



# St. Tammany Parish Government

Department of Development  
P. O. Box 628  
Covington, LA 70434  
Phone: (985) 898-2529  
Fax: (985) 898-3003  
mail: [planning@stpgov.org](mailto:planning@stpgov.org)

## APPEAL # 1

Pat Brister  
Parish President

ZC Approved :

8/4/15

**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 DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.**

### APPEAL REQUEST

DATE: 8/6/15

Case Number:

ZC13-04-022

ZC13-04-022

Major Amendment to the PUD (Planned Unit Development) District

Size: 16.811 acres

Petitioner: Mark Malkemus

Owner: Step Three Investments, LLC

Location: Parcel located at the end of Andrew Drive, east of Hollycrest Lane  
S15,T7S,R11E, Ward 3, District 5

Council District: 5

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.

*René Mague*  
(SIGNATURE)

PRINT NAME: RENE MAGUESPAE

ADDRESS: # 8 HOLLYCREST LN. COVINGTON LA 70433

PHONE # 985-264-0181



A signed hard copy of the Appeal Request submitted to our office. They cannot faxed or emailed.

RECEIVED

AUG 06 2015  
Per: *R. J. J. J.*



Case No.: ZC13-04-022

Lot Type	Number of lots	Lot size	Setbacks		
			Front	Rear	Side
Neighborhood Lots	1 to 25	60' X 95'	15'	10'	0' to 5'
	42 to 48				
Neighborhood Lots	26 to 40		15'	20'	0' to 5'
	41				
Courtyard Lots	68 to 76	50' X 85'	15'	10'	0' to 5'
Courtyard Lots	49 to 54		15'	15'	0' to 5'
Cottage Lots	55 to 67	40' X 80'	15'	15'	0' to 5'

**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	Provided as Required
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Provided as Required (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

**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.

The gross density of this property, based on the underlying zoning of A-4A, is at 6 units per acre, which would allow for a total of 100 units. Based on the A-4A Zoning Districts, the net density would allow for 76 lots. The proposal is for 76 units with a net density of 6 lots/units per acre.

**GREENSPACE**

A total of 4.57 acres (27%) of greenspace is proposed to be provided on the site, including 0.49 acre (3%) dedicated to active recreation and 1.77 acres (11%) dedicated to passive recreation. The proposed passive and active amenities will consist of a walking trail and a half basketball court. Staff feels that additional playground equipment, benches and gazebos should be provided within the proposed greenspace area.

