



St. Tammany Parish Government

Department of Planning

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Covington, LA 70434

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APPEAL # 1

ZC DENIED: 8/7/12

**Pat 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: August 8, 2012

CASE NUMBER:

ZC12-08-080

Existing Zoning: MD-1 (Medical Residential District), A-3 (Suburban District) & A-4 (Single Family Residential District)

Proposed Zoning: MD-1 (Medical Residential District), A-3 (Suburban District), A-4 (Single Family Residential District) & PUD (Planned Unit Development Overlay)

Acres: 150.97 acres

Petitioner: Kelly McHugh

Owner: Delta Land Holding Co., LLC

Representative: Wayne Buras

Location: Parcel located on the south side of East Brewster Road, west of the Tchefuncte River, S47 & 49, T7S, R11E, Ward 1, District 1

Council District: 1

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 BESIDE IT, MAILING ADDRESS AND PHONE NUMBER BELOW

DELTA LAND HOLDING CO., L.L.C.

By: [Signature] **Print name here:** A. Wayne Buras
(SIGNATURE) A. Wayne Buras, Member

P.O. Box 1810

Covington, Louisiana 70434

PHONE # (985) 892-4801

ZONING STAFF REPORT

Date: July 23, 2012

Case No.: ZC12-08-080

Posted: 07/12/12

Meeting Date: August 7, 2012

Determination: Denied

GENERAL INFORMATION

PETITIONER: Kelly McHugh
OWNER: Delta Land Holding Co., LLC
REQUESTED CHANGE: From MD-1 (Medical Residential District), A-3 (Suburban District) & A-4 (Single Family Residential District) to MD-1 (Medical Residential District), A-3 (Suburban District), A-4 (Single Family Residential District) & PUD (Planned Unit Development Overlay)
LOCATION: Parcel located on the south side of East Brewster Road, west of the Tchefuncte River; S47 & 49, T7S, R11E; Ward 1, District 1
SIZE: 150.97 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-4 (Single Family Residential District) & NC-2 (Indoor Retail & Service District)
South	Residential	PUD (Planned Unit Development Overlay)
East	Tchefuncte River	
West	Residential	MD-1 (Medical Residential District) & PUD (Planned Unit Development Overlay)

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.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-3 (Suburban District) & A-4 (Single Family Residential District) to A-3 (Suburban District), A-4 (Single Family Residential District) & PUD (Planned Unit Development Overlay). The site is located on the south side of East Brewster Road, west of the Tchefuncte River. A single family residential subdivision of 214 lots is proposed to be developed on the site. Three different types of lots/residential units are proposed to be provided on the site (see below, chart depicting number of lots & lot size).

LOT BREAKDOWN

Type of Lots	Number of lots	Lot Size
Estate	123	100' X 150'
De Luxe	68	60' X 120'
Garden Homes	24	45' X 65'

GENERAL PUD CRITERIA

Required information	Staff Comments
Title of the project, name of the developer, legal description	Provided as Required
Existing Land Uses within 500' of all boundaries on the plan	Provided as Required
Minimum front, side, & rear setbacks & maximum height	Provided as Required
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Provided as Required (offsite)
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 (4 phases)

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 2 units per acre for portion of the site zoned A-3 Suburban District & 4 units per acre for the portion of the site zoned A-4 Single Family Residential District, which would allow for a total of 310 units. Based upon the A-4 & A-3 Suburban Zoning Districts, the net density would allow for 232 lots. The proposal is for 214 units with a net density of 1.4 lots/units per acre.

GREENSPACE

A total of 54.93 acres (36%) of greenspace is proposed to be provided on the site, including 27.25 acres of canal connected to the Tchefuncte River. A 2 acre parcel of land with parking, gazebo, picnic area and bathroom facility will be provided, to access the pier and boat slips. A walking path is proposed to be provided, through the greenspace, as a passive amenity. A large open space area is also proposed to be located at the western end of the subdivision. Additional active and passive and active amenities should be provided, gazebo, picnic tables and playground and ball fields.

