



ST. TAMMANY PARISH

DEPARTMENT OF PLANNING

P. O. Box 628

COVINGTON, LA 70434

PHONE: (985) 898-2529

FAX: (985) 898-3003

e-mail: planning@stp.gov

Kevin Davis

Parish President

*Appeal #9
ZC denied 3/1/2005*

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: 2.2.2005

9. ZC05-02-011

Existing Zoning:	SA (Suburban Agricultural) District
Proposed Zoning:	PUD (Planned Unit Development) District
Acres:	158 acres
Petitioner:	Kyle Associates, L.L.C.
Owner:	Mauberret Realty, L.L.C.
Location:	Parcel located on the west side of Fish Hatchery Road, north of Pontchartrain Drive, S38, 13 & 24, T8S, R12E, Ward 7, District 7
Council District:	7

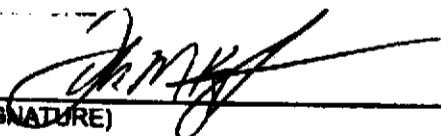
(Tabled from 2/1/05 Meeting)

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 PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW
SIGNATURE



(SIGNATURE)

FRANKLIN KYLE (KYLE ASSOCIATES)

638 VILLAGE LN.N

MANDEVILLE, LA.

PHONE #: 727.9377



ZONING STAFF REPORT

Date: February 21, 2005

Meeting Date: February 1, 2005

Case No.: ZC05-02-011

Determination: Denied

Prior Action: Tabled (02/01/05)

Posted: 02/11/05

GENERAL INFORMATION

PETITIONER: Kyle Associates, L.L.C.
OWNER: Mauberret Realty, L.L.C.
REQUESTED CHANGE: From SA (Suburban Agricultural) District to PUD (Planned Unit Development) District
LOCATION: Parcel located on the west side of Fish Hatchery Road, north of Pontchartrain Drive; S38, 13 & 24, T8S, R12E; Ward 7, District 7
SIZE: 158 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Rural Single Family	SA (Suburban Agricultural) District
South	Rural Single Family	SA (Suburban Agricultural) District
East	Rural Single Family	ID (Institutional) District
West	Rural Single Family	SA (Suburban Agricultural) District

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? Yes

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 & ANALYSIS:

The petitioner is requesting to change the zoning from SA (Suburban Agricultural) District to PUD (Planned Unit Development) District. The site is located on the west side of Fish Hatchery Road, north of Pontchartrain Drive. Access to the site is from Ponchartrain Drive. The surrounding area is predominately rural in character and consists mainly of single family homes and mobile homes.

Density: The proposed PUD calls for the creation of 251 lots on 158 acres at a density that would be approximately 1.6 lots per acre. Two different lot sizes are proposed, 188 lots at approximately 15,680 sq.ft. with average lot dimensions of 90 ft. by 175 ft., and 63 lots at approximately 6,100 sq.ft. with average lot dimensions of 50 ft. by 125 ft.

Greenspace: The proposed development would provide approximately 54 acres of open space or 34 % of the total site. The open space would consist of green space and recreational areas including a lake, open green fields and green areas or fingers located between the blocks. Seventy percent of the green space has been designated as passive recreational area and consists of walking trails located

throughout the site. Thirty percent of the green space has been designated as active recreational areas and consists of horse stables for approximately 24 horses, a horse paddock, fishing at the lake, a jogging path and toddler playground.

Comprehensive Plan Analysis: The 2025 land use map designates this area for "Residential" use. The proposed PUD meets the definition of this land use classification in that it would add to the variety of dwelling units available in this area of the parish, in terms of site design and density of units per acre.

