

POSTED AT PARISH COMPLEX BY MAY 22, 2020

NOTICE AND AGENDA

ST. TAMMANY PARISH SPECIAL COUNCIL MEETING

WEDNESDAY, MAY 27, 2020 AT 7:00 P.M.

ST. TAMMANY GOVERNMENT COMPLEX

21490 KOOP DRIVE, MANDEVILLE, LA.

Call to Order by Honorable Michael R. Lorino, Jr., Chairman

Pledge of Allegiance by

Invocation by

Roll Call: Marty Dean
David Fitzgerald
Martha Jenkins Cazaubon
James "Jimmie" Davis, III
Richard E. Tanner
Rykert O. Toledano, Jr.
Michael R. Lorino, Jr.
Christopher Canulette
Michael "Mike" Maxwell Smith
Maureen "MO" O'Brien
Steve Stefancik
Jerry Binder
Jacob "Jake" Airey
Thomas (T.J.) Smith, Jr.

APPEALS. Speaking time per side— 10 minutes; 3-minute rebuttal; 2-minute conclusion.

1. PLEASE NOTE: Regarding Item Nos. 1 and 2 - Councilman Toledano has indicated he will make a motion to refer these items back to the Zoning Commission for further action.

2. PLEASE NOTE: Regarding Item Nos. 5 and 6 – Councilman Fitzgerald has indicated he will make a motion to postpone these items to the July 9, 2020 Council meeting, and, will hold a community meeting, in the interim, to further review these matters with the petitioner and public.

APPEALS

PLEASE SEE NOTE 1 above regarding the below 2 items.

1. Jeff Schoen appealing the Zoning Commission DENIAL on March 3, 2020 to rezone 83.51 acres located south of Dove Park Road, west of the Tammany Trace and Highway 59, Mandeville from A-1 (Suburban District), A-1 A (Suburban District), A-2 (Suburban District), A-3 (Suburban District) & 1-1 (Industrial District) to A-4 (Single Family Residential District). (Ward 4, Dist. 5) (2019-1751-ZC)

2. Jeff Schoen appealing the Zoning Commission DENIAL on March 3, 2020 to rezone 83.51 acres located south of Dove Park Road, west of the Tammany Trace and Highway 59, Mandeville from A-4 (Single Family Residential District) to A-4 (Single Family Residential District) and PUD (Planned Unit Development Overlay). (Ward 4, Dist. 5) (2019-1752-ZC)

3. Allen Walker, Alana Peltier, Amos McManus Sr., Sonya Mayo, et al appealing the Zoning Commission DENIAL on March 3, 2020 to rezone 0.24 acres located north of Indian Village Road, east of Indian Mound Lane and west of Old Pearl River, Slidell from A-3 (Suburban District) to CBF-1 (Community Based Facilities District). (Ward 8, District 13) (2020-1782-ZC)

NOTE: To concur with Zoning DENIAL, a simple majority vote is required and adoption of a resolution.

NOTE: To override Zoning DENIAL, a majority vote of the entire Council is required and introduction of an ordinance.

4. Damon Cousin appealing the Zoning Commission DENIAL on March 3, 2020 to rezone 0.11 acre located on the south side of Oak Street, west of Beach Street and 1-10, Slidell from A-3 (Suburban District) to A-3 (Suburban District) and MHO (Manufactured Housing Overlay). (Ward 9, District 12) (2020-1768-ZC)

NOTE: To concur with Zoning DENIAL, a simple majority vote is required and adoption of a resolution.

NOTE: To override Zoning DENIAL, a majority vote of the entire Council is required and introduction of an ordinance.

PLEASE SEE NOTE 2 ABOVE regarding the below 2 items.

5. Stephen Mott appealing the Zoning Commission APPROVAL on March 3, 2020 to rezone 98 acres located on the east side of LA Highway 1 081, south of Smith Road, north of Thibodeaux Road, Covington from A-1 (Suburban District) to A-3 (Suburban District). (Ward 3, District 2) (Petitioner: Kenneth Lopiccolo, Sr.) (2019-1753-ZC)

6. Stephen Mott appealing the Zoning Commission APPROVAL on March 3, 2020 to rezone 141 acres located on the east side of LA Highway 1081, south of Smith Road, north of Thibodeaux Road, Covington from A-3 (Suburban District) to PUD (Planned Unit Development Overlay). (Ward 3, District 2) (Petitioner: Kenneth Lopiccolo, Sr.) (2019-1754-ZC)

ADJOURN



APPEAL # 1
ZC Recommended Denial:
March 9, 2020

ST. TAMMANY PARISH

MICHAEL B. COOPER
 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 & DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 3/3/2020



Case Number:

2. 2019-1751-ZC

Existing Zoning: A-1 (Suburban District), A-1A (Suburban District), A-2 (Suburban District), A-3 (Suburban District) & I-1 (Industrial District)
 Proposed Zoning: A-4 (Single Family Residential District)
 Acres: 83.51 acres
 Petitioner: Jones Fussell, L.L.P. - Jeff Schoen
 Owner: St. Tammany Land Co., LLC, Poitevent Interests, LLC, PF Monroe Properties, LLC, and Markle Interests, LLC
 Location: Parcel located on the south side of Dove Park Road, west of the Tammany Trace and LA Highway 59, Mandeville, S25, T7S, R11E, Ward 4, District 5.
 Council District: 5
 POSTPONED FROM 2/4/2020 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 SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

(SIGNATURE)

PRINT NAME:

Jeffrey D. Schoen

ADDRESS:

P.O. Box 1810 Covington, LA 70434

PHONE #:

985-892-4801

Case No.: 2019-1751-ZC

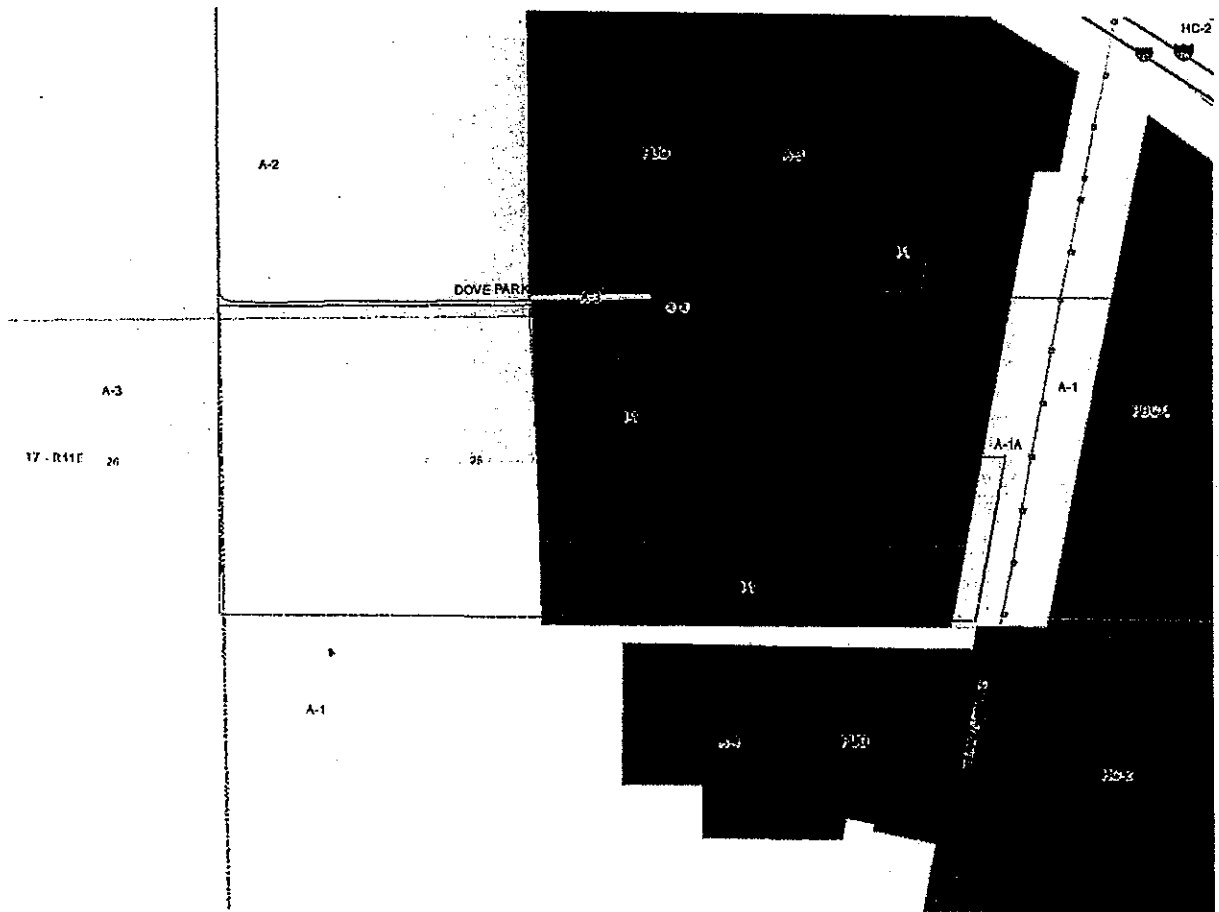
PETITIONER: Jones Fussell, L.L.P. - Jeff Schoen

OWNER: St. Tammany Land Co., LLC, Poitevent Interests, LLC, PF Monroe Properties, LLC, and Markle Interests, LLC

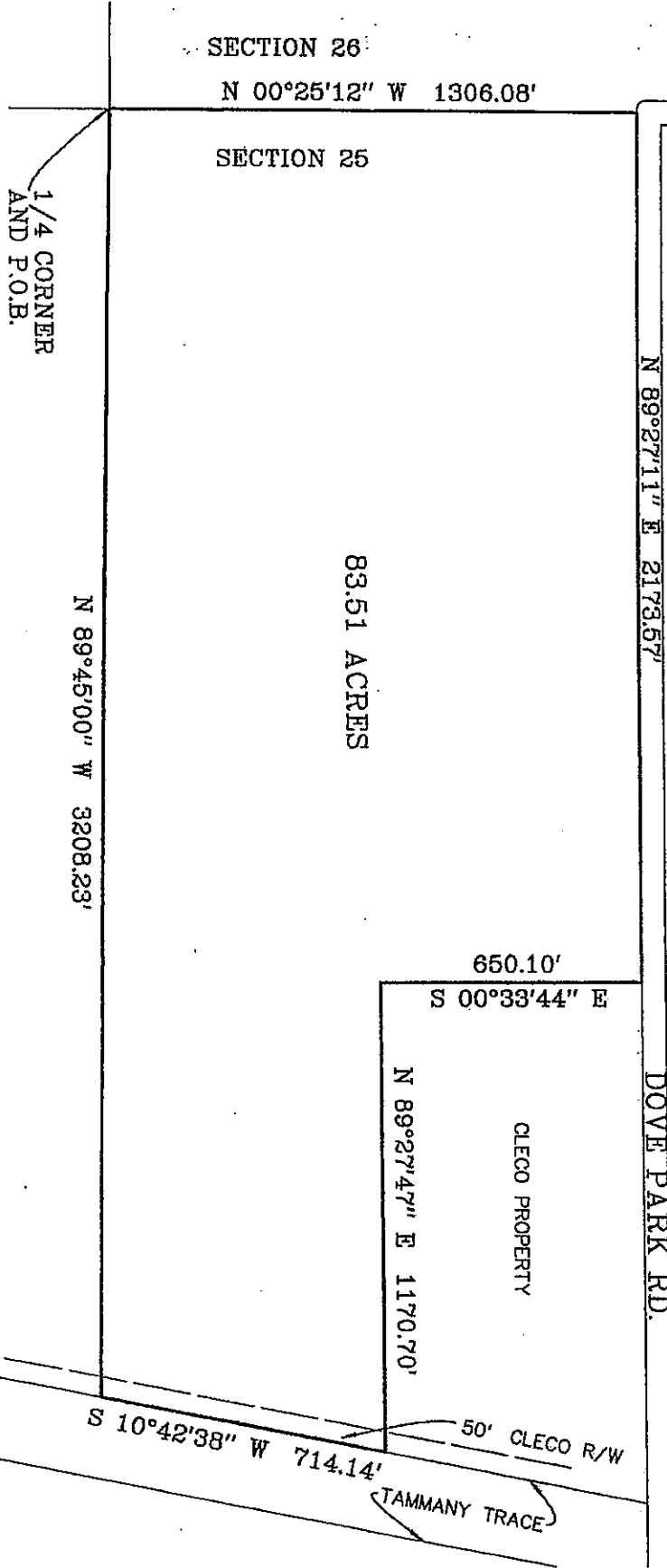
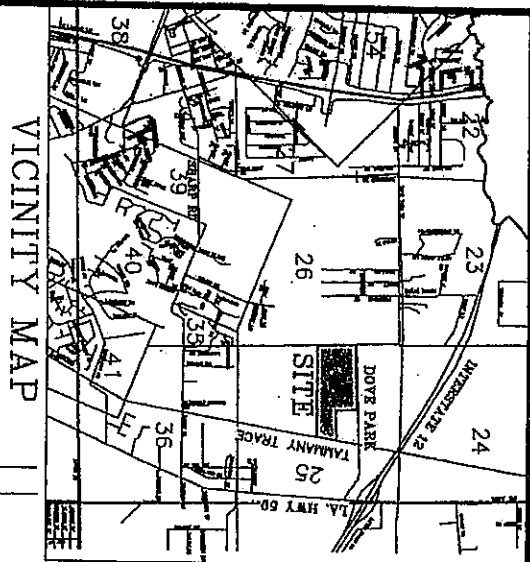
REQUESTED CHANGE: A-1 Suburban District, A-1A Suburban District, A-3 Suburban District, and I-1 Industrial TO A-4 Single Family Residential District

LOCATION: Parcel located on the south side of Dove Park Road, west of the Tammany Trace and LA Highway 59, Mandeville

SIZE: 83.51 acres



2019-1751-ZC

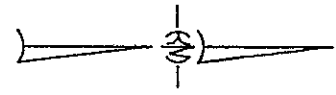


Legal Description

A certain parcel of land situated in Section 25, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana and more fully described as follows.