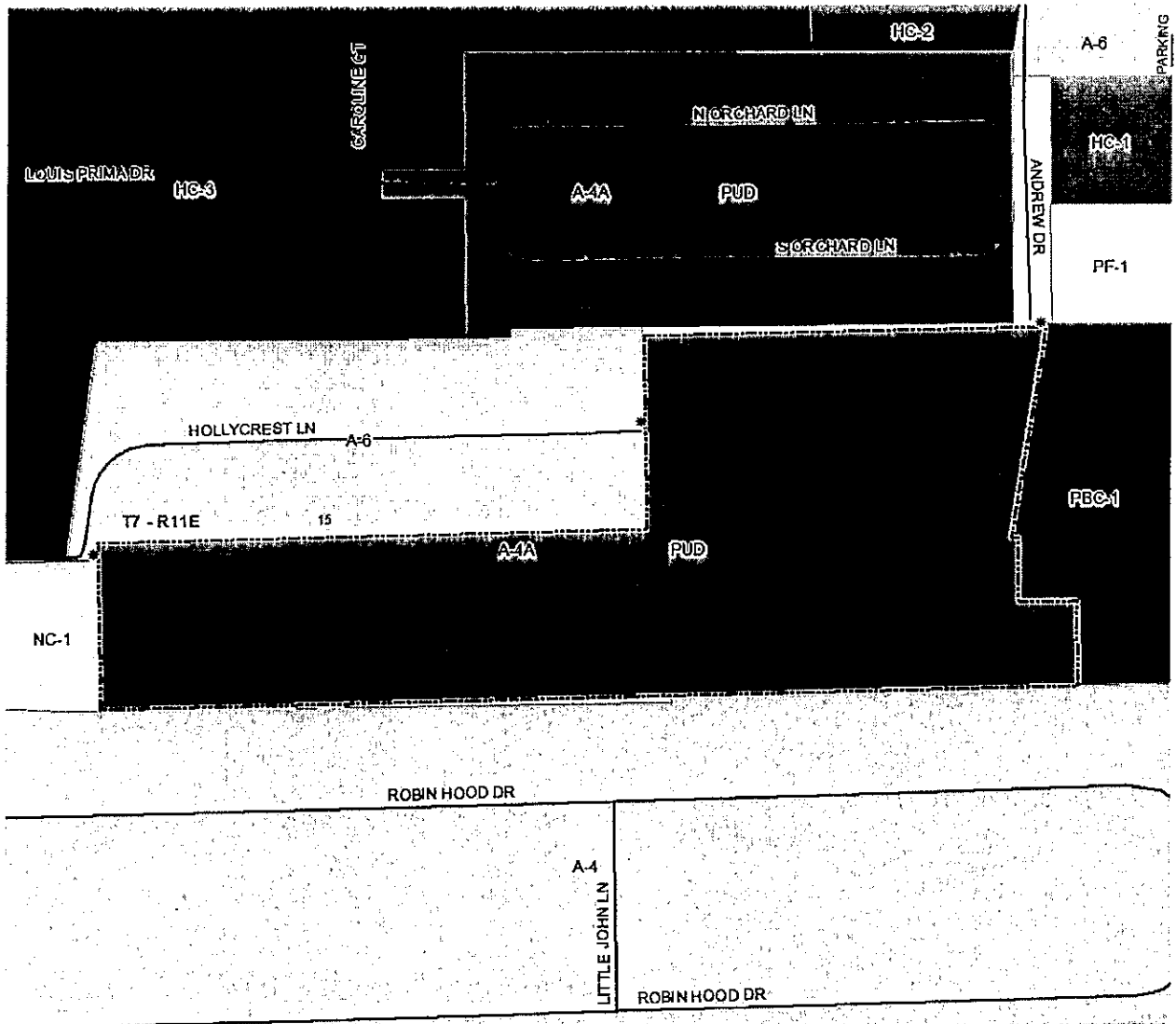
**COMPREHENSIVE PLAN ANALYSIS**

The 2025 future land use plan, designated the site as "Residential Infill". The proposed PUD meets the objectives of the designation, considering that the site is proposed to be developed with new residential uses, on an undeveloped tract of land, that is compatible with the surrounding existing uses.

**STAFF RECOMMENDATION:**

The staff recommends that the request for a major amendment to the PUD (Planned Unit Development Overlay) be approved.

**CASE NO.:** ZC13-04-022  
**PETITIONER:** Mark Malkemus  
**OWNER:** Step Three Investments, LLC  
**REQUESTED CHANGE:** Major Amendment to the to PUD (Planned Unit Development Overlay)  
**LOCATION:** Parcel located at the end of Andrew Drive, east of Hollycrest Lane; S15,T7S,R11E; Ward 3, District 5  
**SIZE:** 16.811 acres



ZC13-04-022

VILLAGE

EMERALD FOREST

EMERALD FOREST

NORTHPARK

EMERALD FOREST

LAKE

EMERALD FOREST

EMERALD FOREST

EMERALD FOREST

EMERALD FOREST

EMERALD FOREST

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EMERALD FOREST

HELENBURG



ZC13-04-022

**STEP THREE INVESTMENTS, L.L.C.**  
712 Cottage Lane  
Covington, Louisiana 70433

July 2, 2015

**Via Hand Delivery**

St. Tammany Parish Planning Department  
c/o Helen Lambert, Assistant Director  
P.O. Box 628  
Covington, Louisiana 70434