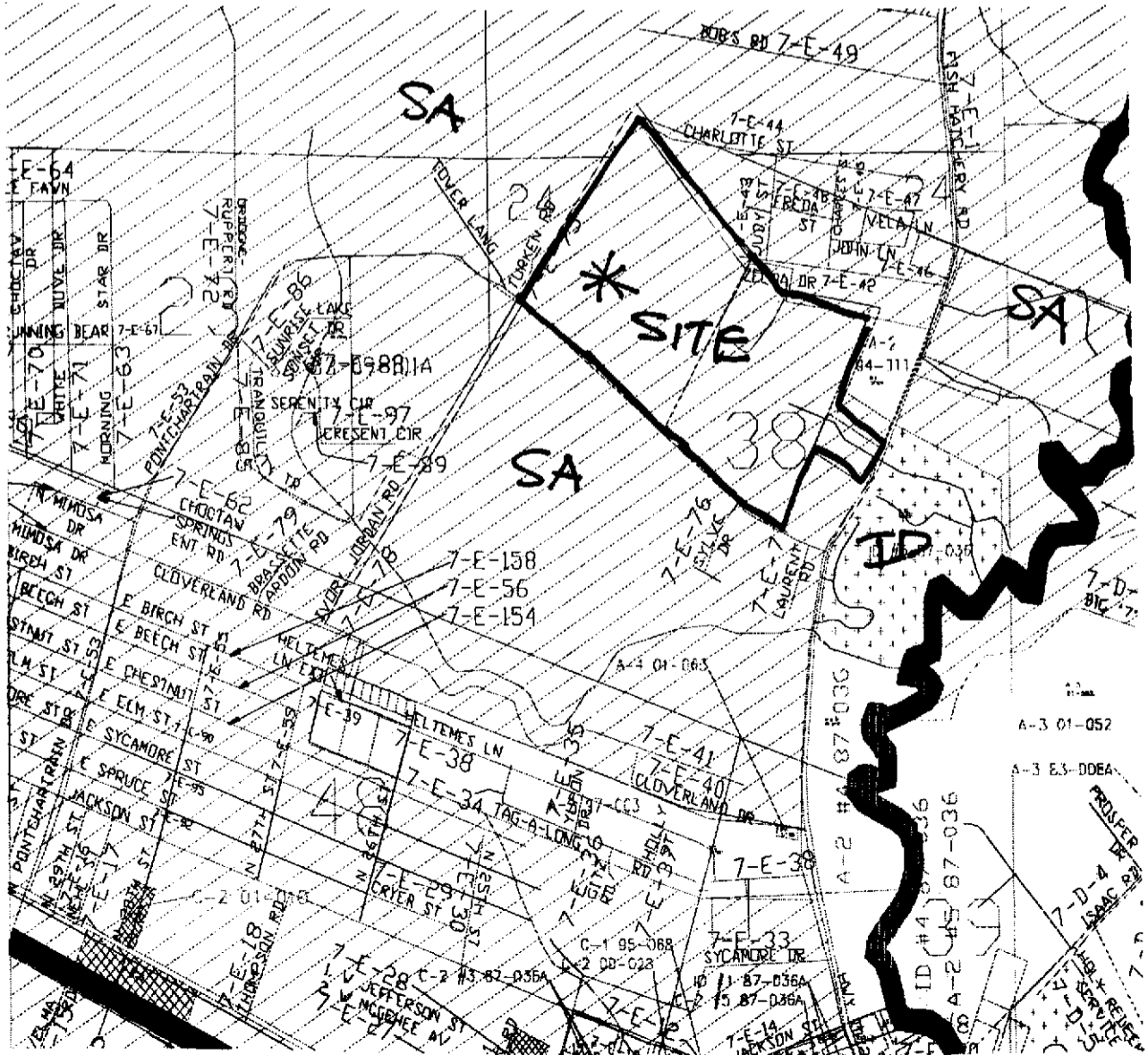
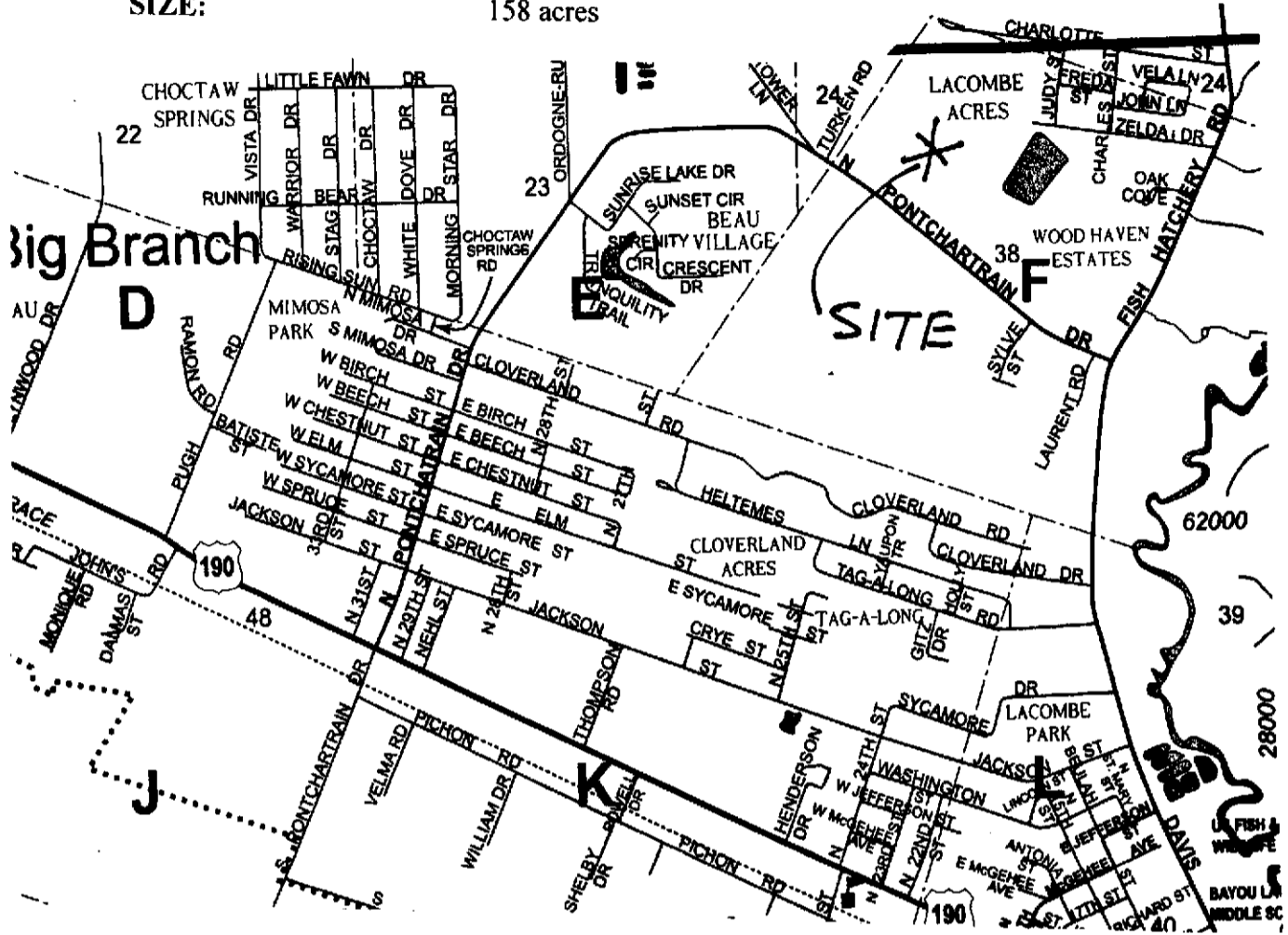
General PUD Criteria: The title of the project, name of the developer and legal description have been provided on the plot plan. The existing land use within 500 feet of all boundaries has been provided. The minimum front, side and rear yard setbacks are indicated on the proposed plot plan as required.

