

APPEAL # 3



ST. TAMMANY PARISH
PATRICIA P. BRISTER
PARISH PRESIDENT

ZC Approved :

5/2/17

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.

RECEIVED

MAY 12 2017

Per GVC

APPEAL REQUEST

DATE: 5/12/17

2017-582-ZC

Existing Zoning: A-6 (Multi-Family Residential District), A-2 (Suburban District), & CB-1 (Community Based Facilities District)
Proposed Zoning: A-4 (Single Family Residential District)
Acres: 15.503 acres
Petitioner: Frank H. Walk, Jr.
Owner: Frank H. Walk, Jr.
Location: parcels located on the west side and at the end of Marina Blvd, north of Mako Nako Drive, S54, T7, R11, Ward 4, District 4
Council District: 4

2017-583-ZC

Existing Zoning: A-6 (Multi-Family Residential District), A-2 (Suburban District) & CB-1 (Community Based Facilities District)
Proposed Zoning: A-4 (Single Family Residential District) & PUD (Planned Unit Development Overlay)
Acres: 15.503 acres
Petitioner: Frank H. Walk, Jr.
Owner: Frank H. Walk, Jr.
Location: Parcels located on the west side and at the end of Marina Blvd, north of Mako Nako Drive, S54, T7S, R11E, Ward 4, District 4
Council District: 4

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: MOSES SWENT REPRESENTING: MARINA BEAUCHENE BOATHOUSE C.O.D.

ADDRESS: 959 MARINA BLVD MANDEVILLE, LA 70471

PHONE #: 504-908-7347



ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

DATE: May 12, 2017

(Case Number)

2017-582-ZC

Existing Zoning: A-6 (Multi-Family Residential District), A-2 (Suburban District), & CB-1
(Community Based Facilities District)

Proposed Zoning: A-4 (Single Family Residential District)

Acres: 15.503 acres

Petitioner: Frank H. Walk, Jr.

Owner: Frank H. Walk, Jr.

Location: parcels located on the west side and at the end of Marina Blvd, north of Mako
Nako Drive, S54, T7, R11, Ward 4, District 4

Council District: 4

~~2017-583-ZC~~

Existing Zoning: A-6 (Multi-Family Residential District), A-2 (Suburban District) & CB-1
(Community Based Facilities District)

Proposed Zoning: A-4 (Single Family Residential District) & PUD (Planned Unit
Development Overlay)

Acres: 15.503 acres

Petitioner: Frank H. Walk, Jr.

Owner: Frank H. Walk, Jr.

Location: Parcels located on the west side and at the end of Marina Blvd, north of Mako
Nako Drive, S54, T7S, R11E, Ward 4, District 4

Council District: 4

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,

BEAU CHENE HOMEOWNERS ASSOCIATION, INC.

BY: Cristina Donovan
CRISTINA DONOVAN, CAO

104 Beau Chene Blvd., Suite 100

Mandeville, LA 70471

PHONE #: 985-231-6285

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 4/24/2017
Case No.: 2017-583-ZC
Prior Action: postponed (04/04/17)
Posted: 04/12/17

Meeting Date: 5/2/2017
Determination: Approved

GENERAL INFORMATION

PETITIONER: Frank H. Walk

OWNER: Frank H. Walk

REQUESTED CHANGE: From A-6 Multiple Family Residential District, A-2 Suburban District & CB-1 Community Based Facilities District to A-4 Single-Family Residential District & PUD Planned Unit Development Overlay

LOCATION: Parcel located on the west side and at the end of Marina Blvd, north of Mako Nako Drive ; S54, T7S, R11E; Ward 4, District 4

SIZE: 15.503 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Private 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	Tchefuncta River	
South	Single Family Residential	A-4A Single Family Residential District
East	Marina	CB-1 Community Based Facilities District
West	Single Family Residential	A-3 Suburban District

EXISTING LAND USE:

Existing development: No Multi occupancy development: Yes

COMPREHENSIVE PLAN:

Conservation – Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage land resources so that they remain in good condition for future generations (often simple referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes.

STAFF COMMENTS:

This site is located on the west side and at the end of Marina Blvd, north of Mako Nako Drive. A residential subdivision is proposed to be developed on the site, consisting of single family residences and townhomes (see below chart).

SUBDIVISION INFORMATION

Type	Number of Units
Single Family Homesites	9
Townhomes	22

Note that a zoning change to A-4 Single Family Residential District (2017-582-ZC) has been submitted for the same site, to establish the underlying zoning and the density for the proposed development.

ACCESS

The site is proposed to be accessed from Marina Blvd and the extension of a road, giving access to single family residential lots. Note that the proposed location of the extension of the road, to access the single family residential lots, will allow for the driveways and residences to be located outside of the wetlands area. In regards to the proposed townhomes, each site will have its own designated driveway, as shown on the attached plan.