**Re: Major Amendment to Planned Unit Development—Audubon Oaks**

Dear Ms. Lambert:

As a duly authorized member of Step Three Investments, L.L.C. ("Step Three"), which is the owner of Audubon Oaks Subdivision, please allow this letter to serve as our official request for a major amendment to our Planned Unit Development. In particular, we would like to amend our PUD plan to establish new setbacks in order to accommodate a zero lot line concept. Accordingly, Step Three would propose that the setbacks for the lots within Audubon Oaks would be as follows:

1. For all lots the side/interior setback would not less than zero (0') feet and five (5') feet.
2. For all lots the front setback would be not less than fifteen (15') feet.
3. For lots 26-40 and 55-67 the rear setback would be not less than fifteen (15') feet.
4. For lots 1-25, 41, 42-54, 68-76 the rear setback would be not less than ten (10') feet.

I would ask that this matter be placed on the St. Tammany Parish Zoning Commission's next available agenda for consideration. Thank you for your processing of our request, and should you have any questions regarding the foregoing, please do not hesitate to contact me.

Sincerely,

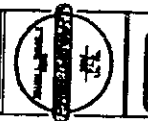
STEP THREE INVESTMENTS, L.L.C.

By:   
MARK MALKEMUS, Member

2013-04-022

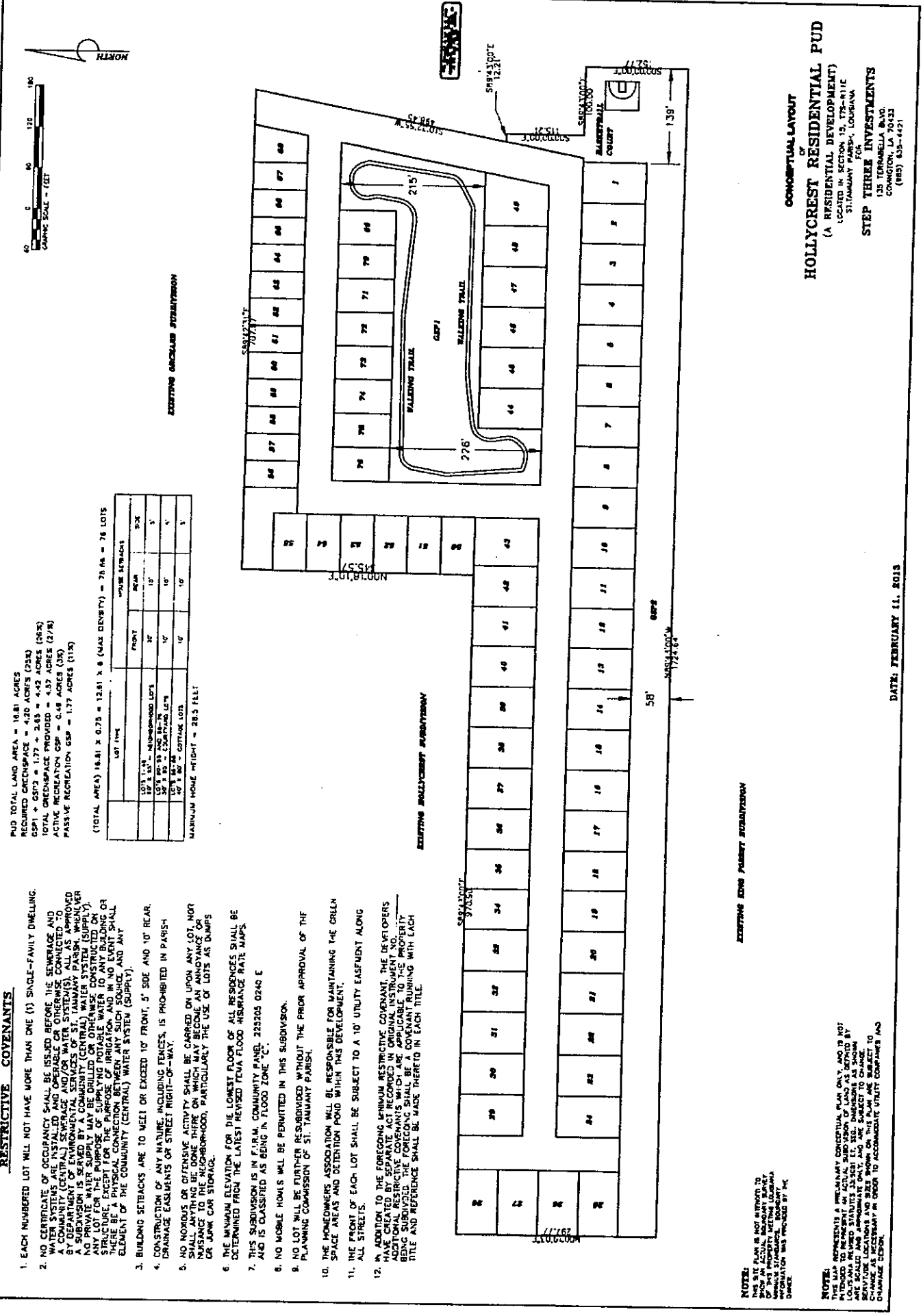
HOLLYCREST RESIDENTIAL PUD  
 CONCEPTUAL SITE PLAN

