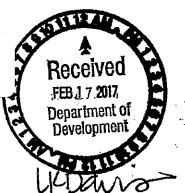


APPEAL # 1 ZC Approved:



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: 2-17-207.

Case Number:

ZC Ø8-Ø1-Ø07 Major Amendment to PUD

There are changes to the PUD that have not been Einalized. The Versailles P.O.A. Board wither 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.

(SIGNATURE)

PRINT NAME: Ross Chaisson

Arense Saint Gernain Covington, LA 7433

PHONE #:

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.: 2C08-01-007

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>

Surrounding Use

Surrounding Zone

North Residential & Undeveloped

A-4 Single Family Residential District & NC-1

Professional Office District

South

I-12

East West Commercial Undeveloped HC-3 Highway Commercial District 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 11commercial 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

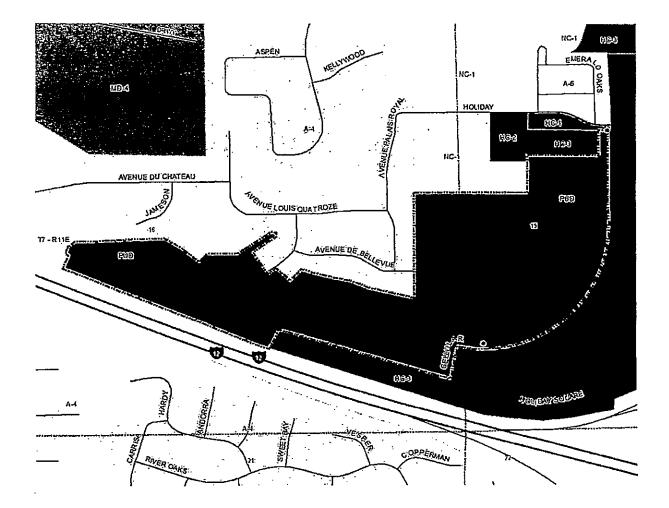
OWNER: Lucky 7 Trust, Versailles Business Park, LLC, Versailles Land & Development Co., LLC