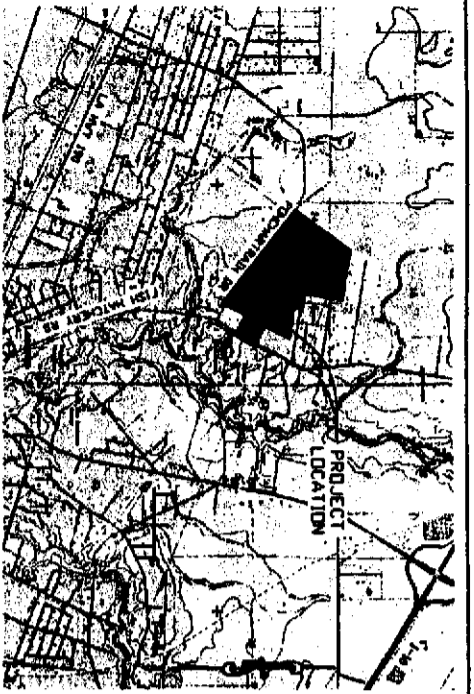
The restrictive covenants have been provided on the plot plan as required. The location of the central water and sewerage facilities are shown on the site plan. The applicant has submitted a copy of the environmental assessment data form and the flood zone designation of the property has been indicated on the site plan. The required information as to the ultimate disposal of the surface drainage has been provided as required by the PUD guidelines.