COMPREHENSIVE PLAN ANALYSIS

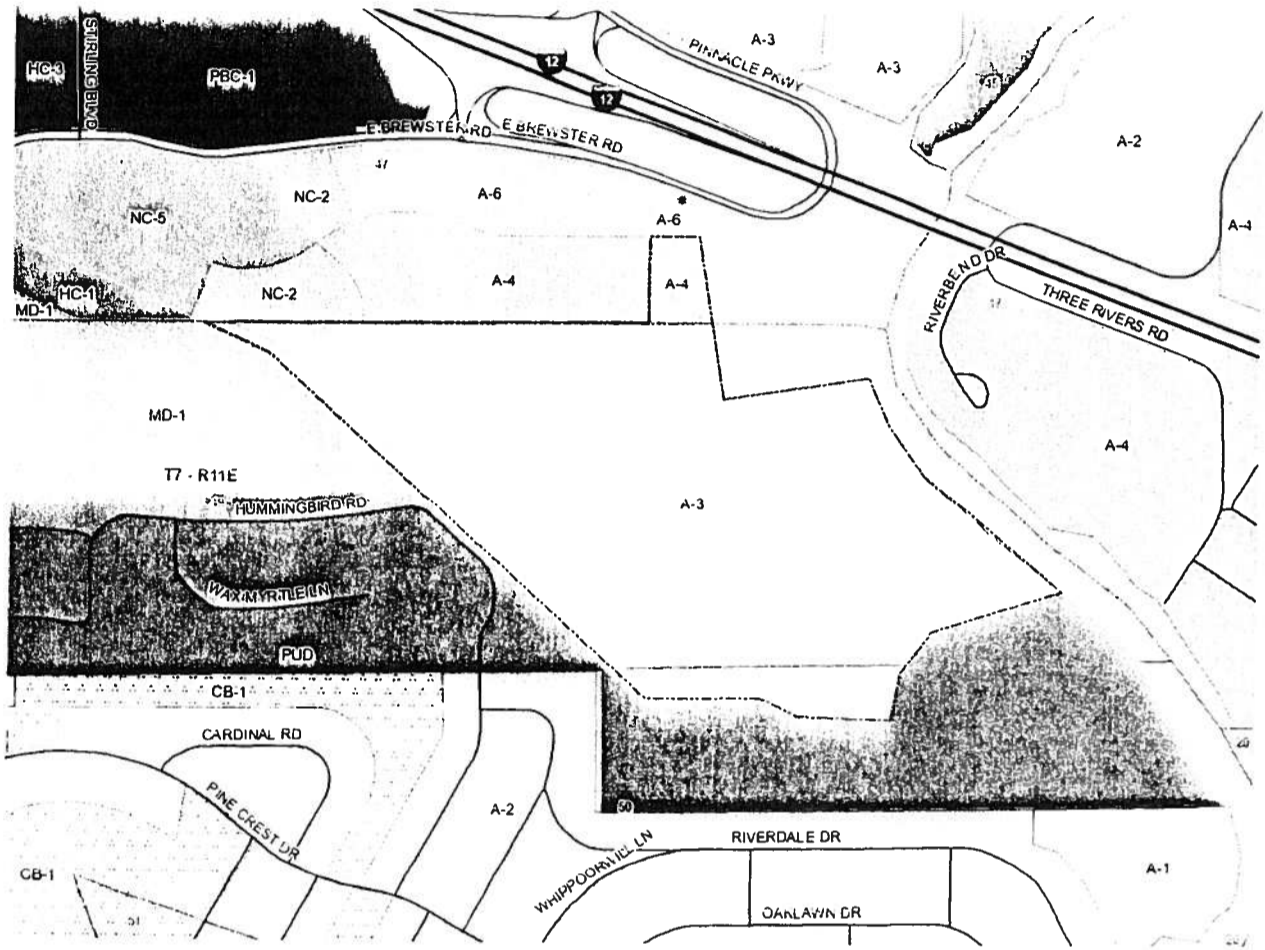
The 2025 future land use plan calls for the area to be developed as a Planned Districts which calls for the site to be developed at a density similar to the adjoining residential uses. The site is currently surrounded by undeveloped land zoned A-4 Single family residential district to the north, the Christwood Retirement Community to the west and a single family residential subdivision to the south. The proposed subdivision meets the objectives of the future land use plan and create an excellent transition between the different abutting developments. It also preserves the natural environments and provide for open space and recreational uses for the residents.