Commence of the Quarter Section Corner common to Sections 25 & 26, Township 7 South, Range 11 East, as the POINT OF BEGINNING

From the Point Of Beginning measure North 00 degrees 25 minutes 12 seconds West a distance of 1,306.08 feet to a point; Thence North 89 degrees 27 minutes 11 seconds East a distance of 2,173.57 feet to a point; Thence South 00 degrees 33 minutes 44 seconds East a distance of 650.10 feet to a point; Thence North 89 degrees 27 minutes 47 seconds East a distance of 1,170.70 feet to a point; Thence South 10 degrees 42 minutes 38 seconds West a distance of 714.14 feet to a point; Thence North 89 degrees 45 minutes 00 seconds West a distance of 3,208.23 feet to a point which is the POINT OF BEGINNING, and containing 83.5105 acre(s) of land, more or less.



SKETCH OF PROPERTY

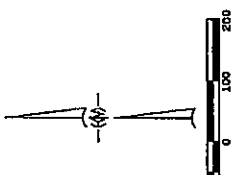
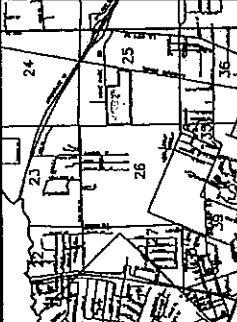
PREPARED FOR: DOVE PARK RIDGE LLC

83.51 ACRES IN SECT 25, T-7-S, R-11-E G.L.D., ST. TAMMANY PARISH, LOUISIANA	
SCALE: 1" = 400'	DATE: DRJ
DRAWN: DRJ	JOB NO.: 19-164-ZONING
REVISED:	

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 626-5611

DOVE PARK RIDGE (A4-PUD) SECTION 25, T-7-S, R-11-E ST. TAMMANY PARISH, LA. 2019-1751-ZC

Local Description
 Section 25, T-7-S, R-11-E, St. Tammany Parish, Louisiana, is a section of land in the Parish of St. Tammany, Louisiana, bounded on the north by the Parish of Iberville, Louisiana, on the east by the Parish of St. Charles, Louisiana, on the south by the Parish of St. Martin, Louisiana, and on the west by the Parish of St. James, Louisiana. The section is a part of the Parish of St. Tammany, Louisiana, and is bounded on the north by the Parish of Iberville, Louisiana, on the east by the Parish of St. Charles, Louisiana, on the south by the Parish of St. Martin, Louisiana, and on the west by the Parish of St. James, Louisiana.



BUILDING SETBACKS

FRONT YARD	5'
REAR YARD	5'
SIDE YARD	5'
STREET SIDE OF	5'

