

ZONING STAFF REPORT

Date: November 12, 2021
Case No.: 2021-2354-ZC
Posted: November 26, 2021

Meeting Date: December 7, 2021
Prior Determination: Postponed – June 1, 2021
Prior Determination: Postponed - September 7, 2021 (Hurricane IDA)
Prior Determination: Postponed – October 19, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: George Kurz
OWNER: Honeybee Holdings, LLC
REQUESTED CHANGE: From TND-2 Traditional Neighborhood Development Zoning District TO A-4A Single-Family Residential District
LOCATION: Parcel located on the east and west sides of Honeybee Road, north of US Highway 190; Slidell; S35, T8S, R13E; Ward 9, District 11
SIZE: 275.33 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

US Highway 190 -	Type: State	Road Surface: 2 Lane Asphalt	Condition: Good
Honeybee Road -	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	A-2 Suburban District
South	Undeveloped	TND-2 Traditional Neighborhood Development District
East	Undeveloped	TND-2 Traditional Neighborhood Development District
West	Residential	A-2 Suburban District and A-3 Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

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.

Mixed Use – Commercial – Conservation - These planned districts would include mixed uses, except for residential uses, – at varying densities - and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from TND-2 Traditional Neighborhood Development Zoning District TO A-4A Single-Family Residential District. The site is located on the east and west sides of Honeybee Road, north of US Highway 190, Slidell. The 2025 Future Land Use Plan designates the site to be developed as a Planned District with single-family and mixed commercial uses and conservation areas.

The subject property is adjacent to residentially zoned property to the north and west, and undeveloped property that is zoned TND-2 Traditional Neighborhood Development District to the east and south. The property was rezoned from SA Suburban Agriculture to TND-2 through the 2009 comprehensive rezoning process in an effort to formally designate large tracts of land to provide residential, recreational, and shopping needs of citizens within a concise development pattern.

The applicant is requesting to rezone the subject property to A-4A Single-Family Residential District. This zoning classification allows the highest single-family residential density available within the Unified Development Code: six units per acre. The reason for this request is to establish the allowable density for the proposed Honeybee Subdivision PUD (Case No. 2021-2355-ZC).

Case No.: 2021-2354-ZC

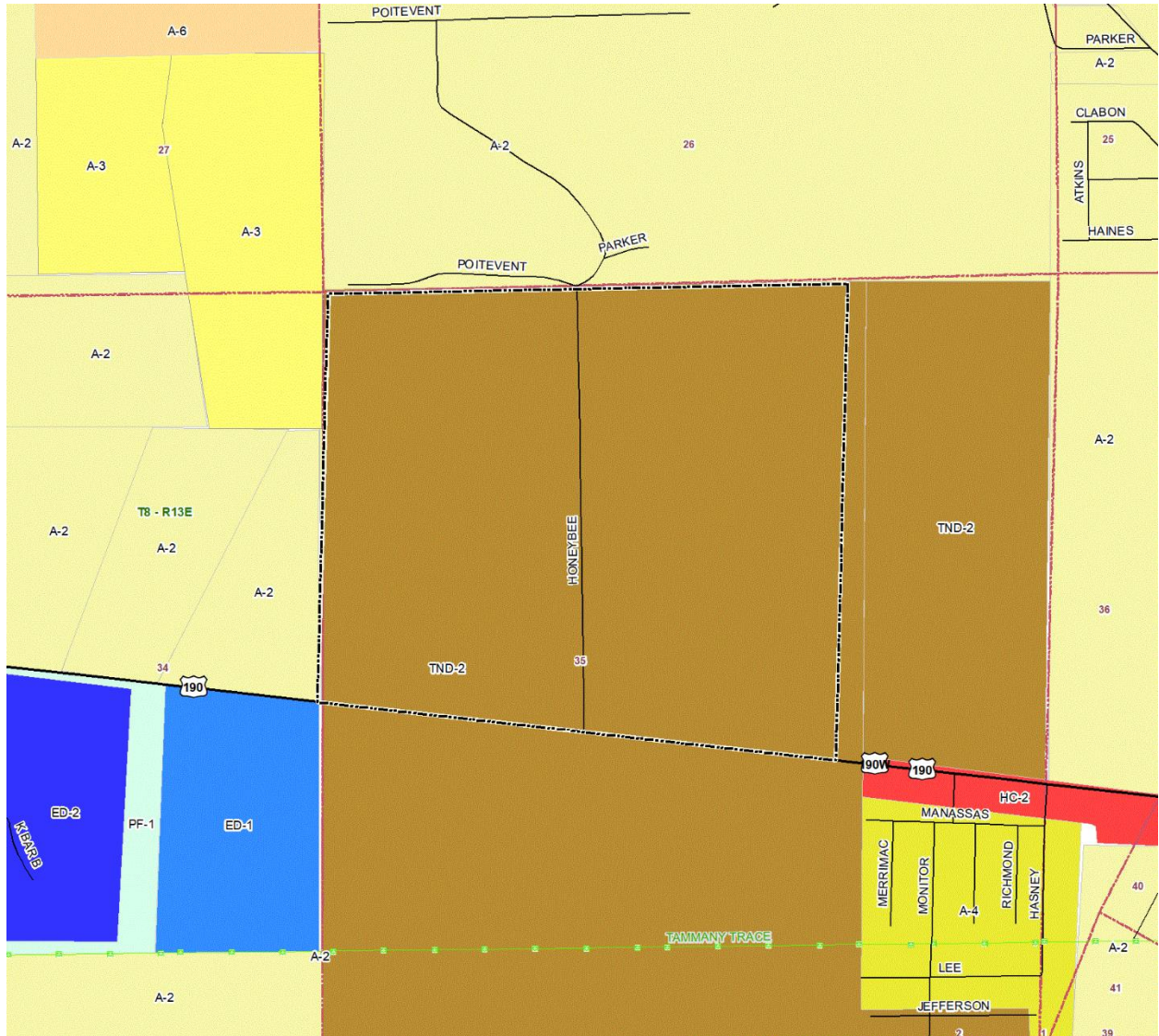
PETITIONER: George Kurz

OWNER: Honeybee Holdings, LLC

REQUESTED CHANGE: From TND-2 Traditional Neighborhood Development Zoning District TO A-4A Single-Family Residential District

LOCATION: Parcel located on the east and west sides of Honeybee Road, north of US Highway 190; Slidell; S35, T8S, R13E; Ward 9, District 11

SIZE: 275.33 acres



PBC-1
2021-2354-ZC

A-6

GREEN

POITEVENT

27

HONEYBEE

26

A-2

T8 - R13E

A-3

PARKER

A-2

A-2

A-2

34

TND-2

35

TND-2

190 190W

HC-2

ED-1

MANASSAS

MERRIMAC

MONITOR

A-4

TAMMANY TRACE

LEE

JEFFERSON

A-2

3

T9 - R13E

2

A-2

A-2

40

PARK

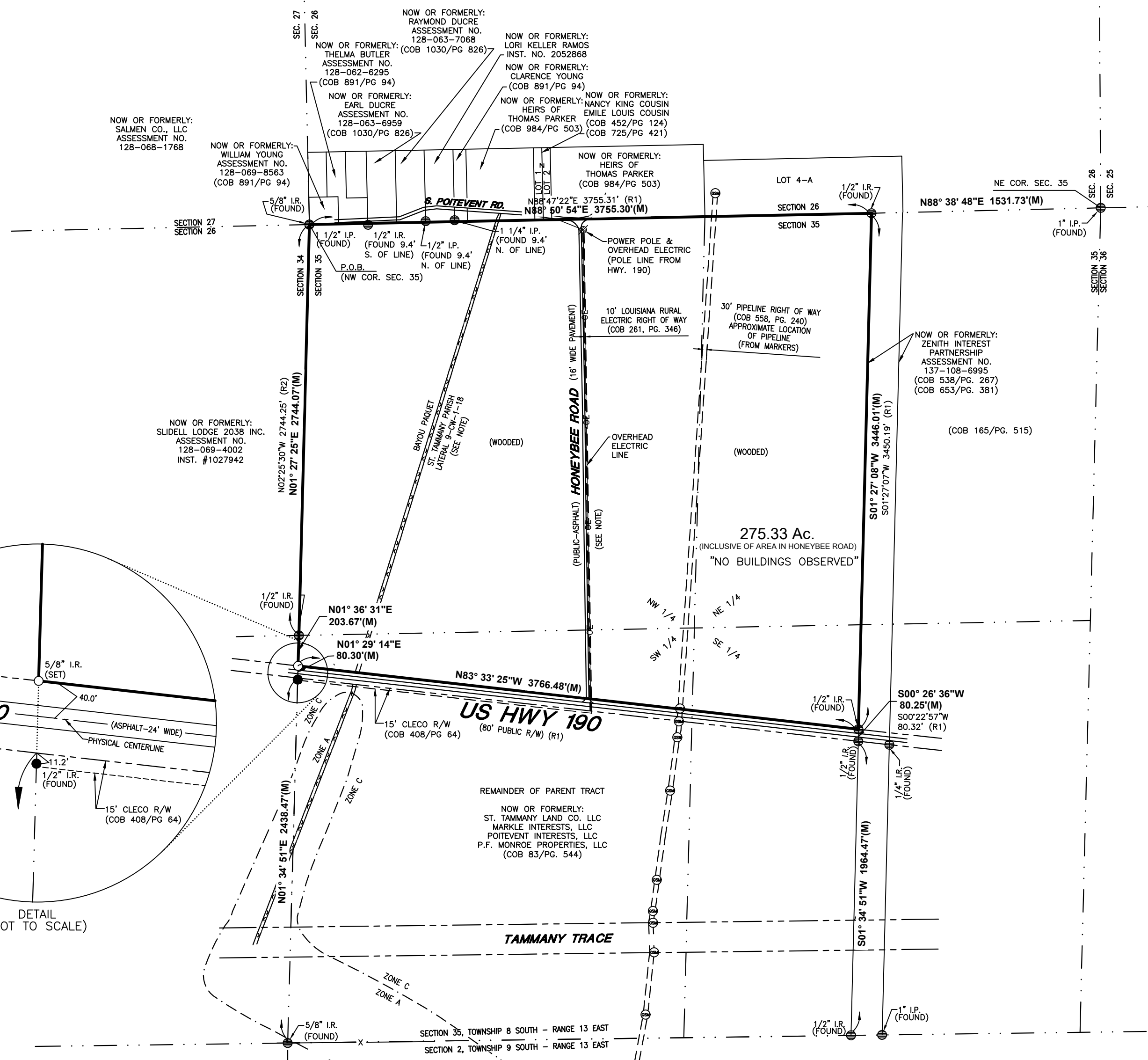
ALTA/NSPS LAND TITLE SURVEY OF A PARCEL OF LAND LOCATED IN SECTION 35, TOWNSHIP 8 SOUTH - RANGE 13 EAST, GREENSBURG LAND DISTRICT ST. TAMMANY PARISH, LOUISIANA

2021-2354-ZC



VICINITY MAP

MEASURED BEARINGS ARE BASED ON GRID NORTH, LOUISIANA STATE PLANE SOUTH ZONE (1702)NAD 83 AS DERIVED FROM THE LSU C4G RTK NETWORK (2020.9).