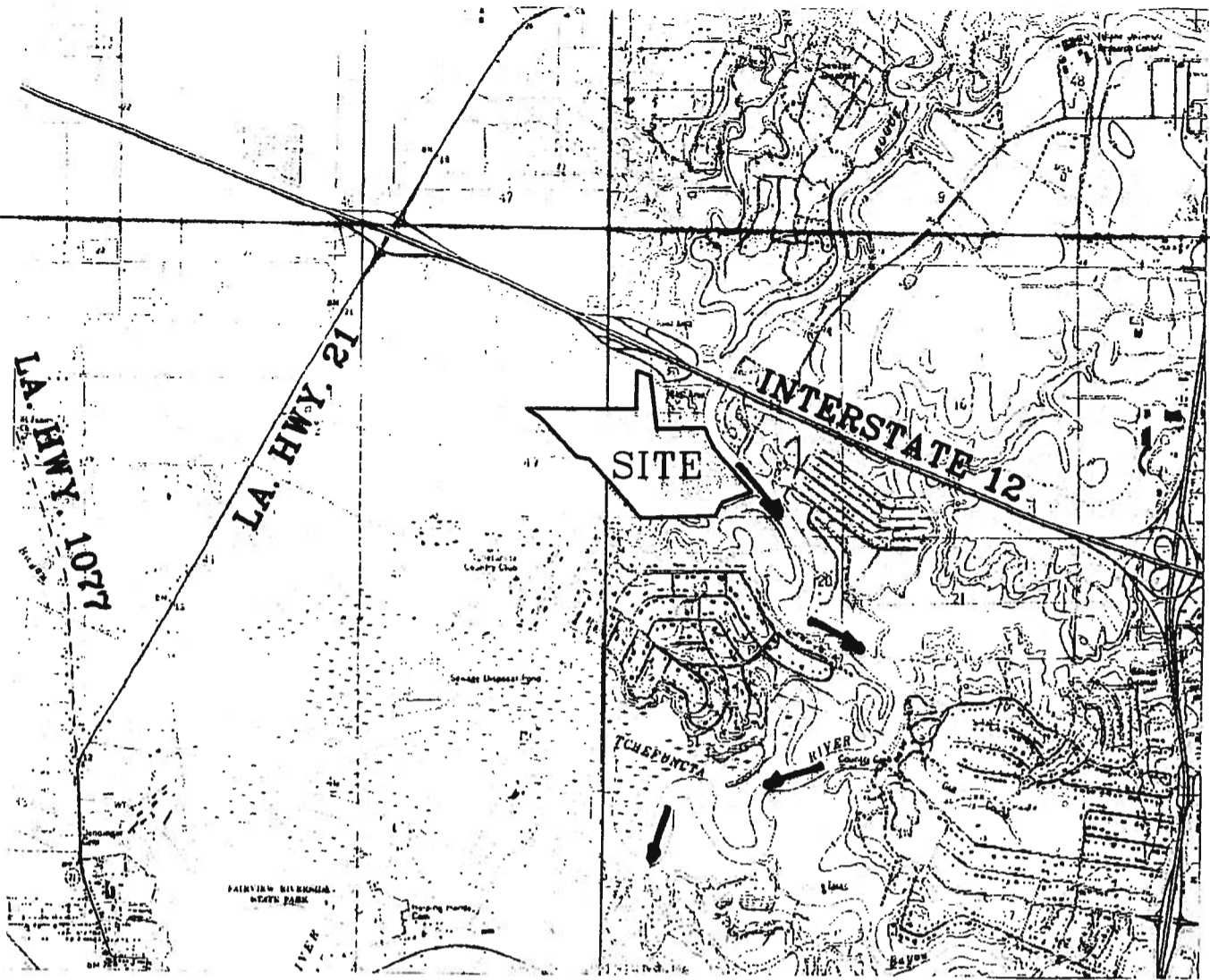
The 2025 future land use plan also designates the area as "Single Family Residential - Conservation". The PUD meets the definition of this land use classification considering that it is proposed to be developed as a single family residential subdivision. It also meets the conservation designation, considering that it provides open spaces and access to the Tchefuncte River. Moreover, the design of the development, definitely promotes the scenic features of the site, making it a desirable living environment.

STAFF RECOMMENDATION:

The staff recommends that the request for a PUD (Planned Unit Development Overlay) designation be approved. Staff feels that the proposal meets the purpose and the objectives of the Planned Unit Development Overlay. However, additional passive and active amenities must be provided within the western greenspace area.

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SIZE: 150.97 acres





ULTIMATE DISPOSAL TCHFUNCTA
RIVER TO LAKE PONTCHARTRAIN

RIVER CLUB ST. TAMMANY PARISH, LA.	
ULTIMATE DISPOSAL MAP	
SCALE: N.T.S.	DATE:
DRAWN:	JOB NO.:
REVISED:	

2C 02-08-080

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: DELTA LAND HOLDING, LLC

Developer's Address: P.O. Box 1810 COVINGTON LA 70434
Street City State Zip Code

Developer's Phone No. 892-4801
(Business) (Cell)

Subdivision Name: RIVER CLUB

Number of Acres in Development: 154.6 Number of Lots/Parcels in Development: 215

Ultimate Disposal of Surface Drainage: TCHEFUNCTE RIVER

Water Surface Runoff Mitigation Proposed: _____

(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

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- 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

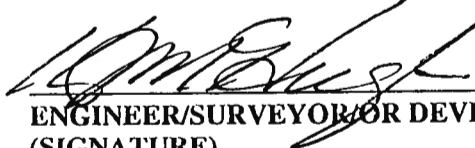
(Does the proposed subdivision development...)

- 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.



ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

06-13-12

DATE