STAFF RECOMMENDATION:

The staff recommends that the request for a PUD (Planned Unit Development) District designation be approved.

CASE NO.: ZC05-02-011
PETITIONER: Kyle Associates, L.L.C.
OWNER: Mauberret Realty, L.L.C.
REQUESTED CHANGE: From SA (Suburban Agricultural) District to PUD (Planned Unit Development) District
LOCATION: Parcel located on the west side of Fish Hatchery Road, north of Pontchartrain Drive; S38, 13 & 24, T8S, R12E; Ward 7, District 7
SIZE: 158 acres

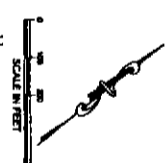
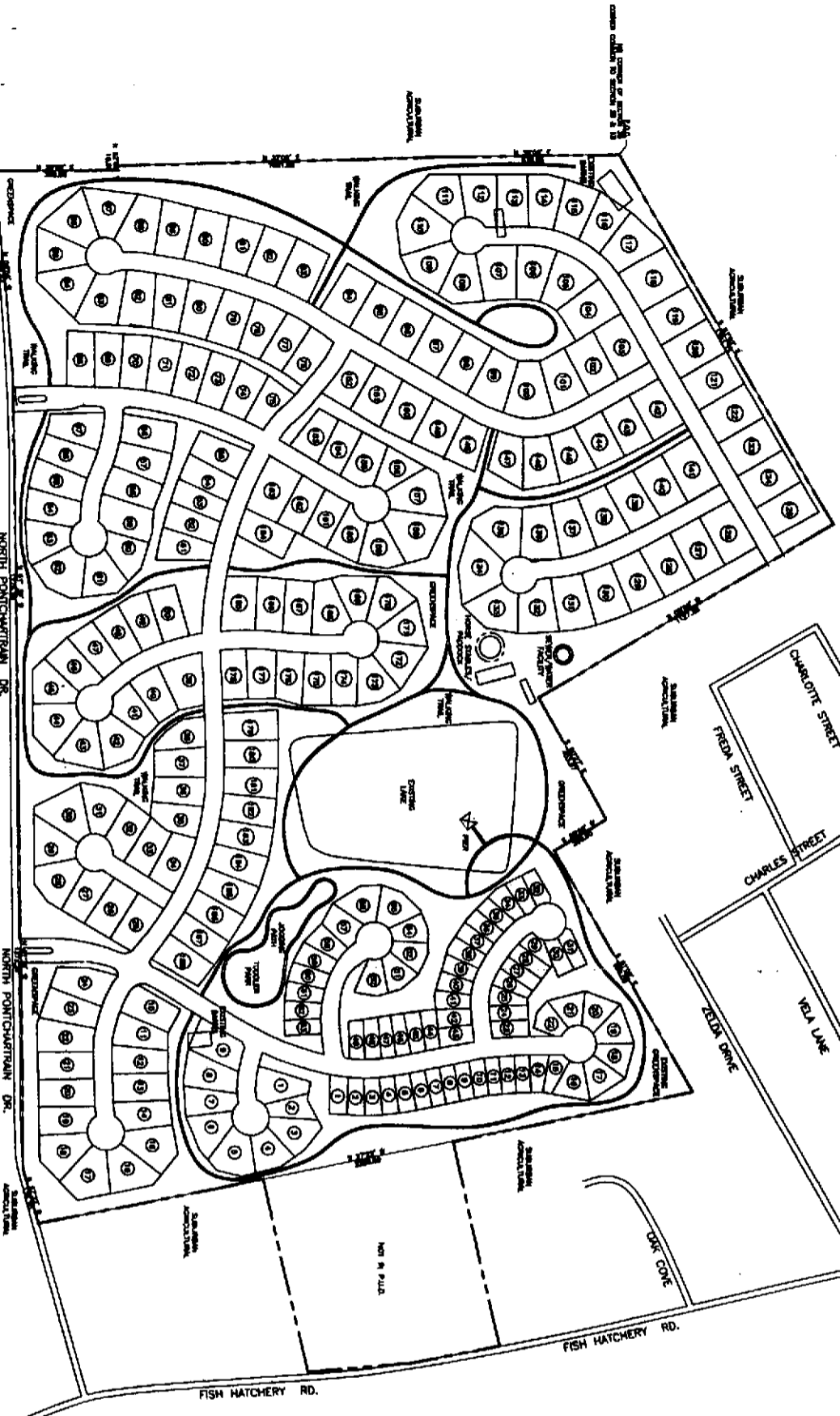