TYPICAL GARDEN HOME SITE

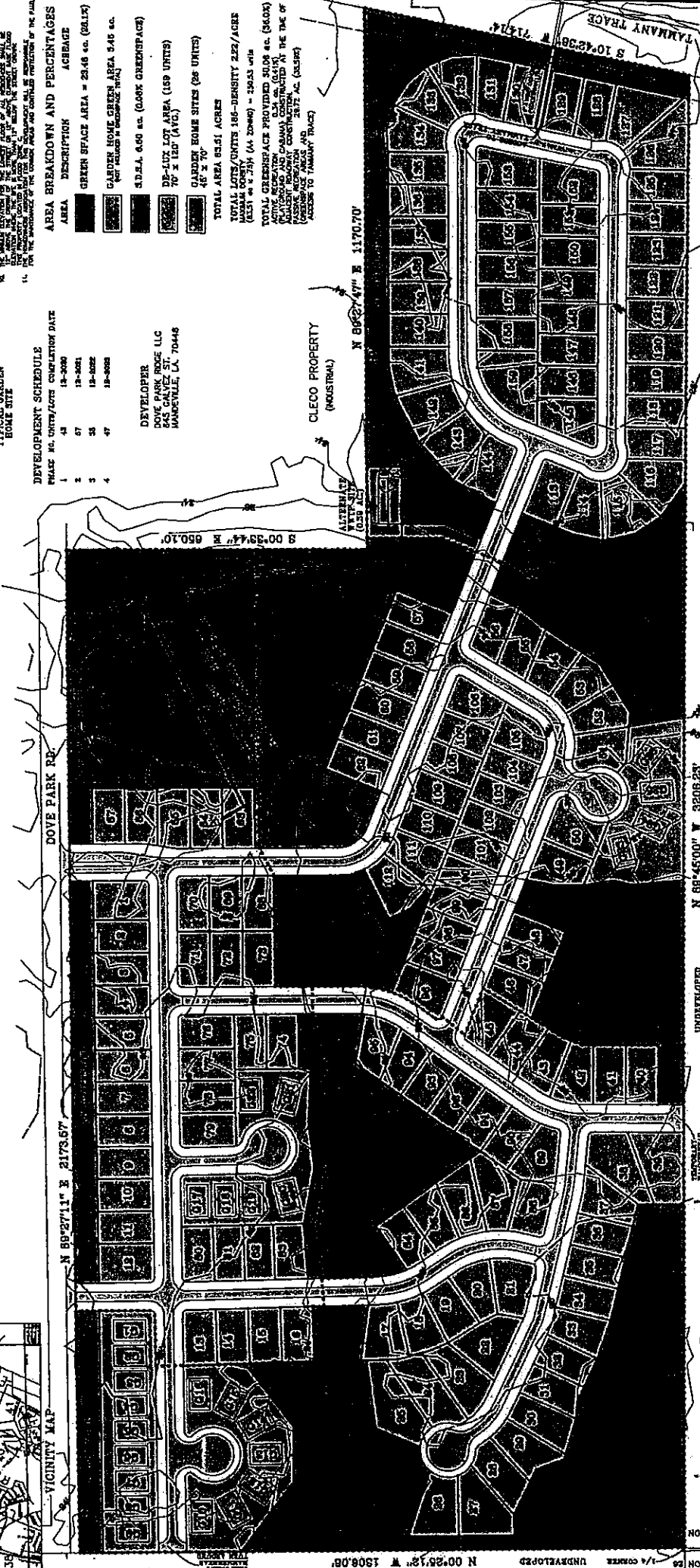
DEVELOPMENT SCHEDULES

PRICE \$0.00/LOT	COMPLETION DATE
1	12-2020
2	12-2021
3	12-2022
4	12-2023

DEVELOPER
 DOVE PARK RIDGE LLC
 845 CALVEZ ST.
 HANCOCKVILLE, LA 70448

UNUSUAL RESTRICTIVE COVENANTS

1. COVENANTS SHALL NOT HAVE MORE THAN ONE SCHEDULE.
2. COVENANTS SHALL NOT BE APPLIED TO ANY LOT OR PARCEL OF LAND UNLESS THE SAME ARE APPLIED TO ALL LOTS OR PARCELS OF LAND OF THE SAME CLASSIFICATION AND IN THE SAME SECTION, TOWNSHIP AND RANGE.
3. COVENANTS SHALL NOT BE APPLIED TO ANY LOT OR PARCEL OF LAND UNLESS THE SAME ARE APPLIED TO ALL LOTS OR PARCELS OF LAND OF THE SAME CLASSIFICATION AND IN THE SAME SECTION, TOWNSHIP AND RANGE.
4. COVENANTS SHALL NOT BE APPLIED TO ANY LOT OR PARCEL OF LAND UNLESS THE SAME ARE APPLIED TO ALL LOTS OR PARCELS OF LAND OF THE SAME CLASSIFICATION AND IN THE SAME SECTION, TOWNSHIP AND RANGE.
5. COVENANTS SHALL NOT BE APPLIED TO ANY LOT OR PARCEL OF LAND UNLESS THE SAME ARE APPLIED TO ALL LOTS OR PARCELS OF LAND OF THE SAME CLASSIFICATION AND IN THE SAME SECTION, TOWNSHIP AND RANGE.
6. COVENANTS SHALL NOT BE APPLIED TO ANY LOT OR PARCEL OF LAND UNLESS THE SAME ARE APPLIED TO ALL LOTS OR PARCELS OF LAND OF THE SAME CLASSIFICATION AND IN THE SAME SECTION, TOWNSHIP AND RANGE.
7. COVENANTS SHALL NOT BE APPLIED TO ANY LOT OR PARCEL OF LAND UNLESS THE SAME ARE APPLIED TO ALL LOTS OR PARCELS OF LAND OF THE SAME CLASSIFICATION AND IN THE SAME SECTION, TOWNSHIP AND RANGE.
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10. COVENANTS SHALL NOT BE APPLIED TO ANY LOT OR PARCEL OF LAND UNLESS THE SAME ARE APPLIED TO ALL LOTS OR PARCELS OF LAND OF THE SAME CLASSIFICATION AND IN THE SAME SECTION, TOWNSHIP AND RANGE.
11. COVENANTS SHALL NOT BE APPLIED TO ANY LOT OR PARCEL OF LAND UNLESS THE SAME ARE APPLIED TO ALL LOTS OR PARCELS OF LAND OF THE SAME CLASSIFICATION AND IN THE SAME SECTION, TOWNSHIP AND RANGE.
12. COVENANTS SHALL NOT BE APPLIED TO ANY LOT OR PARCEL OF LAND UNLESS THE SAME ARE APPLIED TO ALL LOTS OR PARCELS OF LAND OF THE SAME CLASSIFICATION AND IN THE SAME SECTION, TOWNSHIP AND RANGE.
13. COVENANTS SHALL NOT BE APPLIED TO ANY LOT OR PARCEL OF LAND UNLESS THE SAME ARE APPLIED TO ALL LOTS OR PARCELS OF LAND OF THE SAME CLASSIFICATION AND IN THE SAME SECTION, TOWNSHIP AND RANGE.
14. COVENANTS SHALL NOT BE APPLIED TO ANY LOT OR PARCEL OF LAND UNLESS THE SAME ARE APPLIED TO ALL LOTS OR PARCELS OF LAND OF THE SAME CLASSIFICATION AND IN THE SAME SECTION, TOWNSHIP AND RANGE.



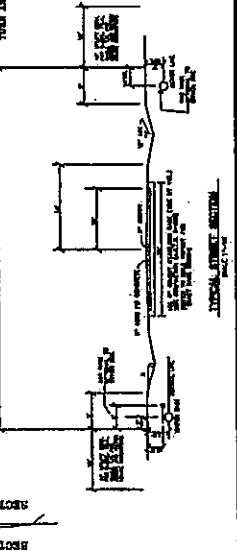
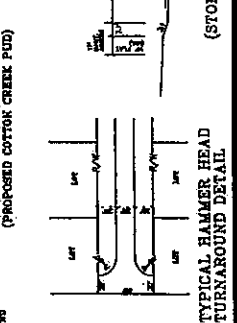
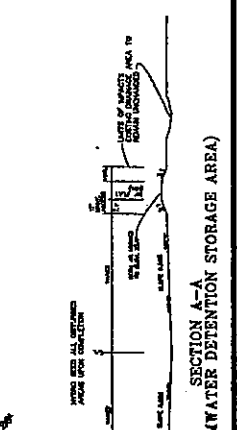
P.U.D. PLAN

**DOVE PARK RIDGE (A4-PUD)
SECTION 25, T-7-S, R-11-E
ST. TAMMANY PARISH, LA.**

NO.	DATE	BY	FOR
1	02-20-2019	W. J. BRYANT, JR.	PRELIMINARY P.U.D. PLAN
2	03-20-2019	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
3	04-20-2019	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
4	05-20-2019	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
5	06-20-2019	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
6	07-20-2019	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
7	08-20-2019	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
8	09-20-2019	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
9	10-20-2019	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
10	11-20-2019	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
11	12-20-2019	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
12	01-20-2020	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
13	02-20-2020	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
14	03-20-2020	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
15	04-20-2020	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
16	05-20-2020	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
17	06-20-2020	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
18	07-20-2020	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
19	08-20-2020	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
20	09-20-2020	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
21	10-20-2020	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
22	11-20-2020	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
23	12-20-2020	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
24	01-20-2021	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
25	02-20-2021	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
26	03-20-2021	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
27	04-20-2021	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
28	05-20-2021	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
29	06-20-2021	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
30	07-20-2021	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
31	08-20-2021	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
32	09-20-2021	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
33	10-20-2021	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
34	11-20-2021	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
35	12-20-2021	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
36	01-20-2022	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
37	02-20-2022	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
38	03-20-2022	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
39	04-20-2022	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
40	05-20-2022	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
41	06-20-2022	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
42	07-20-2022	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
43	08-20-2022	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
44	09-20-2022	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
45	10-20-2022	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
46	11-20-2022	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
47	12-20-2022	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
48	01-20-2023	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
49	02-20-2023	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
50	03-20-2023	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
51	04-20-2023	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
52	05-20-2023	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
53	06-20-2023	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
54	07-20-2023	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
55	08-20-2023	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
56	09-20-2023	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
57	10-20-2023	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
58	11-20-2023	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
59	12-20-2023	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
60	01-20-2024	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
61	02-20-2024	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
62	03-20-2024	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
63	04-20-2024	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
64	05-20-2024	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
65	06-20-2024	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
66	07-20-2024	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
67	08-20-2024	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
68	09-20-2024	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
69	10-20-2024	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
70	11-20-2024	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
71	12-20-2024	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
72	01-20-2025	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
73	02-20-2025	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
74	03-20-2025	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
75	04-20-2025	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
76	05-20-2025	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
77	06-20-2025	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
78	07-20-2025	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
79	08-20-2025	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
80	09-20-2025	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
81	10-20-2025	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
82	11-20-2025	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
83	12-20-2025	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
84	01-20-2026	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
85	02-20-2026	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
86	03-20-2026	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
87	04-20-2026	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
88	05-20-2026	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
89	06-20-2026	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
90	07-20-2026	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
91	08-20-2026	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
92	09-20-2026	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
93	10-20-2026	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
94	11-20-2026	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
95	12-20-2026	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
96	01-20-2027	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
97	02-20-2027	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
98	03-20-2027	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
99	04-20-2027	W. J. BRYANT, JR.	FINAL P.U.D. PLAN
100	05-20-2027	W. J. BRYANT, JR.	FINAL P.U.D. PLAN