FLOOD ZONE NOTE:

SURVEYOR HAS CONSULTED THE FEMA FLOOD INSURANCE RATE MAP (F.I.R.M) FOR THIS LOCATION AND FOUND THAT THE SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA:
FLOOD ZONE: C
BASE FLOOD ELEVATION: NOT INDICATED
COMMUNITY PANEL NO. 225205 0415 C & 225205 0405 C
MAP REVISED: APRIL 2, 1991 (0415) & OCTOBER 17, 1989 (0405)
(CONTACT ST. TAMMANY PARISH FOR ADDITIONAL ELEVATION REQUIREMENTS.)

REFERENCES:

- 1) A SURVEY MAP OF A 405.68 A. & A 49.47 AC. PARCEL OF LAND SITUATED IN SECTION 35, T-8-S-R-13-E AND A 1778.64 ACRE PARCEL OF LAND SITUATED IN SECTIONS 2 & 39, T-9-S, R-13-E, ST. TAMMANY PARISH, LOUISIANA, BY J.V. BURKES & ASSOCIATES, INC. DATED 12/21/2010.
- 2) PLAT SHOWING PARTITION OF THE NE 1/4 OF SECTION 34, T8S-R13E, LESS A ONE ACRE PARCEL AND PARCEL 34, THE 0.0678 ACRES PORTION OF THE W 1/2 OF THE SE 1/4, SECTION 34, WHICH LIES NORTH OF U.S. HIGHWAY 190, ALL BEING LOCATED NEAR THE CITY OF SUDELL, ST. TAMMANY PARISH, LOUISIANA FOR AMERICAN BANK BY ALBERT A. LOVELL & ASSOCIATES, INC. DATED DECEMBER 3, 1991.
- 3) PLAT OF SURVEY OF THE DAVIS YOUNG SR. ESTATE BY NED R. WILSON, DATED 12/13/1976.
- 4) PLAT OF SURVEY OF THE FOSTER GREEN ESTATE BY NED R. WILSON, DATED 04/29/1980.

SOURCE OF TITLE: COB 83/FOLIO 544

ABSTRACT REVIEW NOTES:

SURVEYOR HAS REVIEWED ABSTRACT NO. 20-0839 BY ADVANCED ABSTRACTS LLC DATED DECEMBER 11, 2020 FOR LISKOW & LEWIS - EMILY RANDAZZO AND MAKES NOTE OF THE FOLLOWING ACTS PROVIDED:
COB F-2 PAGE 162, SURVEYOR UNABLE TO READ SUPPORTING INSTRUMENT.
COB 188 PAGE 515 INSTRUMENT #27010, THIS CONVEYANCE DEED REFERS TO A PORTION OF THE EAST HALF OF THE EAST HALF OF SEC. 35, T8S-R13E, LYING NORTH OF THE STATE HIGHWAY 34 (NOW US HIGHWAY 190). THIS PARCEL IS EAST OF THE SUBJECT PROPERTY.
COB 260 PAGE 365 INSTRUMENT #143601, THIS RIGHT OF WAY DEED TO CLECO IS FOR A RIGHT OF WAY ALONG A PORTION OF THE WEST SIDE OF US HWY. 190 BETWEEN MANDEVILLE AND COVINGTON. THE RIGHT OF WAY DOES NOT PLOT ON OR AFFECT THE SUBJECT PROPERTY.
COB 408 PAGE 64 INSTRUMENT #230187, THIS RIGHT OF WAY DEED TO CLECO GRANTS RIGHTS OF WAY IN VARIOUS LOCATIONS. THE 15' RIGHT OF WAY ALONG A PORTION OF THE SOUTH RIGHT OF WAY LINE IS PLOTTED AND DOES NOT AFFECT THE SUBJECT PROPERTY. SURVEYOR NOTES THAT THIS INSTRUMENT DOES NOT CALL FOR A RIGHT OF WAY FOR THE OVERHEAD ELECTRIC LINE ALONG THE EAST SIDE OF HONEYBEE ROAD. THIS OVERHEAD ELECTRIC LINE IS SHOWN AS EXISTING IN THE EXHIBIT ATTACHED TO THIS INSTRUMENT.
COB 558 PAGE 240 INSTRUMENT #267205, THIS DEED GRANTS A 30' WIDE RIGHT OF WAY TO COLLINS PIPELINE TO CONSTRUCT, MAINTAIN AND REPAIR A 16" PIPELINE. THE LOCATION SHOWN HEREON IS BASED ON VISIBLE MARKER SIGNS.
COB 261 PAGE 346 INSTRUMENT #144274, THIS DEED GRANTS A 10' WIDE ELECTRIC LINE RIGHT OF WAY TO LOUISIANA RURAL ELECTRIC CORPORATION. THIS RIGHT OF WAY IS PLOTTED AND AFFECTS THE SUBJECT PROPERTY AS SHOWN.

NOTE:

THAT PORTION OF BAYOU PAQUET (LATERAL 9-CW-1-18) SHOWN HEREON IS A PUBLIC DRAINAGE CHANNEL IN THE ST. TAMMANY PARISH DRAINAGE SYSTEM. UNDER REVISED STATUTE (RS) 38:113 THE JURISDICTIONAL DRAINAGE DISTRICT HAS CONTROL OVER A SPACE OF 100 FEET ON BOTH SIDES OF THE BANKS OF SAID CHANNEL. CONTACT THE ST. TAMMANY PARISH DRAINAGE DISTRICT FOR THEIR SPECIFIC RIGHT OF WAY REQUIREMENTS.

NOTE:

HONEYBEE ROAD IS A PAVED PUBLIC PARISH ROAD. WIDTH OF PARISH MAINTENANCE VARIES BETWEEN 50 AND 60 FEET.

SURVEY DESCRIPTION:

A CERTAIN PIECE OR PARCEL OF LAND BEING THAT PORTION OF THE WEST HALF AND THE WEST HALF OF THE EAST HALF, LESS AND EXCEPT A STRIP ONE ACRE WIDE ON THE EAST SIDE, LYING NORTH OF US HIGHWAY 190, SECTION 35, TOWNSHIP 8 SOUTH, RANGE 13 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 1/2" IRON PIPE FOUND NEXT TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF SAID SECTION 35; THENCE N89°50'54"E ALONG THE NORTH LINE OF SAID SECTION 35 A DISTANCE OF 3755.30 FEET TO A 3/4" IRON ROD FOUND; THENCE LEAVING SAID NORTH LINE OF SAID SECTION 35 A DISTANCE OF 3446.01 FEET TO A 3/4" IRON ROD FOUND; THENCE ALONG THE NORTH RIGHT OF WAY LINE OF US HIGHWAY 190; THENCE N83°33'25"W ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 3766.48 FEET TO A 5/8" IRON ROD SET ON THE WEST LINE OF SAID SECTION 35; THENCE N01°36'31"E ALONG THE WEST LINE OF SAID SECTION 35 A DISTANCE OF 203.67 FEET TO A 3/4" IRON ROD FOUND AT THE QUARTER CORNER COMMON TO SECTION 26, TOWNSHIP 8 SOUTH, RANGE 13 EAST AND SAID SECTION 35; THENCE N01°27'25"E ALONG THE WEST LINE OF SAID SECTION 35 A DISTANCE OF 2744.07 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 275.33 ACRES, INCLUSIVE OF ANY PORTION IN THE RIGHT OF WAY FOR HONEYBEE ROAD, AS SURVEYED BY DUPLANTIS DESIGN GROUP, PC, PROJECT NO. 20-889, DATED DECEMBER 28, 2020, AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS OF RECORD.

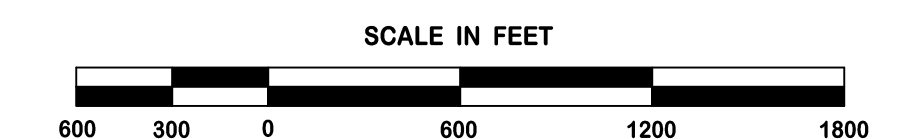
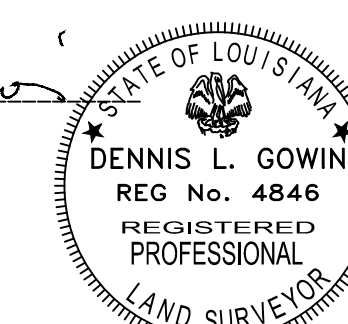
THE SERVITUDES AND RESTRICTIONS SHOWN HEREON ARE LIMITED TO THOSE SET FORTH IN THE INFORMATION PROVIDED TO US. THERE IS NO REPRESENTATION MADE BY THIS SURVEYOR THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN. TITLE WAS NOT RESEARCHED IN PREPARATION OF THIS SURVEY.