ADMINISTRATIVE COMMENT

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 for single family home sites & building envelop shown on plan Townhomes: Building envelop shown on plan & setbacks shown on the plan Maximum height provided as required
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Provided as Required (on-site extended from Marina Blvd)
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 is based on the underlying zoning of A-4 Single Family Residential District, which would allow for a total of 60 units. Based on the formula, the net density would allow for a total of 45 units. The proposal is for 31 residential units, which meets the allowable number of units according to the formula.

GREENSPACE

A total of 5.322 acres of greenspace (35%) is proposed to be provided within the subdivision, including non-disturbed wetlands area (see list of amenities below).

Amenities	Acreage	Type of Amenities
Passive	5.0262 acres	Large open space/wetlands area
Active	0.260 acres	Pool & Cabana & Water Access by Boat

Note that, a complete Recreational Development Plan shall be submitted depicting the proposed amenities, the location of the amenities on the plan, 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 calls for the site to be developed as a conservation area including the preservation of the natural landscapes & natural systems. The proposed project meets the objectives of the PUD and of the 2025 future land use plan, since it allows for the preservation of most of the existing wetlands, while providing for two different types of housing and promotes the access to the Tchefuncta River.

STAFF RECOMMENDATION:

The staff recommends that the request for a PUD Planned Unit Development Overlay designation be approved