NOTES

1. UNDEVELOPED LOTS SHOWN IN GREEN ARE TO BE DEVELOPED BY THE DEVELOPER.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
7. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
8. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
9. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
10. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



SECTION 25
 1/4 CORNER UNDEVELOPED
 N 00°25'12" W 1508.0'



APPEAL # 2
ZC Recommended Denial:
3/3/2020

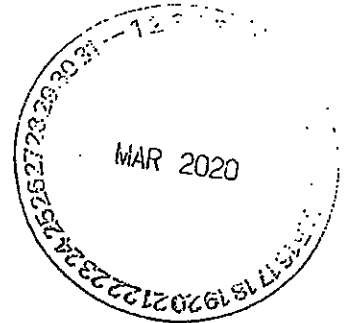
ST. TAMMANY PARISH
MICHAEL B. COOPER
PARISH PRESIDENT

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

APPEAL REQUEST

DATE: 3/3/2020

Case Number:



- 3. 2019-1752-ZC
Existing Zoning: A-4 (Single Family Residential District)
Proposed Zoning: A-4 (Single Family Residential District) & PUD (Planned Unit Development Overlay)
Acres: 83.51 acres
Petitioner: Jones Fussell, L.L.P. - Jeff Schoen
Owner: St. Tammany Land Co., LLC, Poitevent Interests, LLC, PF Monroe Properties,
Location: LLC, and Markle Interests, LLC
Parcel located on the south side of Dove Park Road, west of the Tammany Trace and LA Highway 59, being a 83.51 acre parcel, Mandeville, S25, T7S, R11E, Ward 4, 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.

(SIGNATURE)

PRINT NAME: Jeffrey D. Schoen

ADDRESS: P.O. Box 1910, Covington, LA 70431

PHONE #: 985 892 4801

ZONING STAFF REPORT

Date: 02/21/2020

Case No.: 2019-1752-ZC

Posted: 02/21/2020

Meeting Date: March 3, 2020

Determination: Denied

Prior Action: 2/4/2020 - Postponed

GENERAL INFORMATION

PETITIONER: Jones Fussell, L.L.P. - Jeff Schoen

OWNER: St. Tammany Land Co., LLC, Poitevent Interests, LLC, PF Monroe Properties, LLC, and Markle Interests, LLC

REQUESTED CHANGE: PUD Planned Unit Development Overlay

LOCATION: Parcel located on the south side of Dove Park Road, west of the Tammany Trace and LA Highway 59, being a 83.51 acre parcel, Mandeville

SIZE: 83.51 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential and Undeveloped	A-2 Suburban District, A-3 Suburban District, I-1 Industrial, PUD Planned Unit Development Overlay
South	Undeveloped (Proposed Cotton Creek PUD)	A-1 Suburban District, A-4 Single-Family Residential District, PUD Planned Unit Development Overlay
East	Undeveloped and Commercial	PBC-1 Planned Business Campus, Tammany Trace Planned Corridor District
West	Undeveloped and Residential	A-1 Suburban District, 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 continuity among adjoining conservation areas in adjacent developments.

STAFF COMMENTS:

The petitioner is requesting to add the Planned Unit Development Overlay (PUD) to the 83.51 acre subject property. The property is located on the south side of Dove Park Road, west of the Tammany Trace and LA Highway 59, Mandeville. The 2025 Future Land Use Plan designates the site to be developed as a Planned District with single-family residential uses and a focus on conservation and contiguity among adjacent developments.

The applicant has submitted an additional application to rezone the subject property from A-1 Suburban District, A-1A Suburban District, A-2 Suburban District, A-3 Suburban District, and I-1 Industrial to the A-4 Single Family-Residential District (2019-1751-ZC). This zoning change is requested to establish the underlying zoning/density of the proposed residential subdivision.

SUBDIVISION INFORMATION

The Dove Park Ridge subdivision is proposed to be developed with 185 residential lots. 159 of the proposed lots are designated for home sites with an average lot size of 70' x 120' and 26 of the remaining lots are designated for “garden homes” with an average lot size of 45' x 70'.

ACCESS

The site is proposed to be access from two entrances along Dove Park Road which will provide both a two-lane drive and a boulevard type drive. There are also two access ways along the western and southern borders of the site, which will tie into future development. Temporary “T” turnarounds have been 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 A-4 Single Family Residential Zoning District allows for a maximum density of 4 units per acre. The gross density is based on the underlying zoning designation of A-4 Single Family Residential District, which based on the site's 83.51 acres allows for 251 units. The proposal is for 185 residential units, which meets the maximum net density allowable within the PUD development.

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	Provided as Required
Wetland Delineations	Provided as Required
Flood Zone Demarcation Lines	Provided as Required
Ultimate Disposal of Surface Drainage	Provided as Required
Environmental Assessment Data Form	Provided as Required

GREENSPACE

Per the UDC, Section 130-1674(a) (8), a minimum of 25% of open space is required for all PUD subdivision. The petitioned PUD consists of 83.51 acres, requiring 21 acres of open space. The Dove Park Ridge plan provides a total of 23.46 acres of greenspace and therefore exceeds requirements.