EQUESTRAIN SUBDIVISION

SECTIONS 13, 24, & 38, T.8S., R.12E.

MAUBERRET REALTY, LLC, DEVELOPER
 KYLE ASSOCIATES, LLC, PLANNER/ENGINEER



- PARISH ENFORCED RESTRICTIONS:**
- A. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHER WISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEMS, ALL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF ST. TAMMANY PARISH. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHER WISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE EXCEPT FOR THE PURPOSES OF RECREATION AND DRINKING WATER. THERE SHALL BE NO PRIVATE WATER SYSTEMS OR OTHER (CENTRAL) WATER SYSTEM (SUPPLY).
 - B. CONSTRUCTION OF ANY WATER LINE IS PROHIBITED IN PARISH DRAINAGE OR STREET EASEMENT.
 - C. LOTS MAY NOT BE USED FOR THE STORAGE OF TRASH OR JUNK VEHICLES.
 - D. THE MINIMUM FINISHED FLOOR ELEVATION REQUIRED IN AREAS SUBJECT TO PERIODIC FLOODING FLOOD ZONES A AND V) SHALL BE INDICATED.
 - E. NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE ST. TAMMANY PLANNING COMMISSION.
 - F. THE MINIMUM CULVERT SIZE TO BE USED FOR DRIVEWAYS SHALL BE STATED.
 - G. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60) FEET FROM A CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TO STREET RIGHTS-OF-WAY INTERSECT. (AMENDED BY ORD. NO. 94-214, ADOPTED 12-13-1994)