Case No.: 2017-583-ZC

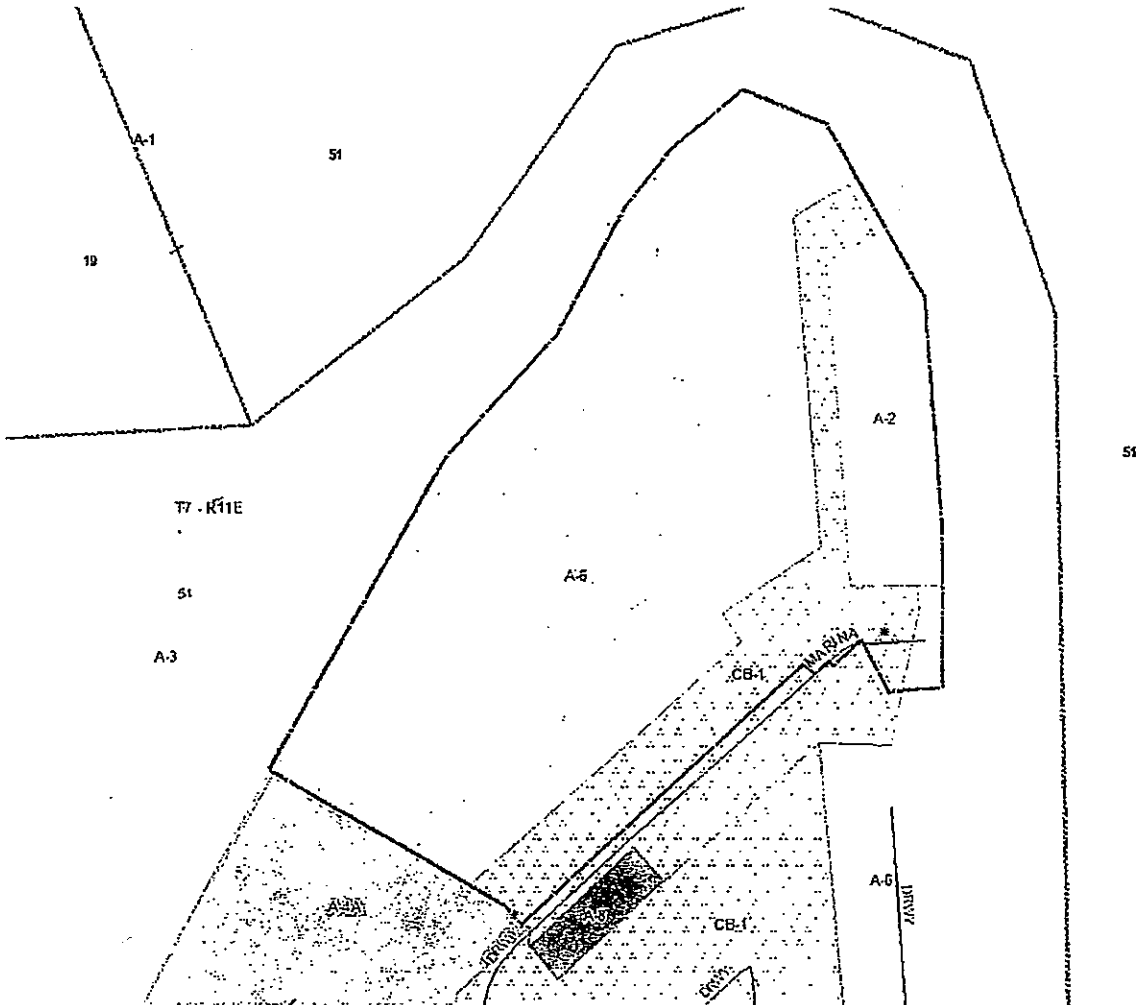
PETITIONER: Frank H. Walk

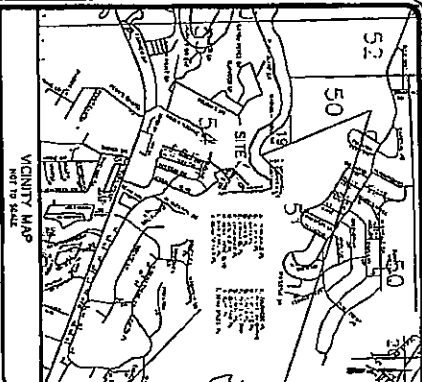
OWNER: Frank H. Walk

REQUESTED CHANGE: From A-6 Multiple Family Residential District, A-2 Suburban District & CB-1 Community Based Facilities District to A-4 Single-Family Residential District & PUD Planned Unit Development Overlay

LOCATION: Parcel located on the west side and at the end of Marina Blvd, north of Mako Nako Drive ; S54, T7S, R11E; Ward 4, District 4

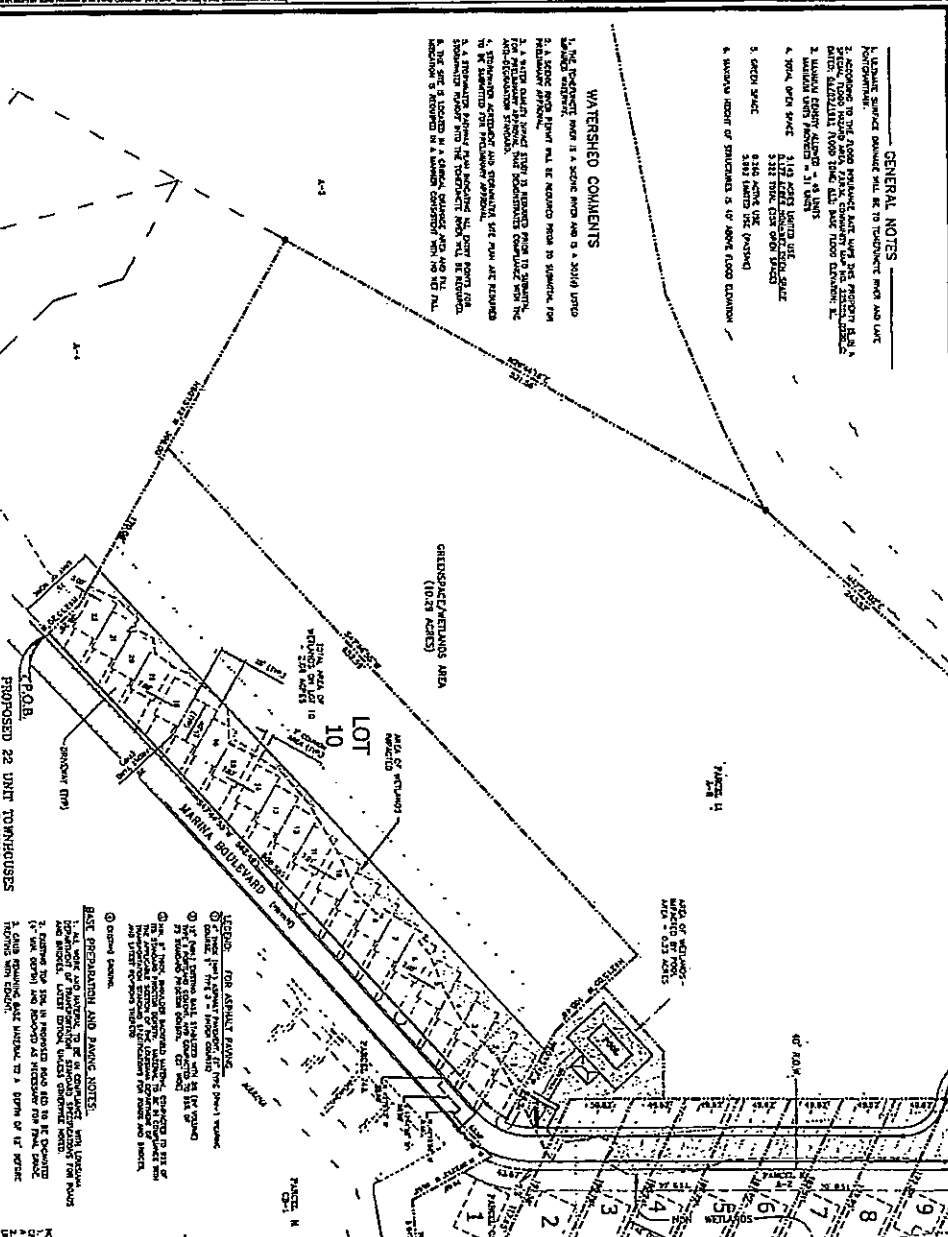
SIZE: 15.503 acres





- GENERAL NOTES**
1. ALL PLANNING AND DESIGN SERVICES WILL BE TO PROVIDE CONCEPT PLAN AND LAYOUT.
 2. ACCORDING TO THE ABOVE PROPOSED LAYOUT AND THE PROPOSED PLANNING AND DESIGN SERVICES, THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 3. LANDLORD SHALL PROVIDE ALL UTILITIES TO THE DEVELOPER AT THE BOUNDARY OF THE DEVELOPER'S PROPERTY.
 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.