TO: HONEYBEE HOLDINGS AND LLC AND LISKOW & LEWIS

THIS IS TO CERTIFY THAT IS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, & 8 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 8, 2020

DATE OF PLAT: 01/11/2021

DENNIS L. GOWIN, P.L.S.: LA REG. NO. 4846
REGISTERED PROFESSIONAL LAND SURVEYOR
DGOWINDDGPC.COM



- LEGEND**
- FOUND PROPERTY CORNER
 - SET PROPERTY CORNER
 - GAS UTILITY MARKER
 - PROPERTY LINE
 - RIGHT OF WAY LINE
 - SECTION LINE
 - TOWNSHIP LINE
 - TOP BANK
 - LR IRON ROD
 - LP IRON PIPE
 - (M) MEASURED
 - (R) REFERENCE

REVISION	BY

DUPLANTIS DESIGN GROUP, PC
SURVEY
16564 Brewster Road, Suite 101
Covington, LA 70433
Phone: 985.249.6180 // Fax: 985.249.6190
1308 Camellia Blvd, Suite 200
Lafayette, LA 70508
WWW.ddgpc.com



ALTA/NSPS LAND TITLE SURVEY
SECTION 35, T8S-R13E
ST. TAMMANY PARISH, LOUISIANA
FOR:
HONEYBEE HOLDINGS, LLC

DRAWN BPV/NLA
CHECKED DLG
PROJECT NO. 20-889
FILE 20-889 ALTA 01-11-2021
SHEET 1-1

ZONING STAFF REPORT

Date: November 12, 2021
Case No.: 2021-2355-ZC
Posted: November 26, 2021

Meeting Date: December 7, 2021
Prior Determination: Postponed – June 1, 2021
Prior Determination: Postponed - September 7, 2021 (Hurricane IDA)
Prior Determination: October 19, 2021 - Postponed
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: George Kurz
OWNER: Honeybee Holdings, LLC
REQUESTED CHANGE: From A-4A Single-Family Residential District TO A-4A Single-Family Residential District and PUD Planned Unit Development
LOCATION: Parcel located on the east and west sides of Honeybee Road, north of US Highway 190; Slidell; S35, T8S, R13E; Ward 9, District 11
SIZE: 275.33 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

US Highway 190 -	Type: State	Road Surface: 2 Lane Asphalt	Condition: Good
Honeybee Road -	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	A-2 Suburban District
South	Undeveloped	TND-2 Traditional Neighborhood Development District
East	Undeveloped	TND-2 Traditional Neighborhood Development District
West	Residential	A-2 Suburban District and A-3 Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

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.

Mixed Use – Commercial – Conservation - These planned districts would include mixed uses, except for residential uses, – at varying densities - and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

STAFF COMMENTS/SUBDIVISION INFORMATION:

The petitioner is requesting to change the zoning classification from A-4A Single-Family Residential District to A-4A Single-Family Residential District and PUD Planned Unit Development Overlay. The site is located on the east and west sides of Honeybee Road, north of US Highway 190; Slidell. The 2025 Future Land Use Plan designates the site to be developed as a Planned District with single-family and mixed commercial uses and conservation areas.

The subject property is adjacent to residentially zoned property to the north and west, and undeveloped property that is zoned TND-2 Traditional Neighborhood Development District to the east and south.

The Honeybee Subdivision is comprised of 275.33 acres and is proposed to be developed with 962 home sites (see Table 1 below). A concurrent application to rezone the subject site from TND-2 Traditional Neighborhood Development District to A-4A Single-Family Residential District has also been submitted (Case No. 2021-2354-ZC). This zoning change is requested to establish the underlying density of the proposed residential subdivision.

TABLE 1: HONEYBEE SUBDIVISION HOME SITE SIZES		
Lot Size	Average Lot Size	Total Number Proposed
40 ft.	40' x 120' or .11 acres	411
50 ft.	50' x 120' or .14 acres	404
60 ft.	60' x 120' or .17 acres	129
Cottage Style Home	34' x 120' or .09 acres	18
Total Home Sites		962

ACCESS:

The Honeybee PUD is proposed to be accessed from the existing Parish maintained Honeybee Road, as well as another proposed entrance west of Bayou Paquet. The typical right-of-way throughout the subdivision totals 50 ft. wide, including two-11.25 ft. travel lanes. Due to the proposed density of the subject PUD, staff recommends the applicant ~~enhance the existing Honeybee Road to a Boulevard with a minimum width of 80 feet through the entire length of the PUD. Utilizing utilize a boulevard lane as the main access point with a median, sidewalks, and~~ **provide a planting strip along Honeybee Road in-between the sidewalk and the fence line of the proposed home sites. Street trees and landscaping** would enhance the safety of the proposed 962 households and provide a visual shield in-between the main travel lane for the subdivision and the 70+ home sites which are shown backing up to this busy road way. **Buffers along roadways are also effective in slowing speeding traffic, improving the aesthetics of the roadway, providing shade, and making a more inviting environment for pedestrians.**

In addition, consideration should be given to a third access point and specifically a second access point on the denser east side of the proposed development. A third access would remove the need for the proposed utility site to connect to US Highway 190 and would alleviate traffic queuing along the two proposed access points along Honeybee and the west side of the PUD.

The applicant has submitted a preliminary traffic analysis report which shows an acceptable level of service for the proposed development connections to US Highway 190. As such, the preliminary TIA did not warrant a boulevard for the entire length of the existing Honeybee Road. A complete TIA will be required at the tentative submittal to the Planning Commission if this zoning request is approved. This required document will address surrounding intersections, existing development, intersection level of service, and traffic queuing. The applicant will be required to submit this document to the Louisiana Department of Transportation and Development. DOTD is the entity that will determine how many and what types of connections are required along the State right-of-way.

TABLE 2: GENERAL INFORMATION	
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
Setbacks & Maximum height	Provided as Required
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Community sewer and water is required. This development will need a letter of acceptance from the sewer and water provider or, if providing a package plant the following will be required: <ol style="list-style-type: none"> 1. A licensed utility company is required to own, operate, and maintain package plants. 2. LDH Permit required for community water and installation of wastewater package plants. 3. LDEQ permit required for discharges from package plants.
Wetland Delineations	Provided as Required: Note the applicant may need to reconfigure the PUD layout based on the outcome of the Jurisdictional Determination.
Flood Zone Demarcation Lines	Provided as Required
Ultimate Disposal of Surface Drainage	Provided as Required
Environmental Assessment Data Form	Provided as Required

DENSITY

Per the UDC, Section 130-1674(4), 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.

The proposal is for 962 residential lots, which is 77% of the maximum allowable density of the PUD per the requested A-4A Single-Family Residential designation (2020-2354-ZC). This zoning classification allows the highest single-family residential density available within the Unified Development Code: six units per acre (see Table 3).

Per Sec. 130-1674(c)(4)(c), “if lots and or parcels are created within the boundaries of the PUD, no minimum size or yards shall be required, except as approved as part of the individual PUD proposal”. This section within the PUD ordinance provides developers the ability to renegotiate lot sizes and density allocations for a trade off on recreational and greenspace for the benefit of the residents. It should be noted however that 833 of the proposed 962 lots (87%) are significantly less than the 60 ft. width which would be required under the requested A-4A zoning classification **if the property were to be developed without the PUD overlay. Staff has determined that if the proposed PUD layout does not satisfy the purpose statements of a PUD, the applicant should be required to abide by the underlying zoning lot size requirements rather than obtain a higher density through providing 833 lots which have widths of 35 ft, 40 ft., and 50 ft.**

TABLE 3: DENSITY CALCULATIONS

<u>Zoning</u>	<u>Acreage</u>	<u>Density Calculation</u>	<u>Max Net Density</u>
Existing TND-2	275.33 acres	The minimum allowable density within the TND-2 is 5 to 8 single-family dwelling units per net acre. *This density level is elevated from the typical allowable density within the residential zoning classifications due to the required mix of residential and commercial uses for a TND-2. The purpose of the TND-2 is to encourage mixed-use, compact development in exchange for economic opportunity and environmental and social equity for the residents, which provides commercial, civic and residential uses within a single development site to reduce traffic along existing corridors.	1,376 units – 2,202 units
A-4A	275.33 acres	The maximum net density permitted shall be six units per acre.	1,651 units
Proposed: A-4A and PUD	275.33 acres	Total area x 0.75 = _____ x maximum net density = _____ lots	1,238 units

GREENSPACE

Per the UDC, Section 130-1674(a)(8), a minimum of 25% of open space is required for all PUD subdivisions. The petitioned PUD consists of 275.33 acres, requiring 68.83 acres of open space. The Honeybee PUD plan shows a total of 69.08 acres of greenspace.

The purpose of a PUD is to provide environmentally sensitive design that is of a higher quality than would be possible under the regulations otherwise applicable to the property.

Sec. 125-95(a) of the subdivision regulations states that recreational green space must be exclusive of green belts, reserved easements, or servitudes. **This means that if the property were to be developed without the requested PUD overlay and under the subdivision regulations, the applicant would be required to provide 580 sq. ft. of greenspace per lot which would be exclusive of green belts, reserved easements, or servitudes.**

Staff has concerns that a large majority of the greenspace provided is comprised of easements, servitudes, and buffers, and therefore ~~does not meet the intent of the PUD requirements~~ **is not of a higher quality than would be possible without the PUD.** (see Table 4). ~~While not opposed to the addition of several acres of pocket parks situated throughout the PUD, staff would like to see that more amenities are added to these parks to ensure the greenspace that is provided is functional and beneficial to the residents. Currently, it appears as though the Honeybee PUD is providing three playground sets and an “open field” to accommodate 962 proposed home sites.~~ **As per Table 4, if the applicant eliminated Bayou Paquet, the gas servitude, “space around the lakes”, and buffers from the total amount of greenspace provided, the PUD plan would be providing 36.59 acres, which is merely 53% of the greenspace required.**

*This illustration is not meant to show that the proposed amenities would not meet the subdivision ordinance, but rather to note that 47% of the greenspace provided on the PUD plan is comprised of easements, servitudes, and buffers which would not be permitted if the property were to be developed without the PUD overlay and is therefore not of a higher quality.