Amenities	Acreage	Type of Amenities
Passive	29.72 acres (35.59%)	Greenspace areas and access to the Tammany Trace
Active	.34 acres (.41%)	Playground and cabana

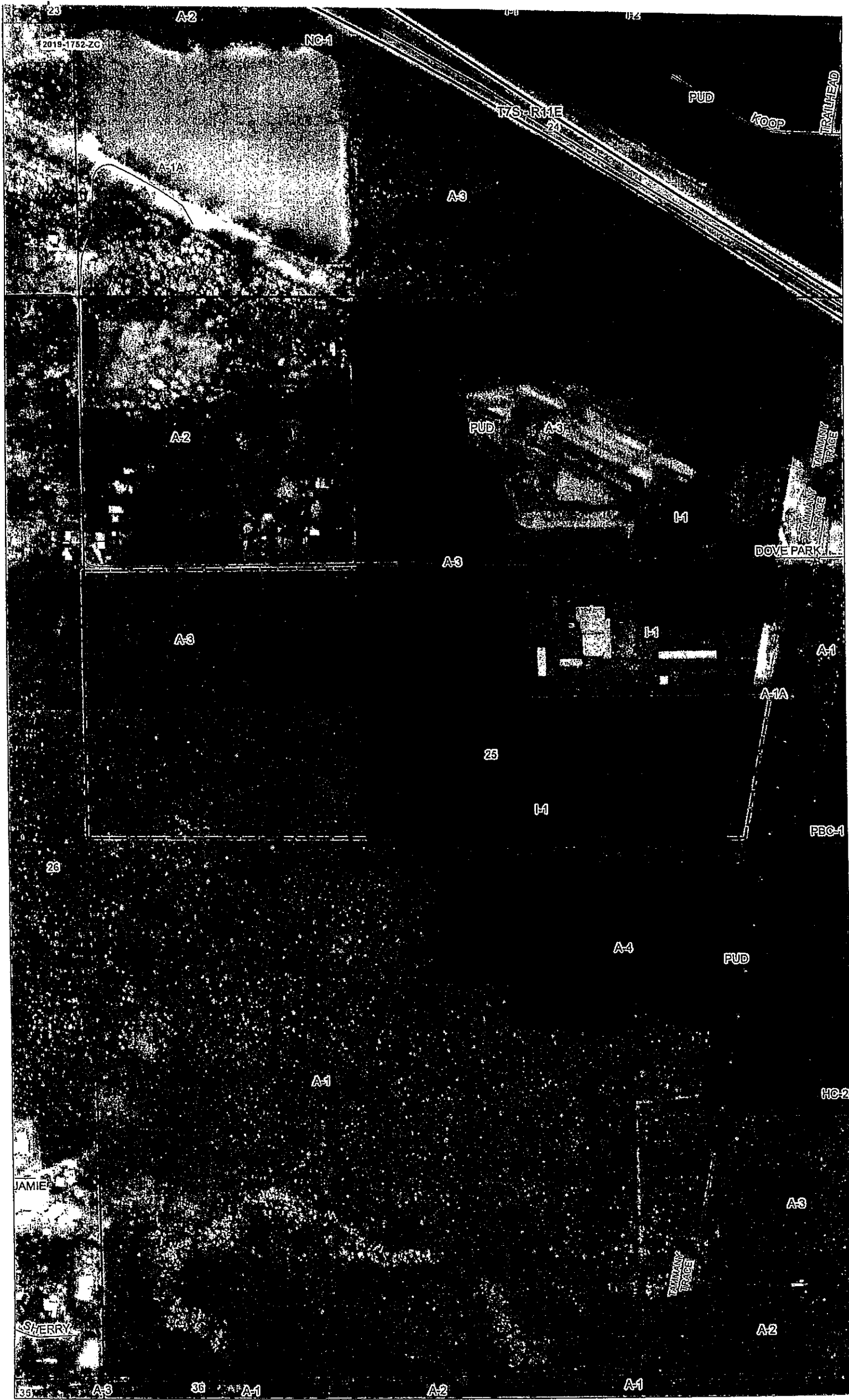
Comments:

- a. Note that a separate application will have to be submitted to go through the "Enter the Tammany Trace Right-of-Way" process.
- b. 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.

COMPREHENSIVE PLAN ANALYSIS

The 2025 Future Land Use Plan designates the site to be developed as a Planned District with single-family residential uses that provide an emphasis on achieving continuity with adjoining conservation areas and adjacent developments. By exceeding the required greenspace and providing both passive and active amenities, the proposal meets the objectives of the 2025 Future Land Use Plan.

The proposed subdivision plat adheres to most of the general standards of the PUD designation, including functional and beneficial uses of open space, the preservation of the natural features of the development site, and a desirable living environment that is compatible with surrounding development. There is a concern regarding the high density that the proposed development will bring to the area.



23

A-2

NO-1

2019-1752-ZG

TWS-RME
24

FUD

ROOP

RAILHEAD

A-1A

A-3

A-2

FUD

A-3

H-1

TAMMANY
TRACE

DOVE PARK

A-3

A-3

H-1

A-1

A-1A

25

H-1

FBC-1

26

A-4

FUD

A-1

HC-2

JAMIE

A-3

SHERRY

TAMMANY
TRACE

A-2

36

A-3

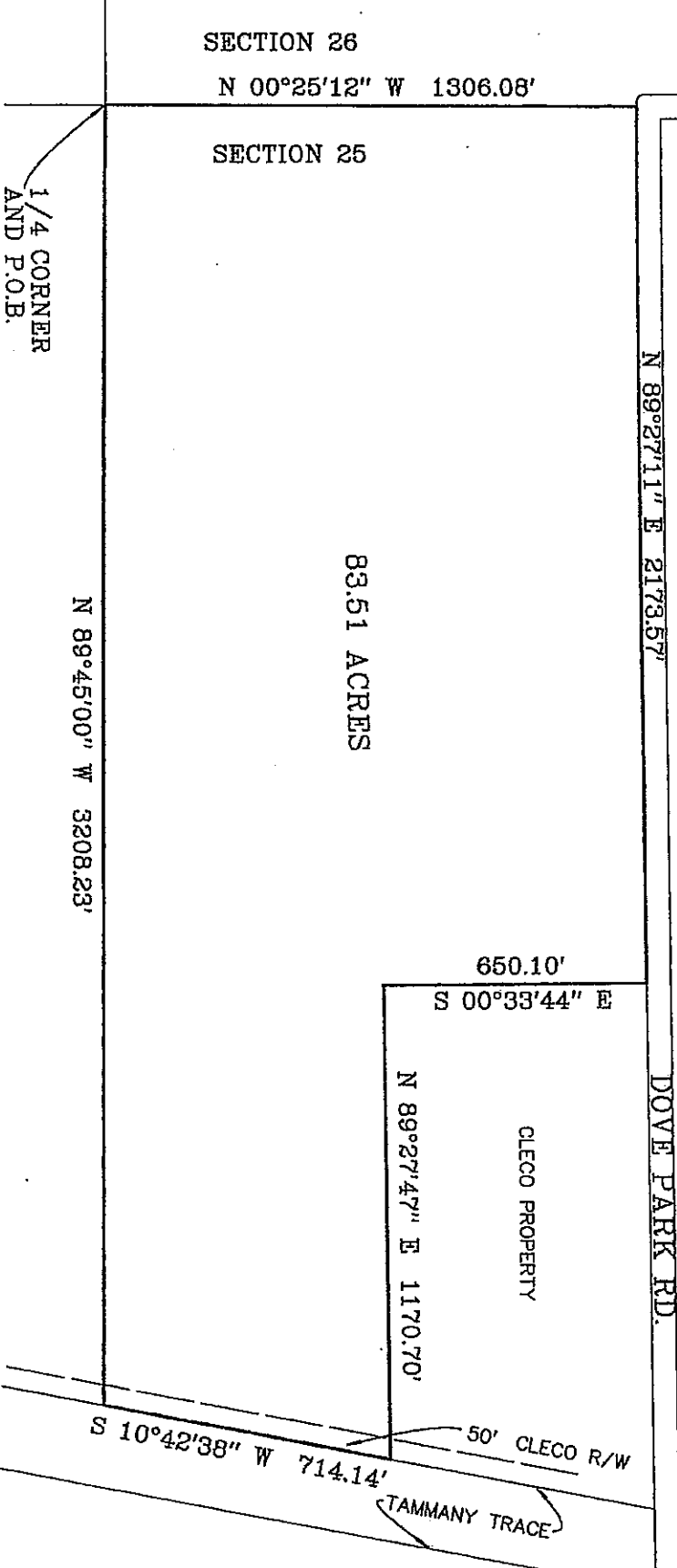
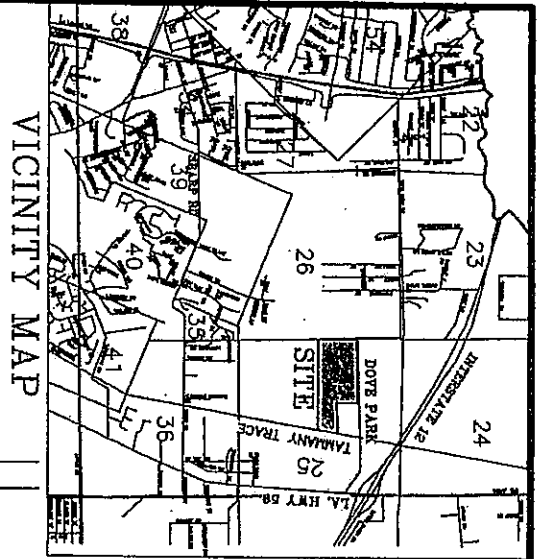
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A-1