HOLLYCREST RESIDENTIAL PUD  
 LOCATED IN SECTION 13, T75-N11E  
 51, TAMMANY PARISH  
 LOUISIANA



W. J. McLean & Associates, Inc.  
 Engineering and Land Surveying  
 12345 Main Street, Suite 100  
 Metairie, Louisiana 70002  
 (504) 885-1234

DATE	2/11/13
PROJECT	HOLLYCREST RESIDENTIAL PUD
SCALE	AS SHOWN
BY	W. J. McLean
CHECKED BY	J. Smith
APP. BY	W. J. McLean
DATE	2/11/13



PUD TOTAL LAND AREA = 18.81 ACRES  
 REQUIRED GREENSPACE = 4.20 ACRES (23%)  
 CSP1 + CSP3 = 1.77 + 2.83 = 4.62 ACRES (26%)  
 TOTAL GREENSPACE PROVIDED = 4.57 ACRES (25%)  
 ACTIVE RECREATION CSP = 0.48 ACRES (3%)  
 PASSIVE RECREATION CSP = 1.37 ACRES (11%)

(TOTAL AREA) 16.81 ± 0.75 = 13.81 x 6 (MAX DENSITY) = 78 UNITS = 78 LOTS

LOT TYPE	FRONT	REAR	SIDE
10' x 15' - MID-DENSITY LOTS	30'	10'	5'
10' x 20' AND 20' x 10' - MID-DENSITY LOTS	10'	10'	5'
10' x 30' - COASTAL LOTS	10'	10'	5'