TABLE 4: GREENSPACE CALCULATIONS			
<u>Greenspace Type</u>	<u>Amenity</u>	<u>Acreage</u>	<u>Percentage</u>
Amenity Site	Playground	5.48 acres	7.93%
Bayou Paquet	Passive Greenspace	13.68 acres	19.80%
Gas Servitude	Walking Path	2.16 acres	3.13%
Other Green Space:			
1. Space around the lakes	Servitudes, Easements, and Buffers	16.65 acres	53.06%
2. Buffers			
3. Pocket Parks	Pocket Parks	20 acres	
½ Storm Water Management Areas	Ponds	11.11 acres	16.08%
Total:		69.08 acres	100%

a. A complete Recreational Development Plan shall be submitted depicting the proposed amenities, a time schedule for development, and the entity whom shall be responsible for the liability and maintenance of the recreational amenities and greenspace areas.

Sec. 130-1672 - Purpose

1. *Environmentally sensitive design that is of a higher quality than would be possible under the regulations otherwise applicable to the property.*

- ~~If approved, the 275.33-acre site could be developed under the A-4A Single Family Residential District site and structure provisions (2021-2354 ZC). This zoning classification would allow for a gross density of 1,652 home sites and if developed under the normal subdivision regulations would be required to provide 21.99 acres of greenspace. Per Sec. 125-95(a), that recreational green space would be required to be exclusive of green belts, reserved easements, or servitudes. As shown in Table 4, 63.47% of the greenspace that is proposed to be dedicated to the PUD is comprised of “space around lakes”, buffers, Bayou Paquet, and an existing gas servitude, and ponds. This would not be permitted under the typical subdivision regulations and therefore should not be considered. Therefore, this development is not of a higher quality than would be possible under the regulations otherwise applicable to the property.~~
- Wetland limits include an approximation of 212.22 acres or more which accounts for a total of around 70% of the total PUD. If wetlands are to be developed, they should be done so in a way that is in accordance with an environmentally friendly design including limiting land disturbance, protection of natural areas and habitats, and innovative and effective storm water management. It appears that this site is comprised of a large majority of forested wetlands which serve an important function in flood mitigation. Removal of tree canopy and roots disturb the natural storage capacity of rainfall. Developing these wetlands may significantly increase runoff therefore exacerbating flooding and adversely impacting neighboring properties.
- Staff has received a revised Drainage Impact Analysis on Thursday, 11/11/2021 in response to comments issued by the Department of Planning and Development on 11/4/2021. The revised study is currently being reviewed by the Engineering Department, and additional comments or conceptual approval of the Drainage Impact Analysis will be issued upon completion of the review.

2. *Diversification and variation in the relationship of residential uses, open space and the setbacks and height of structures in developments intended as cohesive, unified projects.*

- As shown in Table 1, the Honeybee PUD is providing eighteen-35 ft. wide lots for the construction of Cottage Style homes. This means that 944 of the 968 lots fluctuate by a width of 10 feet. Staff has determined that these lot sizes ~~and~~ do not provide the diversification and variation of residential uses encouraged by the Planned Unit Development.

3. *Functional and beneficial uses of open space areas.*

- The applicant has stated that the proposed Honeybee PUD will provide a swimming pool, a clubhouse, an open sports field, three playgrounds, and sidewalks throughout the neighborhood. The PUD ordinance requires active and passive uses but does not list how much of each is required. Staff questions whether the amenities listed provide enough public benefit to negate the required lot size requirements that a typical subdivision would need to follow. ~~Almost 63% of the greenspace provided is comprised of required area around the ponds, greenspace buffers, and servitudes. Considering the high density of the proposed subdivision, additional active areas and amenities~~

~~should be provided that are exclusive of buffers and servitudes. Three playground sites and an “open field” does not provide enough active recreation to meet the purpose of a PUD and does not provide enough public benefit to negate the site and structure provisions that a typical subdivision would need to follow.~~ The Honeybee PUD plan should provide more functional and beneficial uses of open space or develop the subdivision according to the 60 ft. lot requirement under the A-4A zoning classification. **Per Sec. 130-1674(c), the Zoning Commission reserves the right to add stipulations and conditions to its approval and shall determine if the applicant has met all or part of the PUD parameters.**

4. *Preservation of natural features of a development site.*

- Although not required, the Department of Planning and Development strongly encourages buffers along the exterior property lines of proposed subdivisions. The applicant has provided a 50 ft. “landscape buffer” along Highway 190 **and** a 50 ft. “undisturbed buffer” to the north **which are included in the greenspace calculations.** ~~as well as a two 25 ft. “disturbed buffers” to the east and west.~~ While staff welcomes the use of greenspace to screen the residential development from existing land uses, staff has determined that these buffers should not ~~help to make up the majority of~~ **contribute any portion of required** green space amenities for the residents.

5. *Creation of a safe and desirable living environment for residential areas characterized by a unified building and site development program.*

- ~~Due to the proposed high density of this PUD, the applicant should ensure every home site has access to a substantial greenspace amenity. In addition, the applicant should ensure parking is provided at all three amenity sites to ensure that every home has reasonable access.~~
- **The applicant has provided a “PUD Walking Exhibit” which shows a ½ mile radius circle centered on each park location. This plan illustrates that every lot in the development is within ½ mile from a playground. In addition, the developer has agreed to add parking at all playground locations to ensure that every home has reasonable access.**

6. *Rational and economically sound development in relation to public services.*

- **This section of Highway 190 does not have sufficient existing utilities. As such, the Honeybee PUD is proposing to provide an onsite potable water well and a wastewater treatment plant. The Louisiana Department of Environmental Quality has determined the wastewater treatment plant must operate with zero discharge except during extreme events such as a 25-year storm. Staff has concerns that the Honeybee PUD is proposing to comingle wastewater effluent in stormwater ponds which is not consistent with the current St Tammany Parish stormwater ordinance [Sec. 115-106(e)]. All stormwater ponds must be disconnected from the proposed effluent pond which must discharge directly toward the US Highway 190 ditch.**
- **In addition, staff questions whether this level of density is appropriate in an area that does not have availability for central sewer connection and or assimilative capacity of a receiving stream. Staff is concerned that the proposed density could cause a water quality collapse due to excess nutrients entering the ecosystem.**
- Community sewer and water is required. This development will need a letter of acceptance from the sewer and water provider or, if proving a package plant, the following will be required:
 - i. A licensed utility company is required to own, operate, and maintain package plans
 - ii. LDH Permit is required for community water and installation of wastewater package plants
 - iii. LDEQ permit is required for discharges from package plant
- The applicant has not yet provided information concerning which company will be responsible for central sewer and water services.

7. *Efficient and effective traffic circulation, both within and adjacent to the development site.*

- ~~The site is proposed to predominantly be accessed from the existing Parish maintained Honey Bee Road, as well as another proposed entrance west of Bayou Paquet. Due to the proposed density of the subject PUD, staff recommends the applicant enhance the existing Honeybee Road to a Boulevard or Avenue with a minimum width of 80 feet for the entire duration of the PUD. In addition to the Honeybee Road Boulevard, add an additional east-west boulevard should be constructed.~~ **to the proposed PUD plan, or otherwise provide data from the preliminary TIA.**

8. *Creation of a variety of housing compatible with surrounding neighborhoods to provide a greater choice of types of environment and living units.*

- The applicant has submitted a concurrent request to change the underlying zoning designation of the 275.33-acre subject site from TND-2 Traditional Neighborhood Development District to A-4A Single-Family Residential District (2021-2254-ZC). The subject property is adjacent to residential property zoned A-2 Suburban District to the north, residential property zoned A-2 Suburban District and A-3 Suburban District to the west, and undeveloped property zoned TND-2 Traditional Neighborhood Development District to the south and the east. ~~Although the property was rezoned to TND-2 through the 2009 comprehensive rezoning,~~ The requested **density of 962 home sites** ~~zoning change to A-4A and PUD~~ is not consistent with the existing surrounding residential development. If approved, the request to change the underlying zoning classification to A-4A will increase the **developed** density in the area **and is therefore incompatible with the existing surrounding neighborhoods.** ~~when compared to the current residential development and the existing zoning classifications within the immediate area.~~

COMPREHENSIVE PLAN ANALYSIS

The 2025 Future Land Use Plan designates the site to be developed as a Planned District with single-family residential uses, mixed commercial uses, and conservation areas. The current request for the Planned Unit Development overlay could accomplish the intention of the site's comprehensive use designation, providing the intent of the purpose statements listed under Sec. 130-1672 are met.

SUMMARY

Per Sec. 130-1674(c), the Zoning Commission shall hold a formal public hearing on the zoning overlay request. The Zoning Commission reserves the right to add stipulations and conditions to its approval and shall determine if the applicant has met all or part of the PUD parameters.

Staff has determined the following:

1. The applicant is required to name the service provider for the proposed 962 home sites including sewer and water connections.
2. As submitted, there is no diversification of single-family housing types. **Staff has determined the 18 proposed cottage style home sites does not provide diversification and variation in the relationship of residential uses.**
3. Consideration should be given to a third access point and specifically a second access point along the eastern side of the proposed PUD. A third access point would provide connection to the proposed utility site location and alleviate traffic queuing along Honeybee Road and the western side of the subdivision. **The applicant has provided a preliminary traffic impact analysis report which shows an acceptable level of service for the proposed development connections to US Highway 190. A complete TIA will be required at the Tentative submittal to the Planning Commission if this zoning request is approved. This document must also be supplied to the Louisiana Department of Transportation and Development. DOTD is the entity that will determine how many and what types of connections are required along the State right-of-way.**
4. Staff has determined that adverse traffic impacts may be created. Based on data sets provided by the Trip Generation Manual, 10th Edition Supplement, it appears that the proposed density of this development will generate over 8,346 new vehicle trips a day to the area with two-two-way access roads servicing the development. **The applicant has provided a preliminary traffic analysis report which states an acceptable level of service for the proposed development connections to US Highway 190. A complete TIA will be required at the tentative submittal to the Planning Commission if this zoning request is approved. This required document will address surrounding intersections, existing development, intersection level of service, and traffic queuing.**
5. The proposed density for this development is above the existing density in a majority of the surrounding **developed** area. If approved, the request to change the underlying zoning classification to A-4A will increase the density in the area when compared to the current residential development. ~~and the existing zoning classifications within the immediate area.~~ Staff has determined that the proposal for 962 homes could create negative impacts on traffic, drainage, and safety.