A-2

A-1

2019-1752-ZC

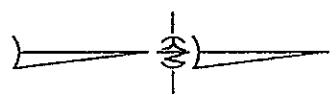


Legal Description:

A certain parcel of land situated in Section 25, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana and more fully described as follows.

Commence at the Quarter Section Corner common to Sections 25 & 26, Township 7 South, Range 11 East, as the POINT OF BEGINNING

From the Point Of Beginning, measure North 00 degrees 25 minutes 12 seconds West a distance of 1,308.08 feet to a point; Thence North 89 degrees 27 minutes 11 seconds East a distance of 2,173.57 feet to a point; Thence South 00 degrees 33 minutes 44 seconds East a distance of 650.10 feet to a point; Thence North 89 degrees 27 minutes 47 seconds East a distance of 1,170.70 feet to a point; Thence South 10 degrees 42 minutes 38 seconds West a distance of 714.14 feet to a point; Thence North 89 degrees 45 minutes 00 seconds West a distance of 3,208.23 feet to a point which is the POINT OF BEGINNING, and containing 83.5105 acre(s) of land, more or less.



SKETCH OF PROPERTY

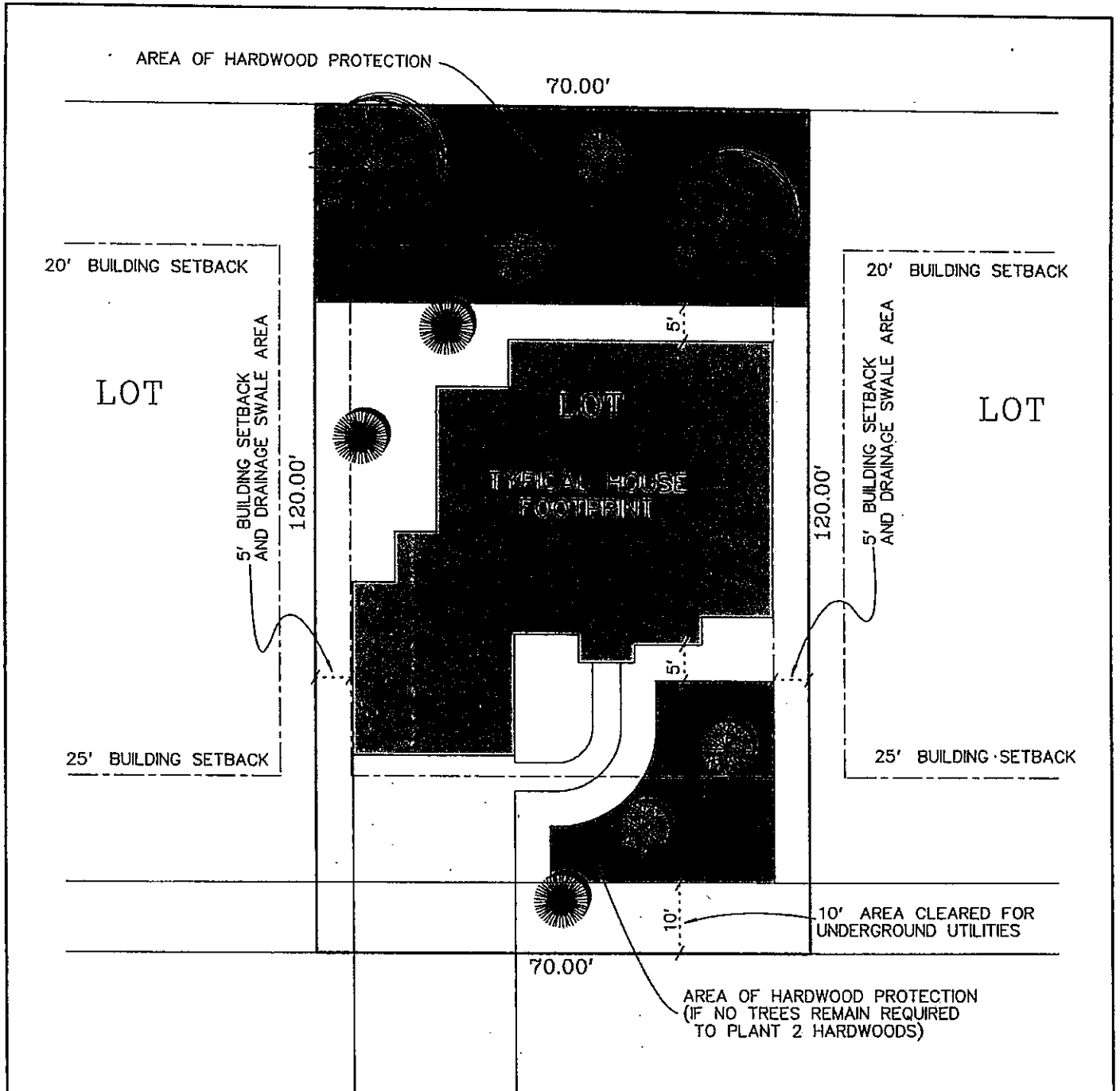
PREPARED FOR: DOVE PARK RIDGE LLC

83.51 ACRES IN SECT 25, T-7-S, R-11-E
G.L.D., ST. TAMMANY PARISH, LOUISIANA

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE:	1" = 400'	DATE:	DRJ
DRAWN:	DRJ	JOB NO.:	19-164-ZONING
REVISED:			