MINIMUM HOME HEIGHT = 28.5 FEET

**RESTRICTIVE COVENANTS**

- EACH NUMBERED LOT WILL NOT HAVE MORE THAN ONE (1) SINGLE-FAMILY DWELLING.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY CENTRAL WATER AND SEWERAGE SYSTEM. ALL ASSESSMENTS BY DEPARTMENT OF ENVIRONMENTAL SERVICES OF ST. TAMMANY PARISH FOR A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY). ANY LOT IN THIS SUBDIVISION SHALL BE SERVED BY THE COMMUNITY (CENTRAL) WATER SUPPLY. WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT IN THIS SUBDIVISION. THE DRILLING OR CONSTRUCTION OF ANY WELL OR STRUCTURE, EXCEPT FOR THE PURPOSE OF PROVIDING POTABLE WATER TO ANY BUILDING OR STRUCTURE, SHALL BE PROHIBITED. THERE SHALL BE NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH WELL AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
- BUILDING SETBACKS ARE TO MEET OR EXCEED 10' FRONT, 5' SIDE AND 10' REAR.
- CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PARISH DRAINAGE EASEMENTS OR STREET RIGHT-OF-WAY.
- NO NOISY OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON THAT CONSTITUTE AN INCONVENIENCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
- THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE DETERMINED FROM THE LATEST REVISED FEMA FLOOD INSURANCE RATE MAPS.
- THIS SUBDIVISION IS IN F.U.R.M. COMMUNITY PANEL 225203 0240 E AND IS CLASSIFIED AS BEING IN FLOOD ZONE "C".
- NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
- NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE PLANNING COMMISSION OF ST. TAMMANY PARISH.
- THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING THE CREEK SPACE AREAS AND DETENTION POND WITHIN THIS DEVELOPMENT.
- THE FRONT OF EACH LOT SHALL BE SUBJECT TO A 10' UTILITY EASEMENT ALONG ALL STREETS.
- IN ADDITION TO THE FOREGOING MINIMUM RESTRICTIVE COVENANTS, THE DEVELOPERS HAVE CREATED BY SEPARATE ACT RECORDED IN ORIGINAL INSTRUMENT WITH THIS PLAN ADDITIONAL RESTRICTIVE COVENANTS WHICH ARE APPLICABLE TO THE PROPERTY DESCRIBED. THE FOREGOING SHALL BE A COVENANT RUNNING WITH EACH TITLE AND REFERENCE SHALL BE MADE THEREIN IN EACH TITLE.

**NOTE:**  
 THIS PLAN IS NOT INTEND TO SHOW AN ACTUAL SURVEY TO SHOW THE PROPERTY WITHIN LOUISIANA. THE PROPERTY WITHIN LOUISIANA IS SUBJECT TO THE SURVEY INFORMATION WAS PROVIDED BY THE OWNER.

**NOTE:**  
 THIS PLAN REPRESENTS A PRELIMINARY CONCEPTUAL PLAN ONLY, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE ACTUAL SUBDIVISION OF LAND AS DEFINED BY LOUISIANA RELEVANT STATUTES AND REGULATIONS SHALL BE SUBJECT TO CHANGE. THE PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE.

**CONCEPTUAL LAYOUT**  
**HOLLYCREST RESIDENTIAL PUD**  
 (A RESIDENTIAL DEVELOPMENT)  
 LOCATED IN SECTION 13, T75-N11E  
 51, TAMMANY PARISH, LOUISIANA  
 FOR  
**STEP THREE INVESTMENTS**  
 125 TERRABELLA BLVD.  
 COVINGTON, LA 70433  
 (REB) 835-4421