- WATERSHED COMMENTS**
1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 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.

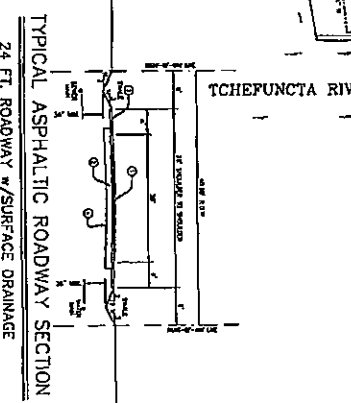


**PUD SUBDIVISION PLAN
FOR
TCHOUFUNCTE BLUFFS**

A PLANNED UNIT DEVELOPMENT
SITUATED IN SECTION 54, T-7-S-R-11-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA

- NOTES**
1. LOTS 1-9 ARE PROPOSED SINGLE-FAMILY HOME SITES.
 2. LOT 10 IS PROPOSED 22 UNIT TOWNHOME SITE.
 3. PARCEL 1-4A REMAINS A MARINA SITE AND IS NOT A PART OF THIS DEVELOPMENT.
 4. SEWER & WATER TO BE EXTENDED FROM MARINA BLD.
 5. NO ACCESSORY STRUCTURES ARE ALLOWED.
 6. NO BOWHOUSES ARE ALLOWED.

- PROPOSED 22 UNIT TOWNHOUSES
EXISTING CR-1 ZONING
PARCEL N-1**
- BASED ON THE ASSUMPTIONS THAT THE PROPOSED TOWNHOUSES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE EXISTING CR-1 ZONING ORDINANCE AND THE MARINA BEAU CHENE ASSOCIATES ARCHITECTURAL PLAN N-1.



- RESTRICTIVE COVENANTS**
1. THE COVENANTS SHALL APPLY TO ALL UNITS AND COMMON AREAS.
 2. THE COVENANTS SHALL BE IN FULL FORCE AND EFFECT UPON THE COMPLETION OF THE SUBDIVISION.
 3. THE COVENANTS SHALL BE ENFORCEABLE BY THE HOMEOWNERS ASSOCIATION.
 4. THE COVENANTS SHALL NOT BE CONSIDERED AS A WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.
 5. THE COVENANTS SHALL NOT BE CONSIDERED AS A WARRANTY OF TITLE.
 6. THE COVENANTS SHALL NOT BE CONSIDERED AS A WARRANTY OF QUIET ENJOYMENT.
 7. THE COVENANTS SHALL NOT BE CONSIDERED AS A WARRANTY OF PERFORMANCE.
 8. THE COVENANTS SHALL NOT BE CONSIDERED AS A WARRANTY OF ACCURACY.
 9. THE COVENANTS SHALL NOT BE CONSIDERED AS A WARRANTY OF COMPLETION.
 10. THE COVENANTS SHALL NOT BE CONSIDERED AS A WARRANTY OF SATISFACTION.
 11. THE COVENANTS SHALL NOT BE CONSIDERED AS A WARRANTY OF ANY OTHER KIND.
 12. THE COVENANTS SHALL NOT BE CONSIDERED AS A WARRANTY OF ANY OTHER KIND.
 13. THE COVENANTS SHALL NOT BE CONSIDERED AS A WARRANTY OF ANY OTHER KIND.
 14. THE COVENANTS SHALL NOT BE CONSIDERED AS A WARRANTY OF ANY OTHER KIND.
 15. THE COVENANTS SHALL NOT BE CONSIDERED AS A WARRANTY OF ANY OTHER KIND.
 16. THE COVENANTS SHALL NOT BE CONSIDERED AS A WARRANTY OF ANY OTHER KIND.
 17. THE COVENANTS SHALL NOT BE CONSIDERED AS A WARRANTY OF ANY OTHER KIND.
 18. THE COVENANTS SHALL NOT BE CONSIDERED AS A WARRANTY OF ANY OTHER KIND.
 19. THE COVENANTS SHALL NOT BE CONSIDERED AS A WARRANTY OF ANY OTHER KIND.
 20. THE COVENANTS SHALL NOT BE CONSIDERED AS A WARRANTY OF ANY OTHER KIND.

BOUNDARY DESCRIPTION

The following is a brief description of the boundary of the land shown on this plan, as shown on the original survey, as shown on the original survey, as shown on the original survey.