Case No.: 2021-2355-ZC

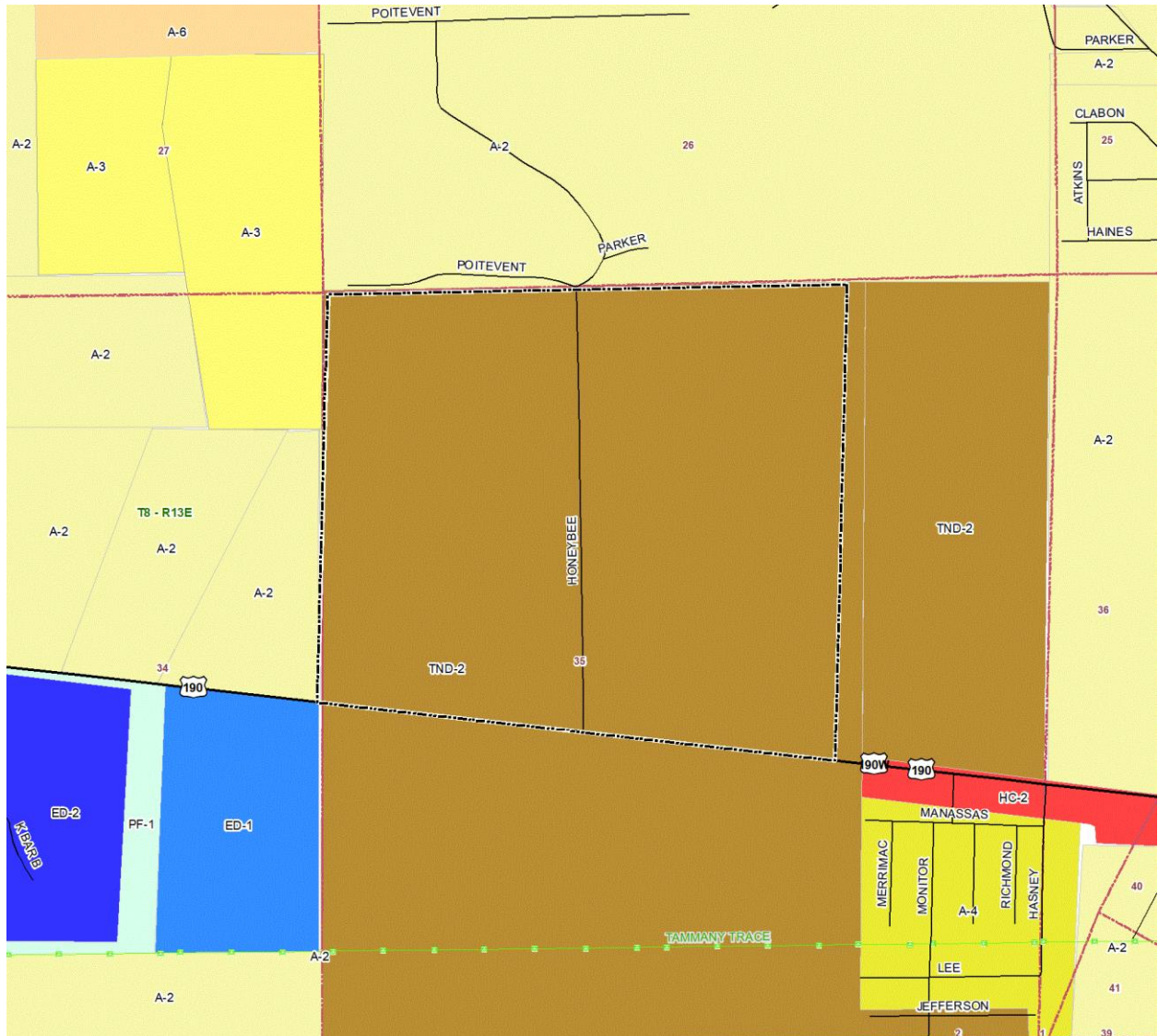
PETITIONER: George Kurz

OWNER: Honeybee Holdings, LLC

REQUESTED CHANGE: From A-4A Single-Family Residential District and A-4A Single-Family Residential District and PUD Planned Unit Development Overlay

LOCATION: Parcel located on the east and west sides of Honeybee Road, north of US Highway 190; Slidell; S35, T8S, R13E; Ward 9, District 11

SIZE: 275.33 acres



PBC-1
2021-2355-ZC

A-6

27

A-3

POITEVENT

GREEN

HONEYBEE

26

A-2

T8 - R13E

PARKER

A-2

A-2

A-2

34

TND-2

35

TND-2

190

190W

HC-2

ED-1

MANASSAS

MERRIMAC

MONITOR

A-4

TAMMANY TRACE

LEE

JEFFERSON

A-2

3

T9 - R13E

2

A-2

A-2

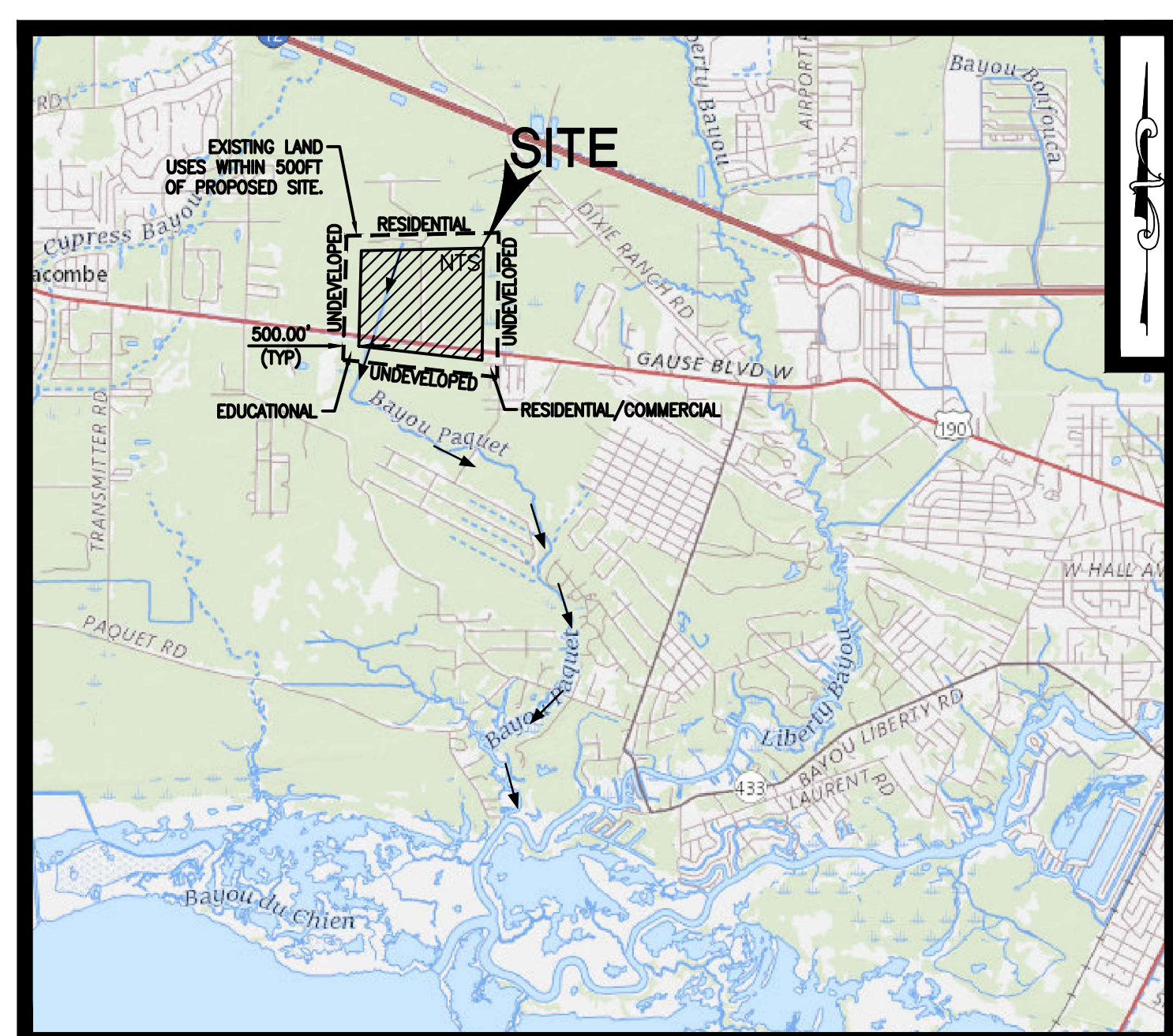
40

PARK

2021-2355-ZC

CONCEPTUAL PLAN FOR REZONING HONEYBEE SUBDIVISION A PLANNED UNIT DEVELOPMENT SECTION 35, TOWNSHIP 8 SOUTH - RANGE 13 EAST GREENSBURG LAND DISTRICT ST. TAMMANY PARISH, LOUISIANA

DEVELOPER: HONEYBEE HOLDINGS 7696 VINCENT ROAD DENHAM SPRINGS, LA. 70726 PRIMARY CONTACT: ADAM KURZ Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is NOT located in a special flood hazard area. It is located in Flood Zone G. FIRM Panel # 2050415-G Rev. April 2, 1991 FIRM Panel # 2252050405-G Rev. October 17, 1999