DATE: FEBRUARY 11, 2013



Scale: 1:15

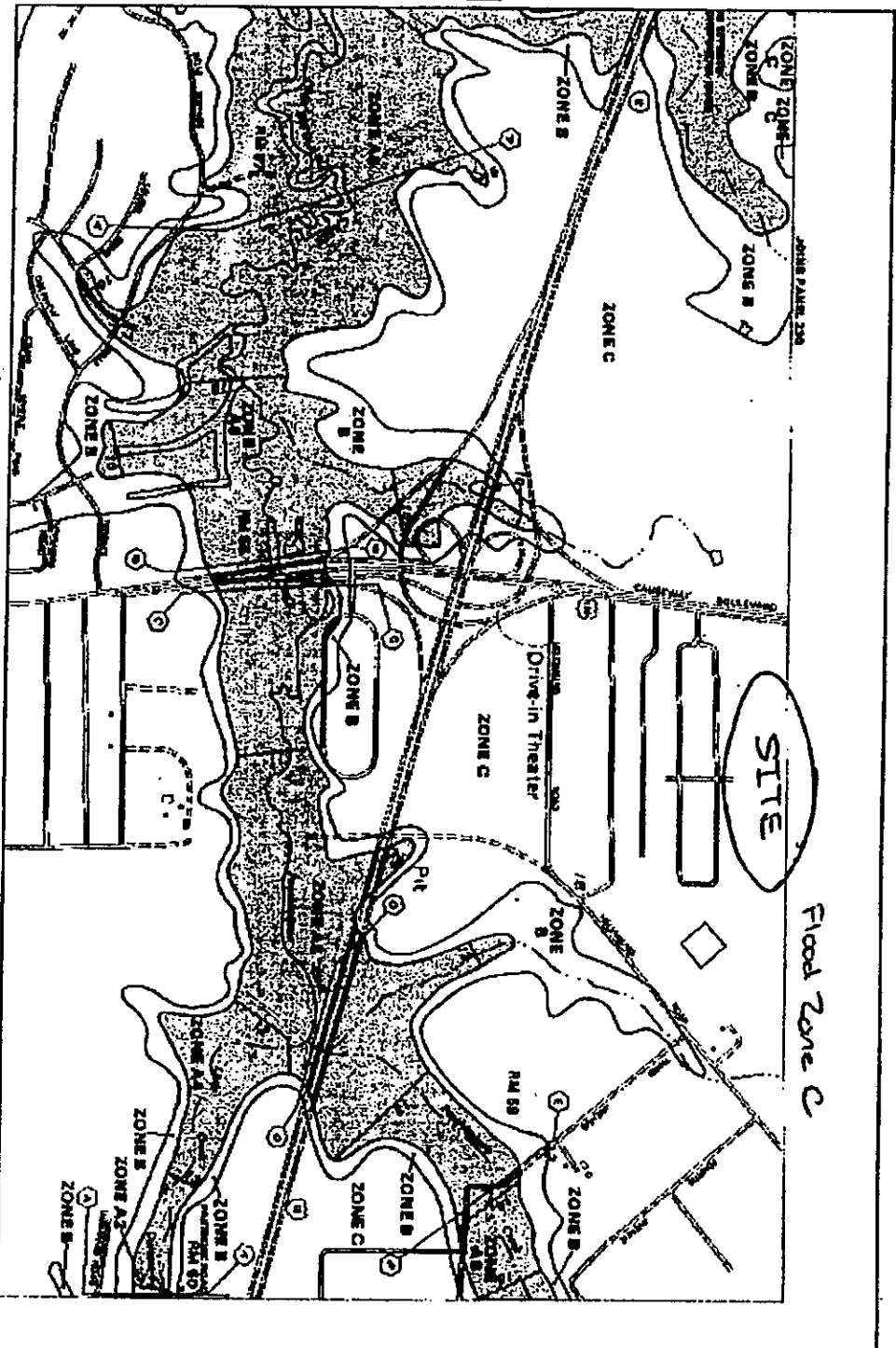


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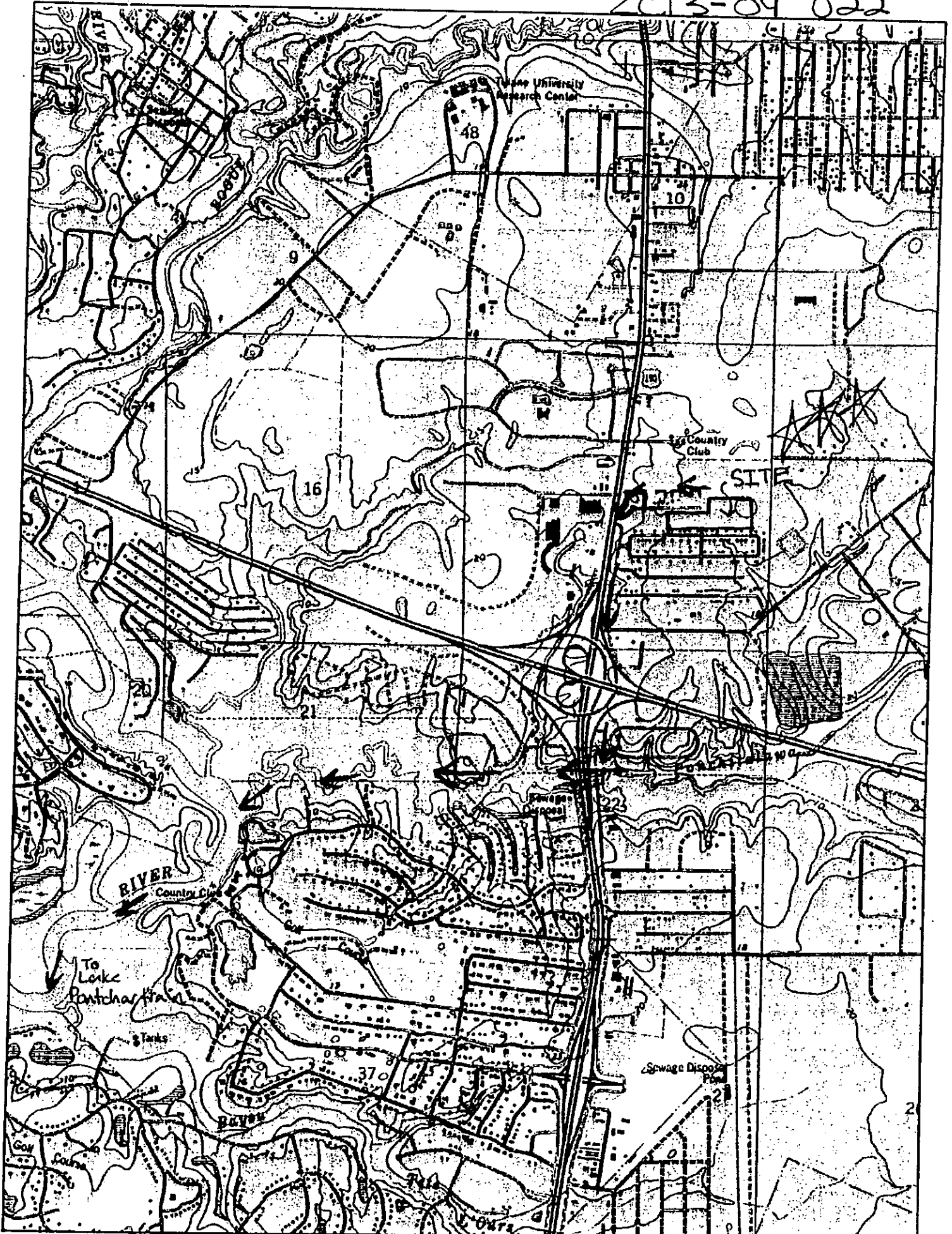

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2013-04-022



ZC13-04-022

**ENVIRONMENTAL ASSESSMENT DATA FORM**

Applicant's Name: Step Three Investments

Developer's Address: 135 Terra Bella Blvd. Covington, La 70433  
Street City State Zip Code

Developer's Phone No. 985-635-4421 985-778-1260  
(Business) (Cell)

Subdivision Name: Hollycrest Residential PUD

Number of Acres in Development: 16.81 Number of Lots/Parcels in Development: 76

Ultimate Disposal of Surface Drainage: Lake Patchchartrain

Water Surface Runoff Mitigation Proposed: Detention Pond

(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? \_\_\_\_\_

- 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? Typical dust from roadway construction and excavation.

- 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.

[Signature]  
ENGINEER/SURVEYOR/OR DEVELOPER  
(SIGNATURE)

2/7/13  
DATE