BOUNDARY	DESCRIPTION
NORTH	1/2 SECTION 54
EAST	1/2 SECTION 54
SOUTH	1/2 SECTION 54
WEST	1/2 SECTION 54

MARINA BEAU CHENE ASSOCIATES

APPROVED: [Signature]

DATE: [Date]

J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING ENVIRONMENTAL

1805 Shreveport Highway
31007 Lake Charles, Louisiana 70605
Tel: 337-533-1111 Fax: 337-533-1112

**PUD SUBDIVISION PLAN FOR
TCHOUFUNCTE BLUFFS**
A PLANNED UNIT DEVELOPMENT IN SECTION 54,
T-7-S-R-11-E, GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA.

MARINA BEAU CHENE ASSOCIATES

DATE: 01/21/2018
SCALE: 1" = 100'

PROJECT NO: 201605001

DATE: 01/21/2018

SCALE: 1" = 100'

PROJECT NO: 201605001

APPEAL # 3



ZC Approved :

5/2/17

ST. TAMMANY PARISH
PATRICIA P. BRISTER
PARISH PRESIDENT

THE PETITIONER OR ANY AGGRIEVED PERSON HAS TEN (10) DAYS TO APPEAL THE DECISION OF THE ZONING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

RECEIVED

MAY 12 2017

Per CWC

APPEAL REQUEST

DATE: 5/12/17

2017-582-ZC

Existing Zoning: A-6 (Multi-Family Residential District), A-2 (Suburban District), & CB-1 (Community Based Facilities District)
Proposed Zoning: A-4 (Single Family Residential District)
Acres: 15.503 acres
Petitioner: Frank H. Walk, Jr.
Owner: Frank H. Walk, Jr.
Location: parcels located on the west side and at the end of Marina Blvd, north of Mako Nako Drive, S54, T7, R11, Ward 4, District 4
Council District: 4

2017-583-ZC

Existing Zoning: A-6 (Multi-Family Residential District), A-2 (Suburban District) & CB-1 (Community Based Facilities District)
Proposed Zoning: A-4 (Single Family Residential District) & PUD (Planned Unit Development Overlay)
Acres: 15.503 acres
Petitioner: Frank H. Walk, Jr.
Owner: Frank H. Walk, Jr.
Location: Parcels located on the west side and at the end of Marina Blvd, north of Mako Nako Drive, S54, T7S, R11E, Ward 4, District 4
Council District: 4

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: MOSES SWENT REPRESENTING: MARINA BEAUCHENE BOATHOUSE C.O.D.

ADDRESS: 959 MARINA BLVD MANDEVILLE, LA 70471

PHONE #: 504-908-7347



ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

DATE: May 12, 2017

(Case Number)

2017-582-ZC

Existing Zoning: A-6 (Multi-Family Residential District), A-2 (Suburban District), & CB-1 (Community Based Facilities District)

Proposed Zoning: A-4 (Single Family Residential District)

Acres: 15.503 acres

Petitioner: Frank H. Walk, Jr.

Owner: Frank H. Walk, Jr.

Location: parcels located on the west side and at the end of Marina Blvd, north of Mako Nako Drive, S54, T7, R11, Ward 4, District 4

Council District: 4

~~2017-583-ZC~~

Existing Zoning: A-6 (Multi-Family Residential District), A-2 (Suburban District) & CB-1 (Community Based Facilities District)

Proposed Zoning: A-4 (Single Family Residential District) & PUD (Planned Unit Development Overlay)

Acres: 15.503 acres

Petitioner: Frank H. Walk, Jr.

Owner: Frank H. Walk, Jr.

Location: Parcels located on the west side and at the end of Marina Blvd, north of Mako Nako Drive, S54, T7S, R11E, Ward 4, District 4

Council District: 4

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,

BEAU CHENE HOMEOWNERS ASSOCIATION, INC.

BY: Cristina Donovan
CRISTINA DONOVAN, CAO

104 Beau Chene Blvd., Suite 100

Mandeville, LA 70471

PHONE #: 985-231-6285

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 4/24/2017
Case No.: 2017-583-ZC
Prior Action: postponed (04/04/17)
Posted: 04/12/17

Meeting Date: 5/2/2017
Determination: Approved

GENERAL INFORMATION

PETITIONER: Frank H. Walk

OWNER: Frank H. Walk

REQUESTED CHANGE: From A-6 Multiple Family Residential District, A-2 Suburban District & CB-1 Community Based Facilities District to A-4 Single-Family Residential District & PUD Planned Unit Development Overlay

LOCATION: Parcel located on the west side and at the end of Marina Blvd, north of Mako Nako Drive ; S54, T7S, R11E; Ward 4, District 4

SIZE: 15.503 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Private Road Surface: 2 lane asphalt Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Table with 3 columns: Direction, Surrounding Use, Surrounding Zone. Rows include North (Tchefuncta River), South (Single Family Residential), East (Marina), and West (Single Family Residential).