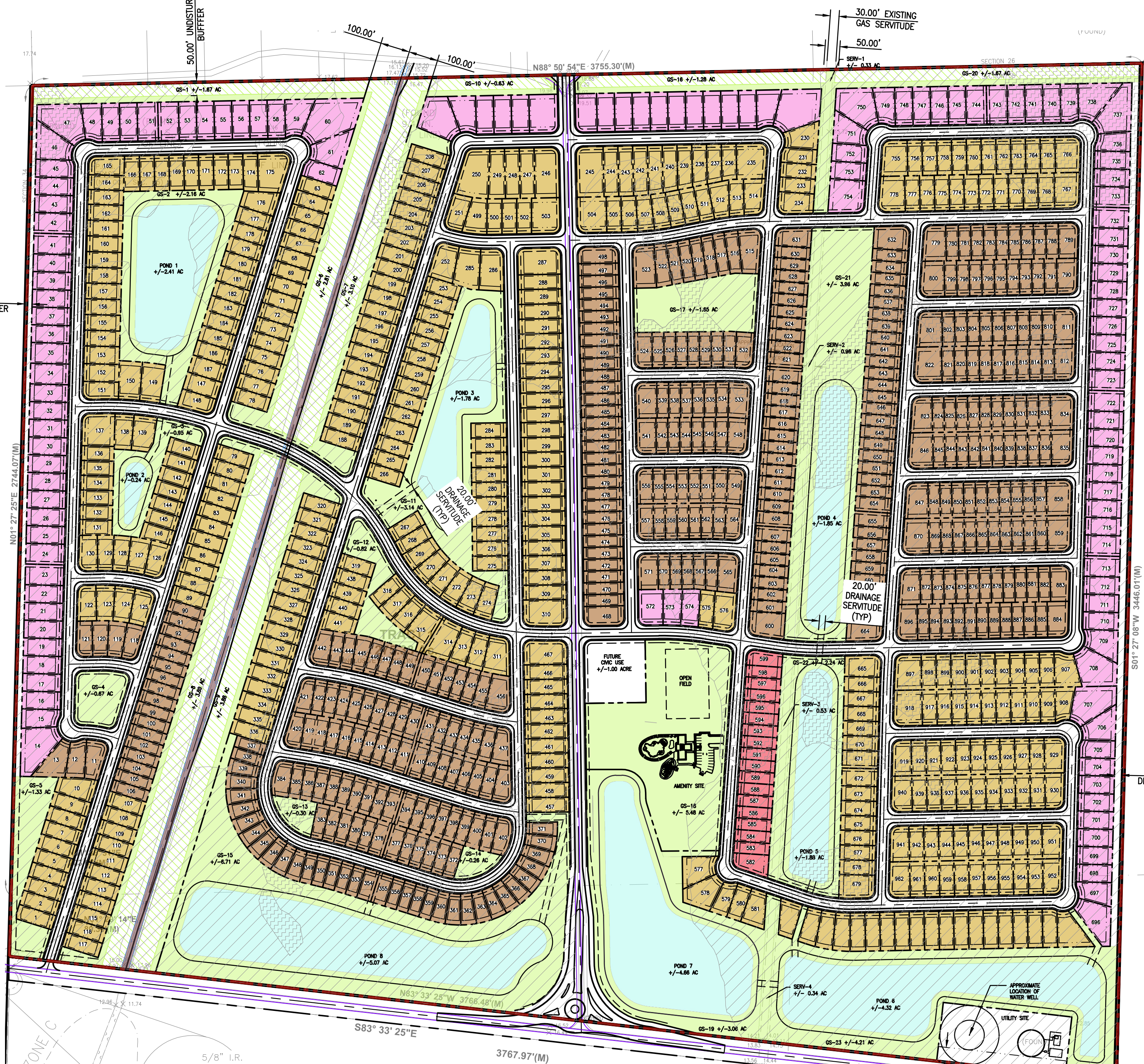
VICINITY MAP N.T.S.

Table with 4 columns: Area, No. of Lots, Avg. 40' x 120' Lot Size, Avg. Cottage Style Home Lot Size. Includes details for 275.33 acres, 962 lots, and various setback and utility specifications.

Area Summary table showing percentages for Dedicated Right-of-Way (16.55%), Lot Acreage (51.72%), Storm Water Management Areas (8.07%), Other Green Space (18.94%), Utility Site (0.55%), Amenity Site (2.53%), Open Space (1.69%), and Total Acreage (100%).

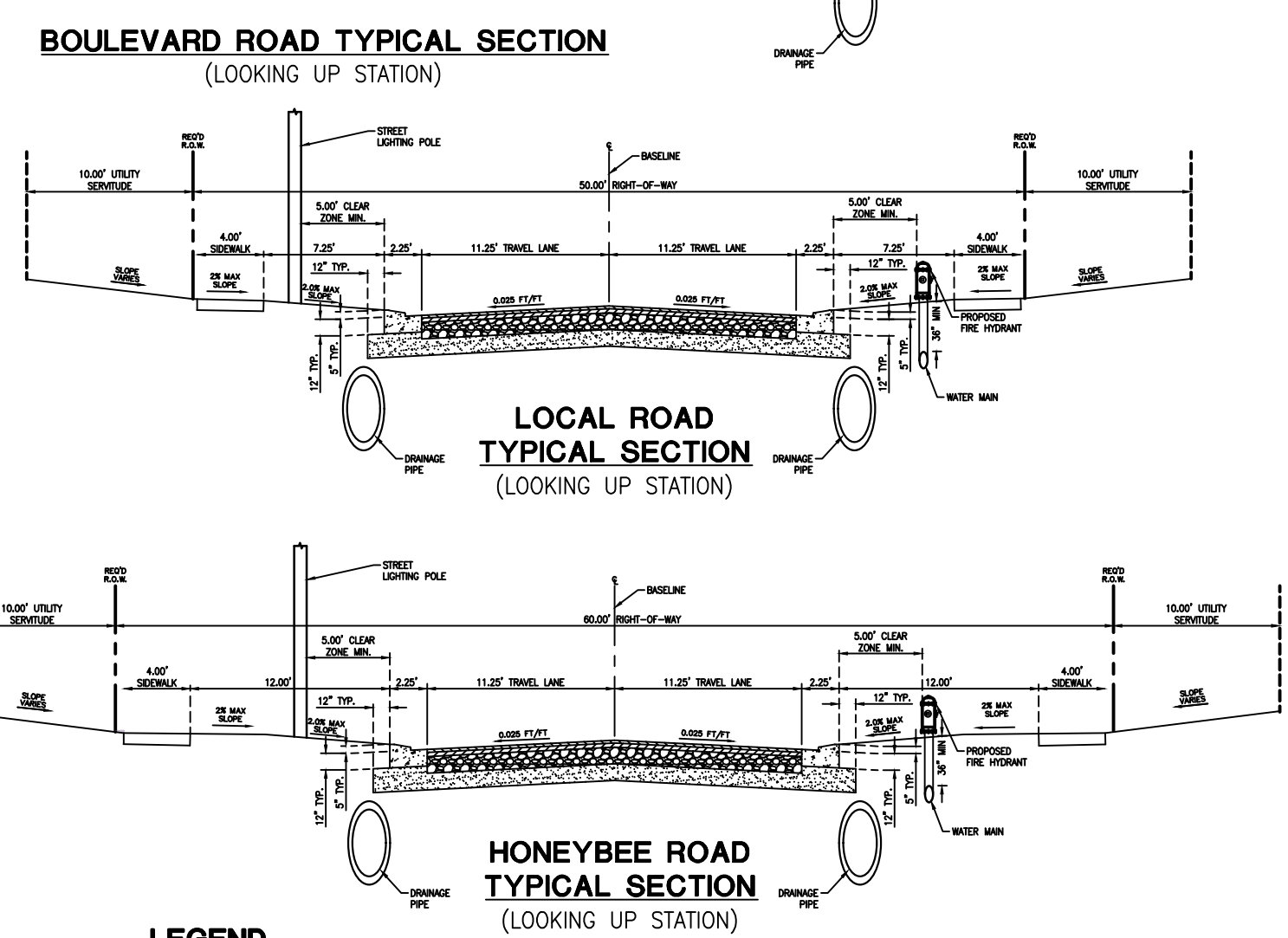
Green Space Calculations table showing percentages for Amenity Site (7.93%), Bayou Paquet (19.80%), Gas Servitude (3.13%), Other Green Space (53.06%), and Storm Water Management Areas (16.08%).

- Restrictive Covenants: 1. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE... 2. CONSTRUCTION OF ANY NATURE IS PROHIBITED IN DRAINAGE OR STREET EASEMENTS... 3. LOTS MAY NOT BE USED FOR THE STORAGE OF TRASH OR JUNK VEHICLES...



- Development Notes: 1. THE MINIMUM FLOOR ELEVATION SHALL BE ESTABLISHED BY NATIONAL FLOOD ELEVATION CRITERIA (FEMA) AND/OR ST. TAMMANY PARISH... 2. LANDSCAPING TO MEET ALL ST. TAMMANY PARISH REQUIREMENTS... 3. ROAD EXTENSIONS SHOWN HEREIN ARE NOT CONSIDERED FINAL DESIGN LOCATIONS...

Survey Description: A CERTAIN PIECE OR PARCEL OF LAND BEING THAT PORTION OF THE WEST HALF AND THE WEST HALF OF THE EAST NORTH, LESS AND EXCEPT A STRIP ONE ACRE WIDE ON THE EAST SIDE, LYING NORTH OF US HIGHWAY 190, SECTION 35, TOWNSHIP 8 SOUTH, RANGE 13 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1 1/2" IRON PIPE FOUND NEXT TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF SAID SECTION 35; THENCE N88°50'54"E ALONG THE NORTH LINE OF SAID SECTION 35 A DISTANCE OF 3755.30 FEET TO A 1/2" IRON ROD FOUND; THENCE LEAVING SAID NORTH LINE OF SAID SECTION 35 AT A DISTANCE OF 3446.01 FEET TO A 1/2" IRON ROD FOUND ON THE NORTH RIGHT OF WAY LINE OF US HIGHWAY 190; THENCE N83°33'25"W ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 3766.48 FEET TO A 5/8" IRON ROD SET ON THE WEST LINE OF SAID SECTION 35; THENCE N01°36'31"E ALONG THE WEST LINE OF SAID SECTION 35 A DISTANCE OF 203.67 FEET TO A 1/2" IRON ROD FOUND AT THE QUARTER CORNER COMMON TO SECTION 26, TOWNSHIP 8 SOUTH, RANGE 13 EAST AND SAID SECTION 35; THENCE N01°27'25"E ALONG THE WEST LINE OF SAID SECTION 35 A DISTANCE OF 2744.07 FEET TO THE POINT OF BEGINNING.