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,

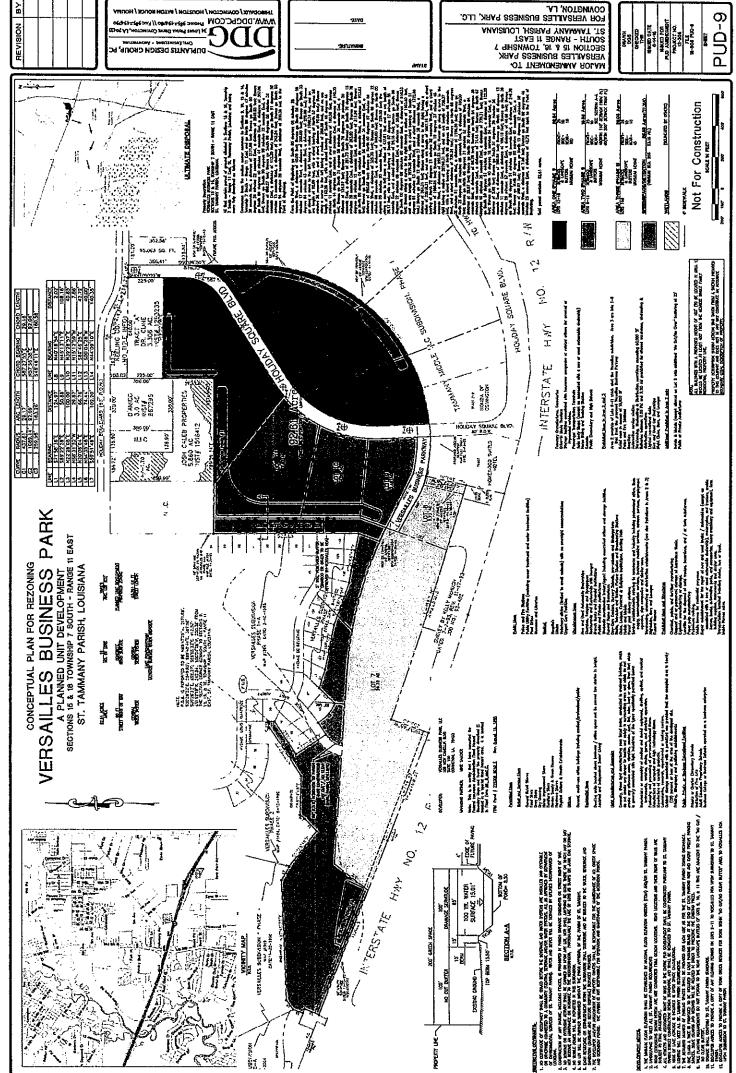
S15 & 16,T7S,R11E, Ward 3, District 5

SIZE: 92,61 acres

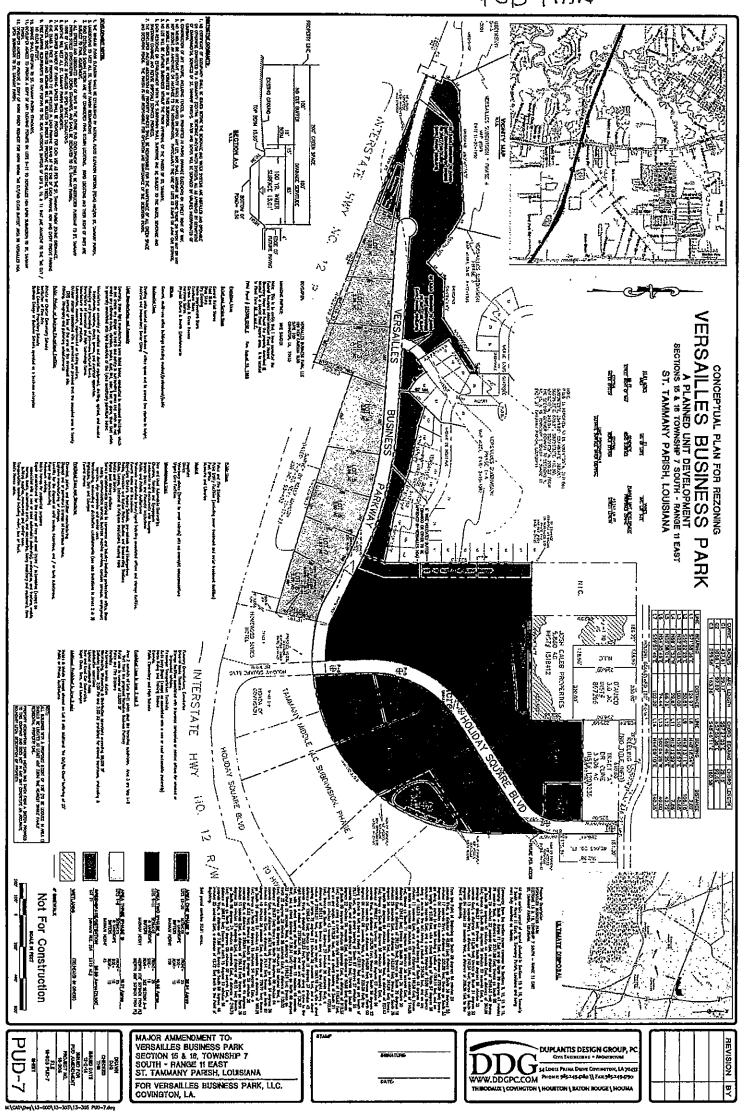




2008-01-007



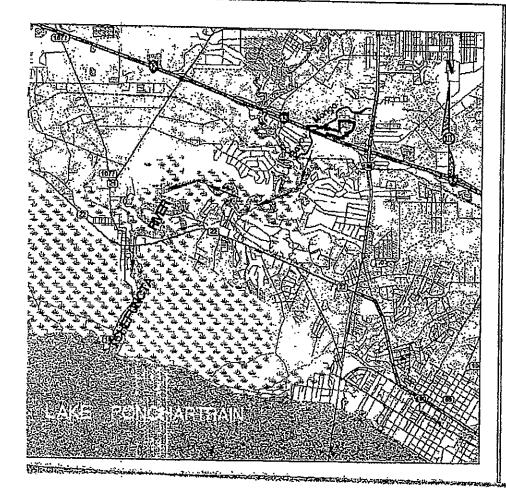
Previously Approved PUD PLAN



ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: Versailles Duswier Yark LLC
Developier's Address: 109 New Camellia Blud, Site 100 County LA, 70433 Street City State Zip Code
Developer's Phone No. 985-792-1385 485-964-0081 Mike Sauctier (Business) (Cell)
Subdivision Name: <u>Versailles Business Park</u>
Number of Acres in Development: 92.6 Number of Lots/Parcels in Development: 19
Ultimate Disposal of Surface Drainage; Lake Yortchartrain
Water Surface Runoff Mitigation Proposed: <u>Detertion</u>
(Please check the following boxes below, where applicables)
- Type of Sewerage System Proposed: 💥 Community 😆 Individual
- Type of Water System Proposed: ♥Community □ Individual
- Type of Streets and/or Roads Proposed: K Concrete D Asphalt D Aggregate D Other
- Land Formation: AFlat @ Rolling Hills @ Marsh @ Swamp @ Inundated @ Title Flow
-Existing Land Use: XUndayeloped
Proposed Land Use: Undeveloped UResidential Commercial Undustrial U Other
Surrounding Land Uso: D'Undeveloped KResidential KCommercial Dindustrial DOther
Does the subdivision conform to the major street plan? [4] Yes CINO
What will the noise level of the working development be? G Very Noisy G Average (Very Little
Will any hazardous materials have to be removed or brought on-site for the development? \square Yes \not No
If yes, what are the hazardous materials? NIP
Does the subdivision front on any waterways? A Yes UNo
The state of the s

- Does the subdivision front on any major arterial streets? A Yes C No	
If yes, which major arterial streets? Holiday Bas levared	
- Will any amoke, dust or fumes be emitted as a result of operational construction? Yes	□ No
If yes, please explain? Normal Constitution Activities Associated	The Cope