EXISTING LAND USE:

Existing development: No Multi occupancy development: Yes

COMPREHENSIVE PLAN:

Conservation – Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems.

STAFF COMMENTS:

This site is located on the west side and at the end of Marina Blvd, north of Mako Nako Drive. A residential subdivision is proposed to be developed on the site, consisting of single family residences and townhomes (see below chart).

SUBDIVISION INFORMATION

Table with 2 columns: Type, Number of Units. Rows: Single Family Homesites (9), Townhomes (22).

Note that a zoning change to A-4 Single Family Residential District (2017-582-ZC) has been submitted for the same site, to establish the underlying zoning and the density for the proposed development.

ACCESS

The site is proposed to be accessed from Marina Blvd and the extension of a road, giving access to single family residential lots. Note that the proposed location of the extension of the road, to access the single family residential lots, will allow for the driveways and residences to be located outside of the wetlands area.

ADMINISTRATIVE COMMENT

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 for single family home sites & building envelop shown on plan Townhomes: Building envelop shown on plan & setbacks shown on the plan Maximum height provided as required
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Provided as Required (on-site extended from Marina Blvd)
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 is based on the underlying zoning of A-4 Single Family Residential District, which would allow for a total of 60 units. Based on the formula, the net density would allow for a total of 45 units. The proposal is for 31 residential units, which meets the allowable number of units according to the formula.

GREENSPACE

A total of 5.322 acres of greenspace (35%) is proposed to be provided within the subdivision, including non-disturbed wetlands area (see list of amenities below).

Amenities	Acreage	Type of Amenities
Passive	5.0262 acres	Large open space/wetlands area
Active	0.260 acres	Pool & Cabana & Water Access by Boat

Note that, a complete Recreational Development Plan shall be submitted depicting the proposed amenities, the location of the amenities on the plan, 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 calls for the site to be developed as a conservation area including the preservation of the natural landscapes & natural systems. The proposed project meets the objectives of the PUD and of the 2025 future land use plan, since it allows for the preservation of most of the existing wetlands, while providing for two different types of housing and promotes the access to the Tchefuncta River.

STAFF RECOMMENDATION:

The staff recommends that the request for a PUD Planned Unit Development Overlay designation be approved