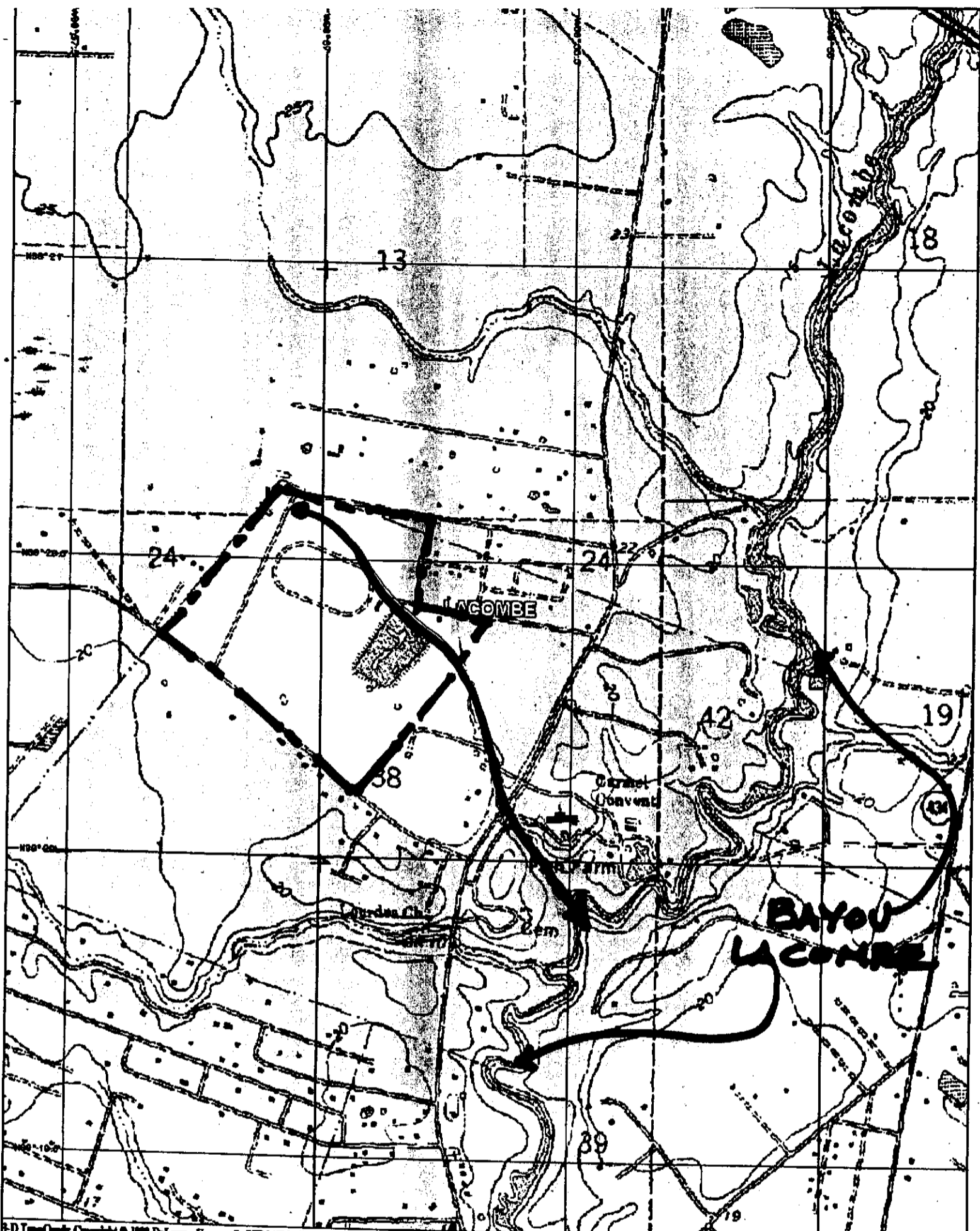
- SUBDIVISION REGULATIONS**
- A. MOBILE HOMES ARE NOT PERMISSIBLE ON ANY LOT WITHIN EQUESTRAIN ESTATES/MANOR

EQUESTRAIN ESTATES/MANOR SUBDIVISION INFORMATION

- DEVELOPER: MAUBERRET REALTY, LLC
- COUNCIL DISTRICT: 7
- FLOOD ZONE: "C"
- MAJOR TRAVEL ROUTES: LA HWY 190
- FISH HATCHERY ROAD
- N PONCHARTRAIN DRIVE
- PROPOSED ZONING: P.U.D. **
- REQUESTED ZONING: P.U.D. **
- TOTAL ACRES FOR SUBDIVISION: 148 ACRES
- EQUESTRAIN ESTATES: 188 LOTS @ 40.56 ACRES (7621.79)
- EQUESTRAIN MANOR: 63 LOTS @ 40.14 ACRES (2528.82)
- TOTAL GREENSPACE WITH P.U.D. 54 ACRES (36% P.U.D) RECREATION/GREENSPACE
- THE SUBDIVISION WILL INCLUDE RECREATION: ACTIVE AREAS INCLUDE: THE HORSE Paddock, HORSE STABLES, FISHING AT THE LAKE, AND THE JOGGING PATH.
- 70% OF GREENSPACE DEDICATED TO PASSIVE RECREATION: PASSIVE AREAS INCLUDE: NATURE WALKING TRAILS CONNECTING THE SITE.
- ALL RECREATION AREAS REVOLVE AROUND THE EQUESTRIAN THEME
- 24' CONCRETE ROADWAY W/ CLOSED DRAINAGE
- 6' RIGHT OF WAY FOR ROADS AND CUL-DE-SACS
- CENTRAL SEWER/WATER SYSTEMS
- ALL OF THE STREETS WITHIN THE SUBDIVISION WILL BE DEDICATED TO THE PARISH (PUBULN)
- VEGETATIVE COVER: OPEN FIELDS W/ SPORADIC TREES
- TOPOGRAHY: 0-2% SLOPE WITH P.U.D.
- ADJACENT LAND USES: SUBURBAN AGRICULTURAL WITH SWP OF ALL PROJECT NEARBY
- ALL PROJECT NEARBY
- RECREATION USE: 44%
- GREENSPACE CATEGORY: 34%
- ULTIMATE DRAINAGE DISPOSAL: BAYOULACOMBE
- SUBDIVISION SIGNS AT BOTH MEDIAN ENTRANCES TO THE SUBDIVISION ALONG NORTH PONCHARTRAIN DRIVE. SIGNS TO BE MONUMENT TYPE TYPICALLY BRICK WITH BRASS LETTERING. SIZE TO BE APPROXIMATELY 6' TALL.
- LANDSCAPE PLAN TO CALL FOR PLANTING BEDS AND REQUIRED NUMBER OF CLASS 'A' AND CLASS 'B' TREES FOR EACH ENTRANCE MEDIAN.
- LOT SETBACKS:
 FRONT: 30'
 SIDE: 10'
 REAR: 25'
 CORNER SIDE YARD: 30'