2019-1752-ZC



NOTES:

1. DEVELOPER/GENERAL CONTRACTOR WILL NOT CLEAR CUT THE LOTS
2. DEVELOPER WILL RESTRICT CLEARING OF HARDWOODS 6" dbh OR LARGER, EXCEPT FOR AREAS OF IMPROVEMENTS AND A 5' PERIMETER AREA AROUND ALL IMPROVEMENTS (RESIDENCE, ACCESSORY BUILDINGS, PATIOS AND DRIVEWAYS)
3. IF NO HARDWOODS (6" dbh) REMAIN IN THE FRONT YARD AREA BUILDER SHALL PLANT 2 HARDWOODS (35 gal 4' -6' tall)

STREET

DOVE PARK RIDGE
SECTION 25, T-7-S, R-11-E,
ST. TAMMANY PARISH, LA.

LOT CLEARING DETAIL

SCALE: 1" = 20'	DATE: 06-26-19
DRAWN: DRJ	JOB NO.: 19-164
REVISED:	

2019-1752-ZC

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: DOVE PARK RIDGE LLC

Developer's Address: 845 GALVEZ ST MANDENVILLE LA 70448
Street City State Zip Code

Developer's Phone No. 985 626-5689
(Business) (Cell)

Subdivision Name: DOVE PARK RIDGE

Number of Acres in Development: 83.51 Number of Lots/Parcels in Development: 185

Ultimate Disposal of Surface Drainage: LITTLE CREEK TO PONCHITALAWA CREEK

Water Surface Runoff Mitigation Proposed: NO

(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 Tilted
- 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? _____

2019-1752-ZC

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

If yes, which major arterial streets? DOVE PARK RD

- 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:

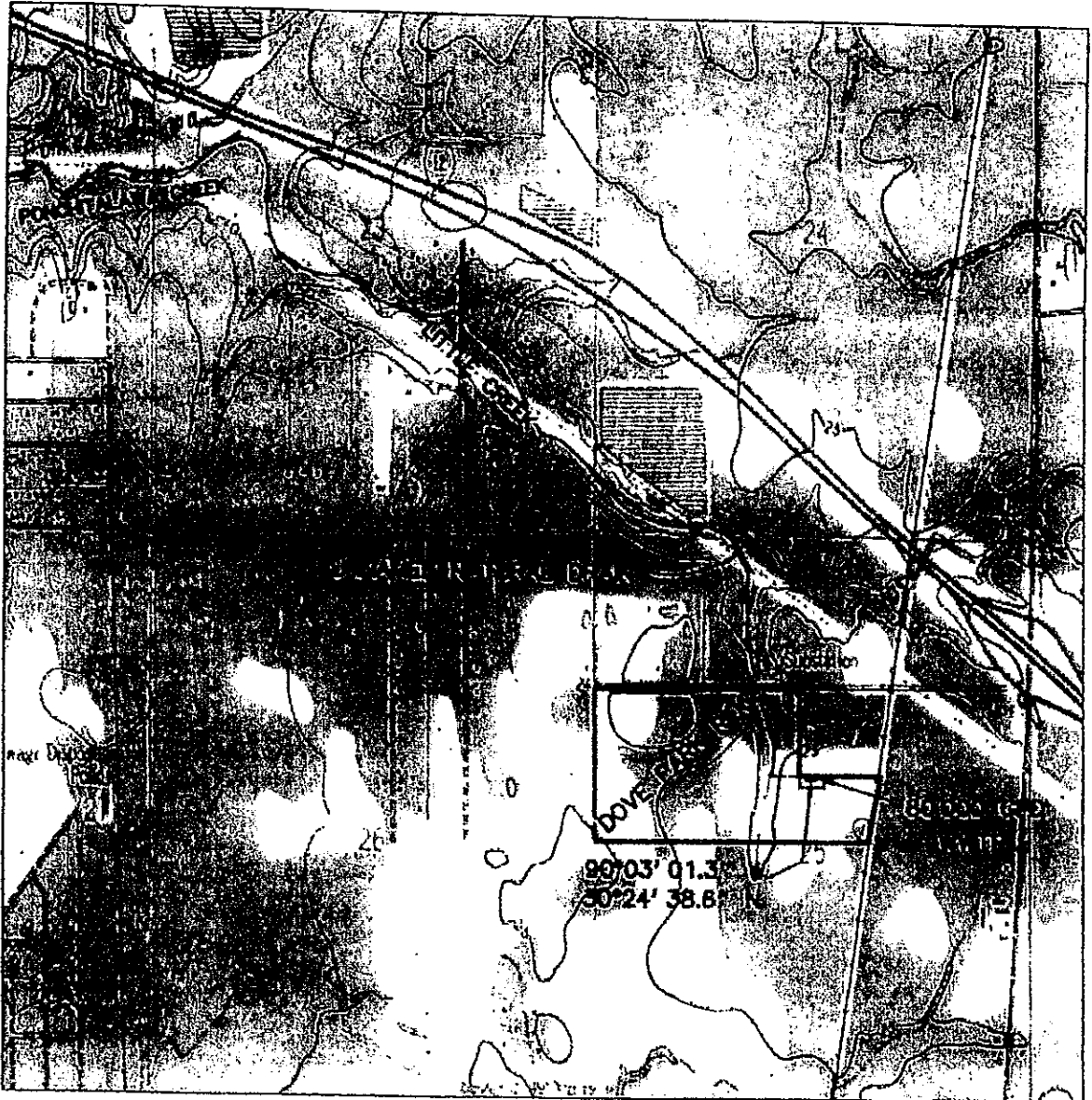
- air Quality Yes No
- noise Yes No
- water Quality Yes No
- contamination of any public or private water supply Yes No
- ground water levels Yes No
- flooding/inundation Yes No
- erosion Yes No
- sedimentation Yes No
- rare and/or endangered species of animal or plant habitat Yes No
- interfering with 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.

 12-16-19
ENGINEER/SURVEYOR/OR DEVELOPER DATE
(SIGNATURE)

2019-1752-ZC

TO THE TCHEFUNCTE RIVER



DOVE PARK RIDGE SUBD.
SECT. 25, T-7-S, R-11-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LA.

ULTIMATE DISPOSAL OF SURFACE RUNOFF

SCALE:	N.T.S.	DATE:	10-22-19
DRAWN:	MDM	JOB NO.:	19-164
REVISED:			

\\DATA\CORP\S\DOVE PARK RIDGE EFFLUENT DISCHARGE MAP