Case No.: 2017-583-ZC

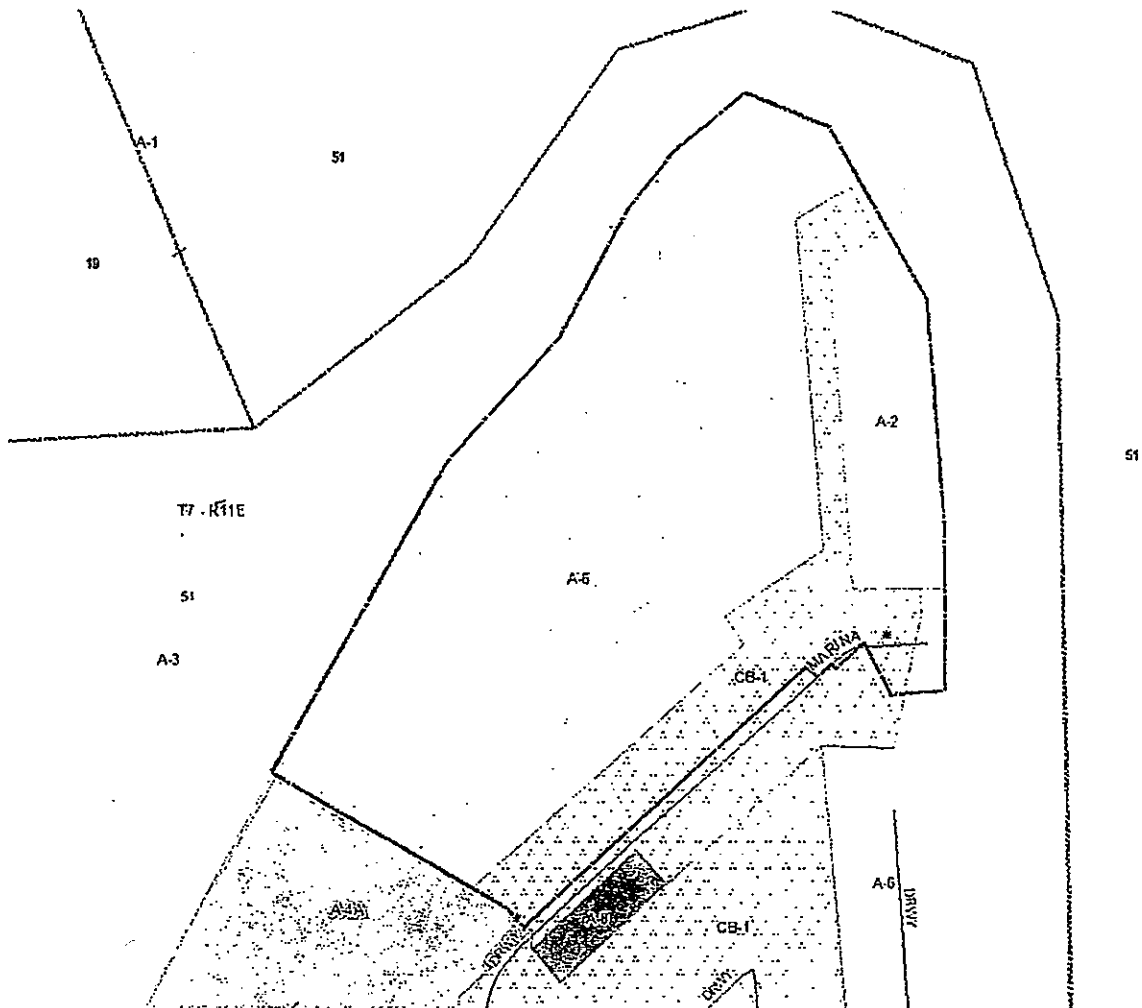
PETITIONER: Frank H. Walk

OWNER: Frank H. Walk

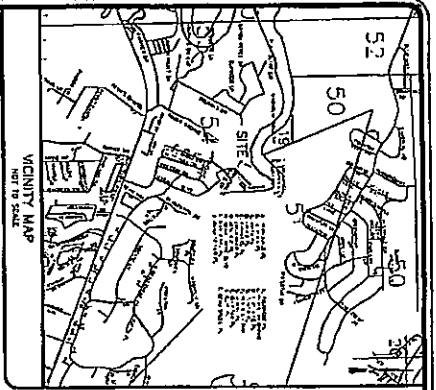
REQUESTED CHANGE: From A-6 Multiple Family Residential District, A-2 Suburban District & CB-1 Community Based Facilities District to A-4 Single-Family Residential District & PUD Planned Unit Development Overlay

LOCATION: Parcel located on the west side and at the end of Marina Blvd, north of Mako Nako Drive ; S54, T7S, R11E; Ward 4, District 4