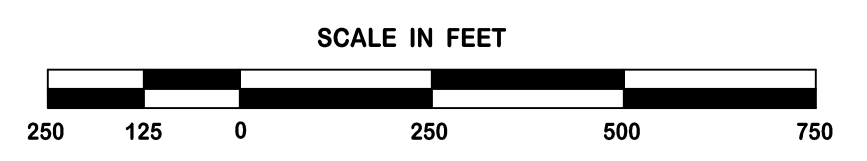
Legend: BAYOU PAQUET TOP OF BANK TO TOP OF BANK, MARGINAL MIXED WETLANDS 21.18 ACRES, PS WETLANDS 191.04 ACRES, PROVIDED GREEN SPACE, STORM WATER MANAGEMENT AREA, BOUNDARY LIMITS, 40 FT LOT (411 LOTS), 50 FT LOT (404 LOTS), 60 FT LOT (129 LOTS), COTTAGE STYLE HOME (18 LOTS), UTILITY SITE, UNDISTURBED GREEN SPACE.

Setback Summary: 40', 50', & 60' LOTS: 20' FRONT, 15' REAR, 5' SIDE. Cottage Style: 20' FRONT, 15' REAR, 5' ON NON-SHARED PROPERTY LINE. Density Formula: 0.75 X TOTAL ACRES X MAXIMUM DENSITY = 1,239 UNITS ALLOWED. Density Proposed: 275.33 AC/962 LOTS = 3.49 UNITS/ACRE.

- Active Amenities: PLAYGROUNDS, AMENITY CENTER, OPEN FIELD. Passive Amenities: WETLANDS, BAYOU PAQUET, STORM WATER MANAGEMENT AREAS, GAS LINE SERVITUDE.

Dedication: ALL STREET RIGHTS-OF-WAY SHOWN HEREON ARE NOT DEDICATED TO THE PARISH OF ST. TAMMANY BUT ARE DEDICATED TO THE PERPETUAL USE OF THE COMMUNITY DEVELOPMENT DISTRICT AND IS TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT WITH THE EXCEPTION OF HONEYBEE ROAD. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTIONS OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR INTENDED USE.

Not For Construction P.U.D. EXHIBIT



Revision table with columns: REVISION, BY, COMMENTS. Shows revisions by NUL and EHS.

DDG DUPLANTIS DESIGN GROUP logo and address: 16564 E. Brewster Road, Suite 101, Covington, LA 70433.

Stamp area with fields for SIGNATURE and DATE.

HONEYBEE SUBDIVISION SECTION 35, TOWNSHIP 8 SOUTH - RANGE 13 EAST GREENSBURG LAND DISTRICT ST. TAMMANY PARISH, LOUISIANA FOR HONEYBEE HOLDINGS DENHAM SPRINGS, LOUISIANA



Project information: DRAWN NUL, CHECKED EHS, ISSUED DATE 03-19-2021, ISSUED FOR REZONING, PROJECT NO. 20-889, FILE 20-889 PUD-1, SHEET PUD-1.

2021-2355-ZC



OPEN SPACE

PEDESTRIAN CIRCULATION

-  LAKE (27.94 A)
-  GREEN (56.93A)

-  WALKING PATH

GREEN SPACE INCLUDES:
AMENITY SITE, BAYOU PAQUET, GAS SERVITUDE,
BUFFERS, AREA AROUND LAKES, ETC.

2021-2355-ZC



4' BLACK ALUMINUM FENCE 

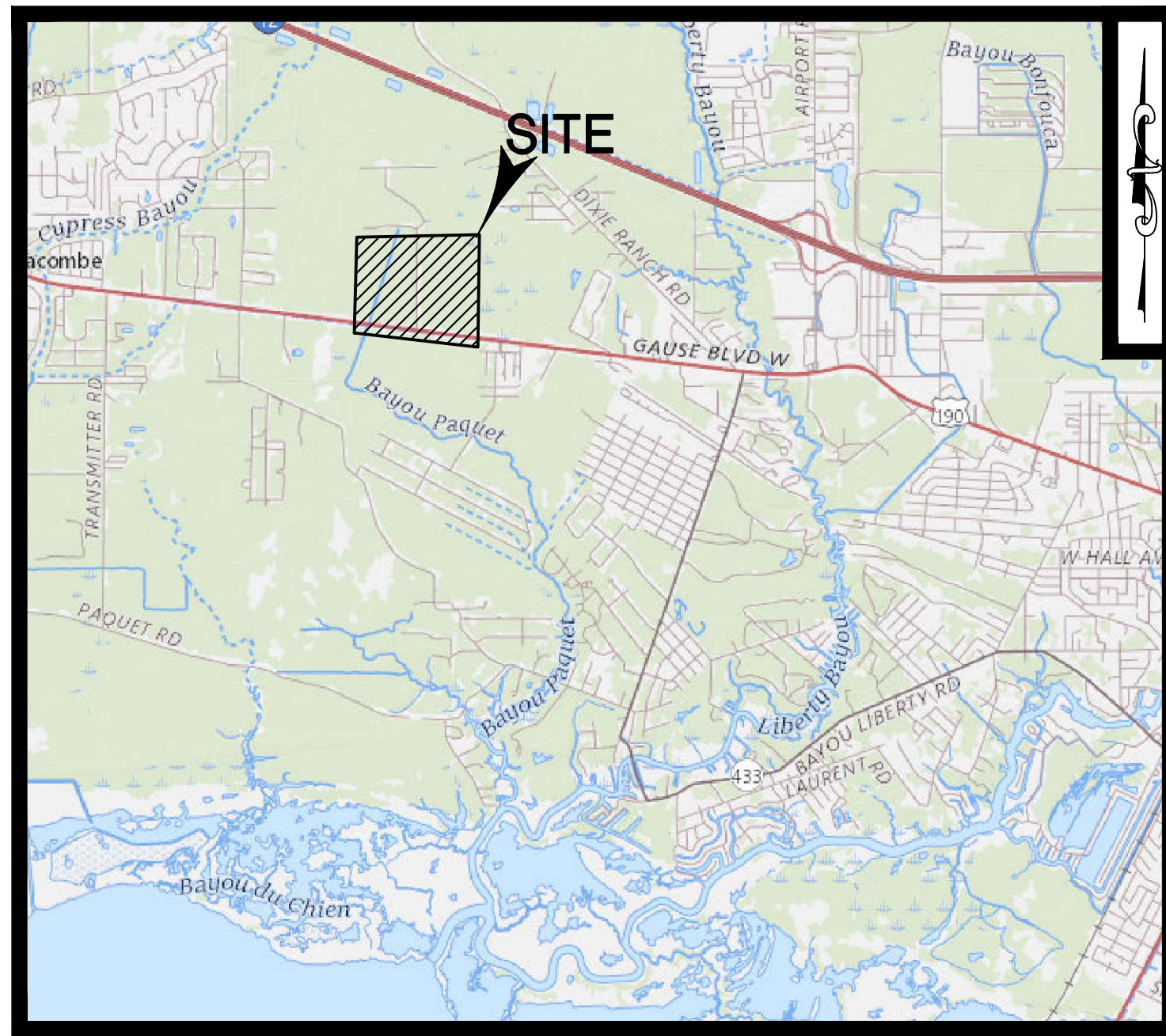


6' STAINED/PAINTED WOODEN FENCE 



WHITE BARN YARD FENCE 





VICINITY MAP
N.T.S.