2005-02-011

<p>EQUESTRIAN PLANNED UNIT DEVELOPMENT ST. TAMMANY PARISH</p> <p>MAUBERRET REALTY, LLC.</p> <p>SUBDIVISION PLAN</p>	<p>SCALE (9+36) 1"=200'-0"</p> <p>SCALE (6+17) 1"=400'-0"</p> <p>DATE: _____</p>	<p>DESIGNED BY: BGN</p> <p>DRAWN BY: TM</p> <p>CHECKED BY: BGN</p> <p>JOB NO. _____</p> <p>DATE: _____</p>	<p>Kyle Associates, llc</p> <p>Planning & Engineering Landscape Architecture</p> <p>638 Village Lane N. Mandeville, LA 70471 Tel: 988.727.9377</p> <p>P.O. Box 1631 Mandeville, LA 70470 Fax: 988.727.9360</p>	<p>STAMP</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>DATE</th> <th>REVISION</th> <th>APP'D</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	DATE	REVISION	APP'D									
	DATE	REVISION	APP'D														
<p>SHEET NO. 1</p>	<p>DATE: _____</p>	<p>DATE: _____</p>	<p>DATE: _____</p>	<p>DATE: _____</p>													



9-D TopoQuad Copyright © 1999 DeLorme Yarmouth, ME 04096 Source Data: USGS

1/4" = 400 ft Scale: 1:16,000 Detail: 1:6 Datum: NAD27

ULTIMATE DISPOSAL OF DRAINAGE

K1 00000 - MAINE DEP. OF ENVIRONMENT & PLANNING

2005-02-011

ENVIRONMENTAL ASSESSMENT DATA FORM

Description of Project

Applicant's Name MAUBERRET REALTY, LLC

Address P.O. Box 7, Lacombe, LA. 70445

Attach area location Map showing the proposed development

Name of Development EQUESTRIAN

Section 38 Township TBS Range 12E

Number of acres in Development 158

Type of streets ASPHALT

Type of water systems CENTRAL

Type of sewerage system CENTRAL

Ultimate disposal of wastes BAYOU LACOMBE

Ultimate disposal of surface drainage BAYOU LACOMBE

Land form: Flat [checked] Rolling Marsh Swamp Inundated

Existing land use: Rural Commercial Residential (SUB. AS.) Industrial

Proposed land use: Rural Commercial Residential (C.R.U.D.) Industrial

Conforms to Major Road Plan: Yes [checked] No

Water frontage: Yes No [checked] if so how much

Name of Stream

Major highway frontage: Yes No [checked]

Name of Highway

Is development subject to inundation in normal high rainfall and/or tide? Yes No [checked]

Will canals be constructed into rivers or lakes? Yes No [checked]