If yes, please explain? NIRTHAN ON THE HOLDING IT SECRETED	COULT THE
- Is the subdivision subject to inundation? I Frequently Infrequently None at all	ř
-Will canals or waterways be constructed in conjunction with this subdivision? TYes)	No
(Does the proposed subdivision development)	
(Lives the proposed subdivision deredopment)	
 a.) have or had any landfill(s) located on the property? b.) disrupt, alter or destroy any historical or archeological sites or district? c.) have a substantial impact on natural, ecological recreation, or scenic resources? d.) displace a substantial number of people? e.) conform with the environmental plans and goals that have been adopted by the parish? f.) cause an unwarranted increase in truffic congestion within or near the subdivision? g.) have substantial esthetic or adverse visual impact within or near the subdivision? 	U Yes MNo U Yes MNo U Yes MNo U Yes MNo U Yes U No U Yes MNo U Yes MNo U Yes MNo
h.) breach any Federal, State or Local standards relative to:	
air Quality noise water Quality contemination of any public or private water supply ground water levels flooding/inundation crosion sedimentation rare and/or endangered species of animal or plant habitat interfering with any movement of resident or migratory fish or wildlife species inducing substantial concentration of population dredging and spoil placement	DYES KNO
I hereby certify to the best of knowledge and ability, that this subdivision development will adversely impact the surrounding environment, inclusive of all the information contained further, said information provided and answered above is occurate, true and correct. ENGINEER/SURVEYON OR DEVISIOPER THOMAS H. BUCKEL License No. 31022 PROFESSIONAL ENGINEER IN ENGINEER/SURVEYOR OR DEVISIONER PROFESSIONAL ENGINEER	not herein; and





RICHARD C. LAMBERT CONSULTANTS, LLC.

521 N. Causoway Blvd. Mandovilla, LA 70448 885-727-4440 Fac: 965-727-4447

P.O. Box 7807 Motelite, LA 70010 504-832-7346

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