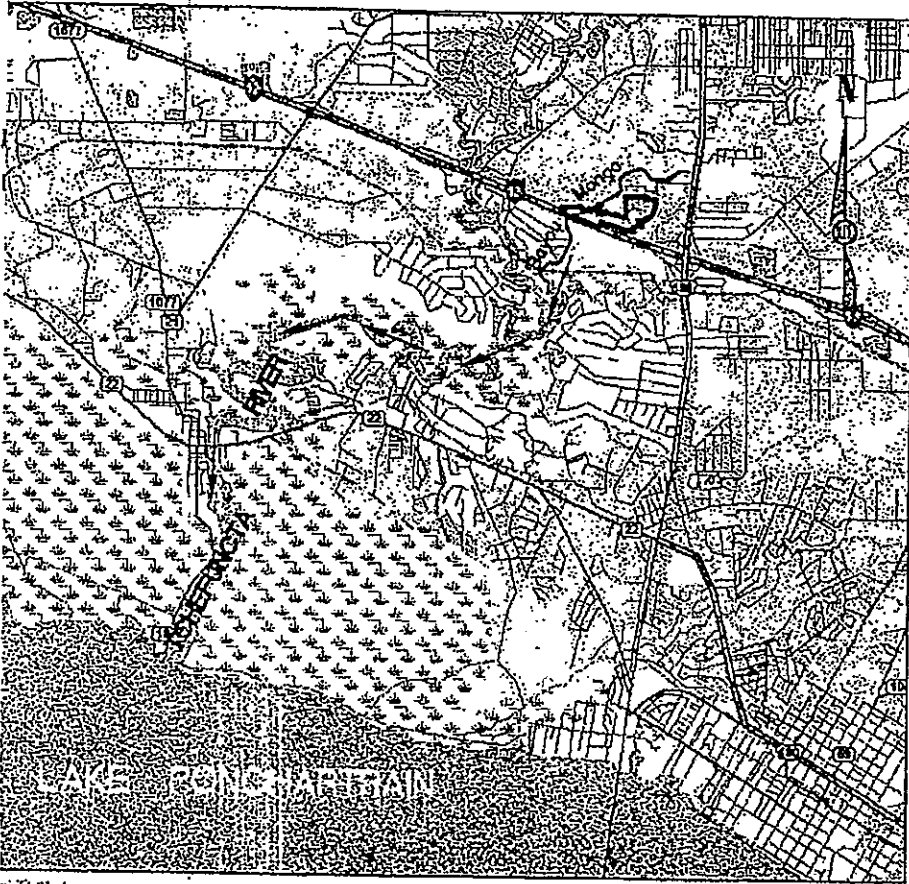
I hereby certify to the best of knowledge and ability, that this subdivision development will not adversely impact the surrounding environment, inclusive of all the information contained herein; and further, said information provided and answered above is accurate, true and correct.

Thomas H. Buckel  
ENGINEER/SURVEYOR OR DEVELOPER  
(SIGNATURE)

6/13/14  
DATE



ZC08-01-007



**RCL**

CONSULTANTS, L.L.C.

*Planning*  
•  
*Architecture*  
•  
*Engineering*  
•  
*Construction*  
*Management*

RICHARD C. LAMBERT  
CONSULTANTS, L.L.C.

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Metairie, LA 70010  
504-832-7348

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RCLC