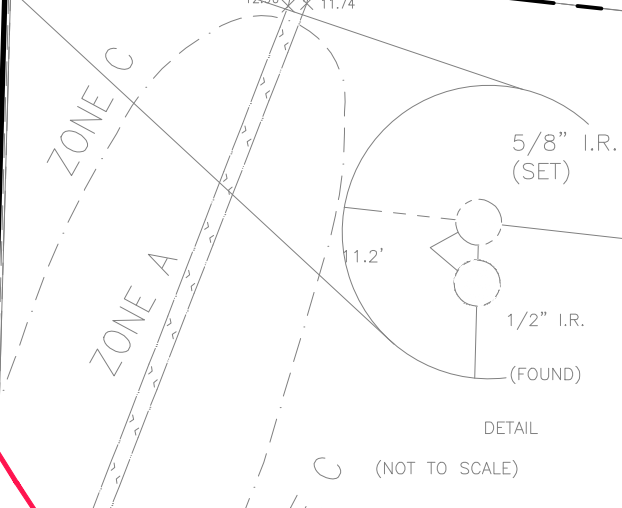
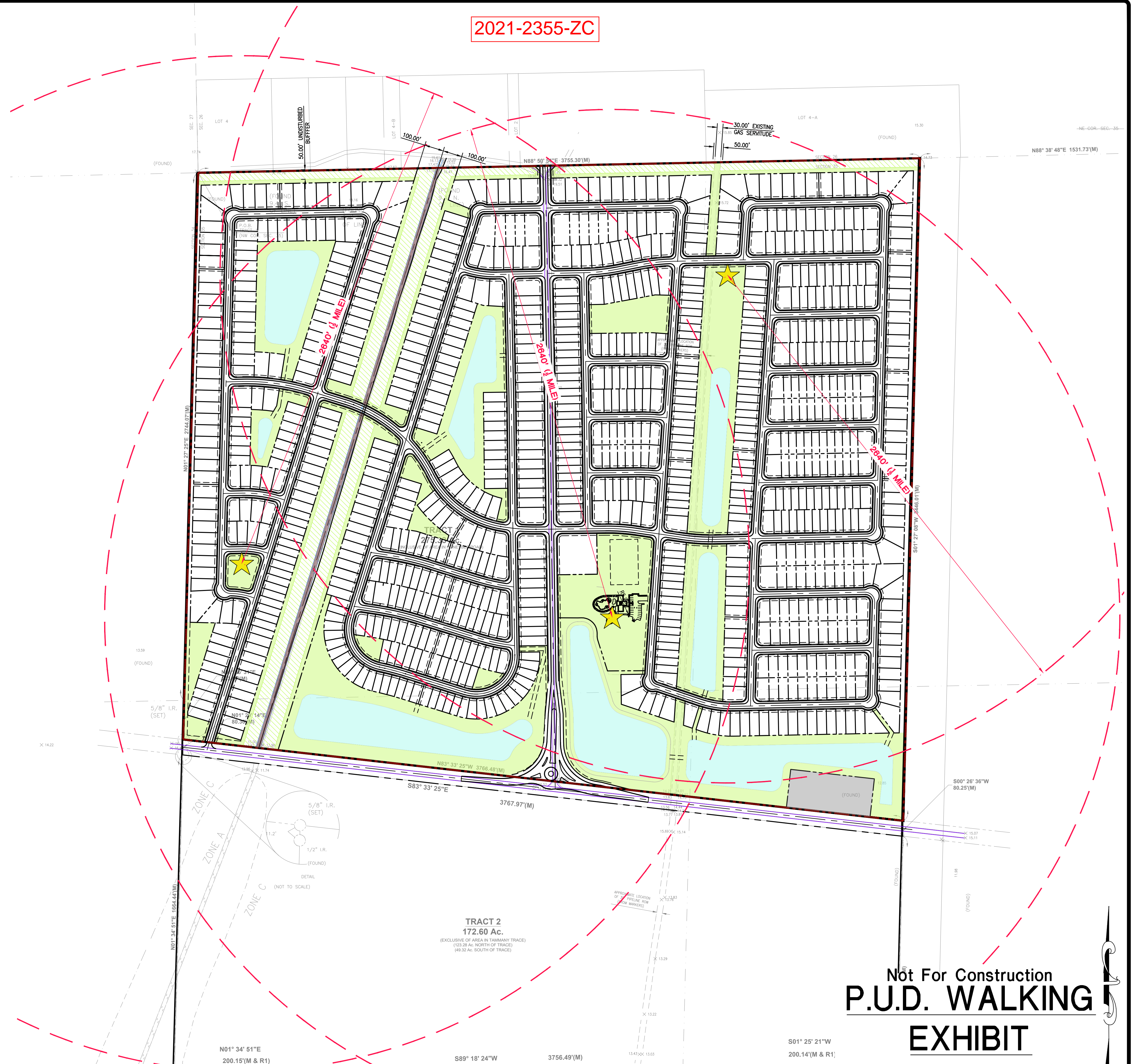
GREEN SPACE CALCULATIONS

AMENITY SITE	± 5.48 ACRES - 7.93%
BAYOU PAQUET (EXCLUDING AREA BETWEEN TOP OF BANK TO TOP OF BANK)	± 13.68 ACRES - 19.79% ± 9.78 UNDISTURBED ACRES - 14.15%
GAS SERVITUDE	± 2.16 ACRES - 3.12%
OTHER GREEN SPACE (SPACE AROUND LAKES, BUFFERS, POCKET PARKS, ETC.)	± 36.75 ACRES - 53.16% ± 3.41 UNDISTURBED ACRES - 4.93%
1/2 OF STORM WATER MANAGEMENT AREAS	± 11.06 ACRES - 16.00%
TOTAL ACREAGE PROVIDED:	± 69.13 - 100%
TOTAL ACREAGE REQUIRED:	± 68.83

LEGEND

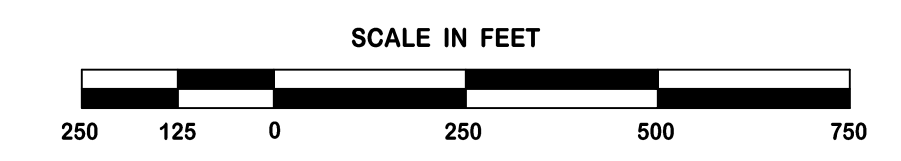
- BAYOU PAQUET
TOP OF BANK TO TOP OF BANK
- UTILITY SITE
- UNDISTURBED
GREEN SPACE
- PROVIDED GREEN SPACE
- STORM WATER
MANAGEMENT AREA
- BOUNDARY LIMITS
- PLAYGROUND

2021-2355-ZC



TRACT 2
172.60 Ac.
(EXCLUSIVE OF AREA IN TAMMANY TRACE)
(123.26 AC. NORTH OF TRACE)
(49.32 AC. SOUTH OF TRACE)

Not For Construction
P.U.D. WALKING
EXHIBIT



REVISION	BY

16564 E. Brewster Road,
Suite 101
Covington, LA 70433
Office: 985.249.6180
Fax: 985.249.6190
www.ddgpc.com



STAMP

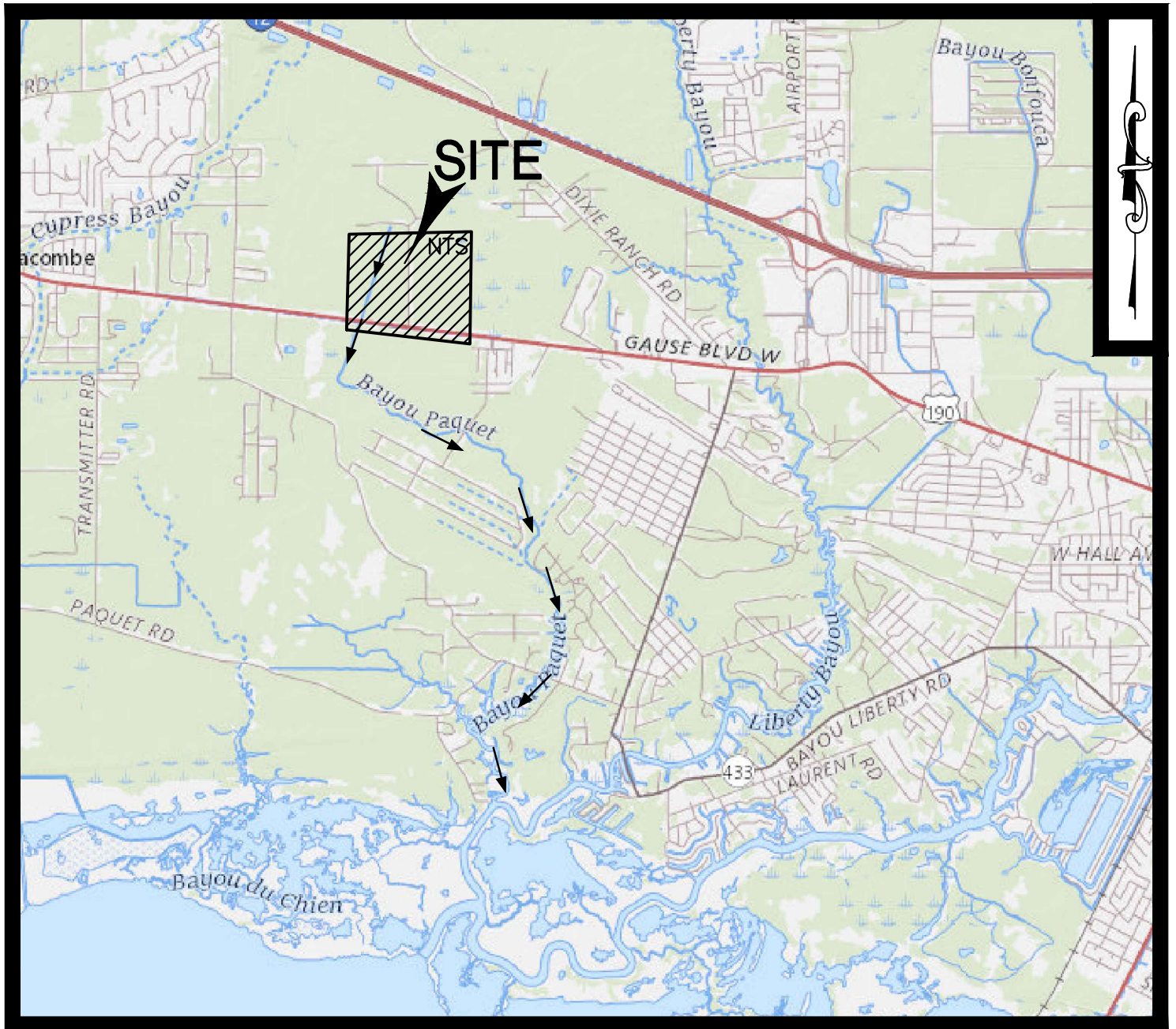
SIGNATURE: _____

DATE: _____

HONEYBEE SUBDIVISION
SECTION 35, TOWNSHIP 8
SOUTH - RANGE 13 EAST
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA
FOR HONEYBEE HOLDINGS
DENHAM SPRINGS, LOUISIANA

DRAWN	NUL
CHECKED	EHS
ISSUED DATE	10-27-2021
ISSUED FOR	REZONING COORD.
PROJECT NO.	20-889
FILE	20-889 PUD Walking Exhibit
	10-27-21
SHEET	
EX-1	

M:\CAD\Uwg\20-000\20-889 Exhibits\Open Space Walking Exhibit\20-889 PUD Walking Exhibit 10-27-21.dwg



Honeybee Subdivision
Ultimate Disposal of Surface Drainage

2021-2355-ZC

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: D.R. Horton, Inc. - Gulf Coast

Developer's Address: 7696 Vincent Road Denham Spring Louisiana 70726
 Street City State Zip Code

Developer's Phone No. 225-664-1240
 (Business) (Cell)

Subdivision Name: Honeybee Subdivision

Number of Acres in Development: +/- 275.33 Number of Lots/Parcels in Development: 1,002

Ultimate Disposal of Surface Drainage: Lake Pontchartrain via Bayou Paquet

Water Surface Runoff Mitigation Proposed: Subsurface drainage to series of detention ponds

(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? N/A

- Does the subdivision front on any waterways? Yes No

If yes, what major streams or waterways? Headwaters of Bayou Paquet

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

If yes, which major arterial streets? LA Hwy 190

- 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 sitework 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.



5-13-2020

**ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)**

DATE