ANSWER ALL QUESTIONS BY A CIRCLE AROUND YES OR NO

- 1. Does the proposed development
a. Disrupt, alter or destroy an historic or archeological site or district. YES NO
b. Have a substantial impact on natural, ecological recreation, or scenic resources YES NO
c. Displace a substantial number of people YES NO
d. Conform with the environmental plans and goals that have been adopted by the parish. YES NO
e. Cause increased traffic, or other congestion YES NO
f. Have substantial esthetics or visual effect on the area YES NO

2005-02-011

Condt:

ANSWER ALL QUESTIONS BY A CIRCLE AROUND YES OR NO

- g. Breach national, state or local standards relating to
- | | | |
|--|-----|-------------------------------------|
| (1) Noise | YES | <input checked="" type="radio"/> NO |
| (2) Air Quality | YES | <input checked="" type="radio"/> NO |
| (3) Water Quality | YES | <input checked="" type="radio"/> NO |
| (4) Contamination or public water supply | YES | <input checked="" type="radio"/> NO |
| (5) Ground water levels | YES | <input checked="" type="radio"/> NO |
| (6) Flooding | YES | <input checked="" type="radio"/> NO |
| (7) Erosion | YES | <input checked="" type="radio"/> NO |
| (8) Sedimentation | YES | <input checked="" type="radio"/> NO |
- h. Affect rare or endangered species of animal or plant habitat or such a species
- YES NO
- i. Cause substantial interference with the movement of any resident or migratory fish or wildlife species
- YES NO
- j. Induce substantial concentration of population
- YES NO
- k. Will dredging be required
- YES NO

If yes, denote the area proposed for spoil placement and the anticipated volume in cubic yards.

2. Attach specifications on the following, if applicable

- a. What types of materials will be disposed of as a result of the production of manufacturing process. If applicable explain where and in what manner disposal will occur.
- b. What will be the average noise level of the development during working hours.
- c. Will any smoke, dust or fumes be emitted as a result of the operational process, If so explain fully.

Explain in detail the items marked YES above indicating how you propose to reduce or eliminate the environmental problems caused by your development and explain how you will ultimately dispose of the surface water generated by your development including the route of the surface water into a major stream and if you propose a center sewerage system the ultimate disposal of the effluent produced.

2005-02-011

Gentlemen:

I have completed the attached Environmental Impact Assessment Data Form and hereby certify that the information shown thereon is accurate and is based on a thorough study of the environmental impact by this development named:

EQUESTRIAN

DATE: 1/24/05

TITLE: [Signature] P.E. Project Engineer

I have reviewed the data submitted and concur with the information with the following exceptions:

I recommend the following: _____

DATE: _____

PARISH ENGINEER: _____

I have reviewed the data submitted and concur with the information with the following exceptions:

I recommend the following: _____

DATE: _____

PARISH PLANNER: _____

I have reviewed the Environmental Assessment Data Form and concur with the information submitted with the following exceptions:

I recommend the following: _____

DATE: _____

POLICE JUROR: _____

WARD _____

2005-02-011

EQUESTRIAN RE-ZONING
ENVIRONMENTAL DATA FORM ASSESSMENT ATTACHEMENT

Question 2a: What types of materials will be disposed of as a result of the production of manufacturing process? If applicable explain where and in what manner disposal will occur.

The only material that will be disposed of as a result of the production process is the clearing and removal of the proposed roads for the subdivision. The material will be removed from the site and disposed of according to nationally accepted standards.

Question 2b: What will be the average noise level of the development during working hours?

The average noise level during working hours will not exceed allowable limits set by nationally accepted standards.

Question 2c: Will any smoke, dust, or fumes be emitted as a result of the operational process? If so, explain fully.

Small amounts of dust may be emitted as a result of the operational process. However, the total amount will not exceed nationally accepted standards.

Explain the ultimate disposal of surface water generated by the development.

The ultimate disposal of surface water created by the development will be channeled via proposed and existing open drainage conduits ultimately flowing into Bayou Lacombe.

Explain the ultimate disposal of the effluent produced by the central sewerage system of the development.

The ultimate disposal of effluent produced by the developments central sewer system will be directed into Bayou Lacombe.

2005-02-011