SIZE: 15.503 acres



2017-583-2C

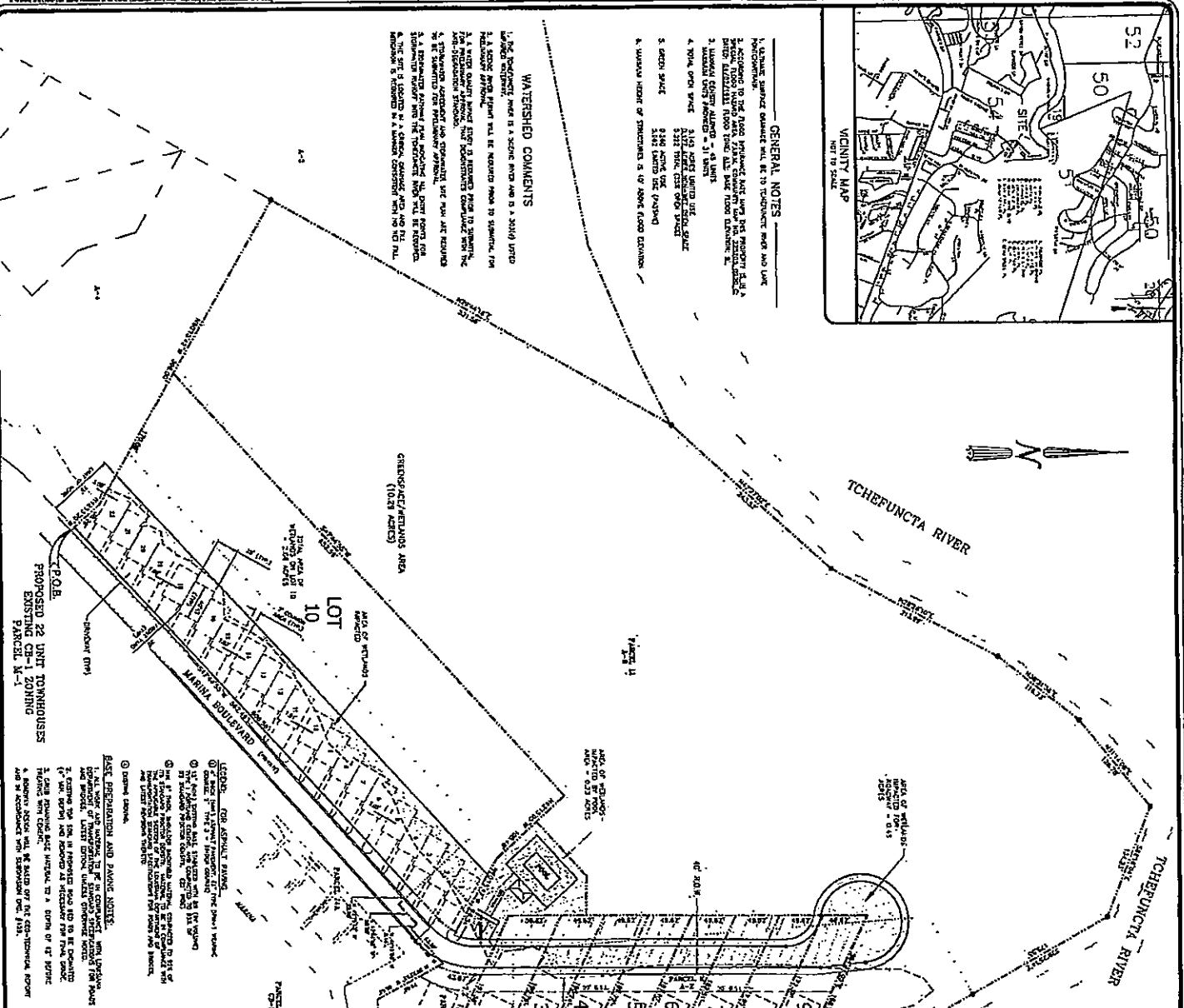


GENERAL NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

WATERSHED COMMENTS

1. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE TCHEFUNCTA RIVER WATERSHED.
2. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE TCHEFUNCTA RIVER WATERSHED.
3. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE TCHEFUNCTA RIVER WATERSHED.
4. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE TCHEFUNCTA RIVER WATERSHED.
5. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE TCHEFUNCTA RIVER WATERSHED.

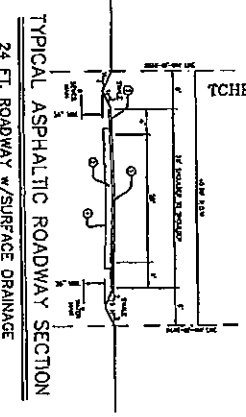


TCHEFUNCTA BLUFFS
A PLANNED UNIT DEVELOPMENT
SITUATED IN SECTION 54, T-7-S-R-11-E,
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA

PUD SUBDIVISION PLAN
 FOR

NOTES

1. LOTS 1-9 ARE PROPOSED SINGLE FAMILY HOME SITES.
2. LOT 10 IS PROPOSED 22 UNIT TOWNHOME SITE.
3. PARCEL 1-4A REMAINS A MARINA SITE AND IS NOT A PART OF THIS DEVELOPMENT.
4. SEWER & WATER TO BE EXTENDED FROM MARINA BLVD.
5. NO ACCESSORY STRUCTURES ARE ALLOWED.
6. NO BATHHOUSES ARE ALLOWED.



TYPICAL ASPHALTIC ROADWAY SECTION
 24 FT. ROADWAY w/ SURFACE DRAINAGE

RESTRICTIVE COMMENTS

1. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE TCHEFUNCTA RIVER WATERSHED.
2. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE TCHEFUNCTA RIVER WATERSHED.
3. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE TCHEFUNCTA RIVER WATERSHED.
4. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE TCHEFUNCTA RIVER WATERSHED.
5. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE TCHEFUNCTA RIVER WATERSHED.
6. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE TCHEFUNCTA RIVER WATERSHED.
7. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE TCHEFUNCTA RIVER WATERSHED.
8. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE TCHEFUNCTA RIVER WATERSHED.
9. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE TCHEFUNCTA RIVER WATERSHED.
10. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE TCHEFUNCTA RIVER WATERSHED.
11. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE TCHEFUNCTA RIVER WATERSHED.
12. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE TCHEFUNCTA RIVER WATERSHED.
13. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE TCHEFUNCTA RIVER WATERSHED.
14. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE TCHEFUNCTA RIVER WATERSHED.
15. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE TCHEFUNCTA RIVER WATERSHED.

CERTIFICATION	
I, the undersigned, being a duly Licensed Professional Engineer in the State of Louisiana, do hereby certify that the foregoing is a true and correct copy of the original as shown to me by the applicant.	
DATE:	11/15/2017
BY:	J.V. BURKES
TITLE:	REGISTERED PROFESSIONAL ENGINEER
EXPIRES:	11/15/2018

APPROVAL:	DATE:
APPROVED:	11/15/2017
TITLE:	REGISTERED PROFESSIONAL ENGINEER

APPROVAL:	DATE:
APPROVED:	11/15/2017
TITLE:	REGISTERED PROFESSIONAL ENGINEER

J.V. Burkes & Associates, Inc.
 SURVEYING ENGINEERING • ENVIRONMENTAL

1505 Sherwood Highway
 Slidell, Louisiana 70458
 Phone: 504-885-0205 Fax: 504-885-0206

PUD SUBDIVISION PLAN FOR TCHEFUNCTA BLUFFS
A PLANNED UNIT DEVELOPMENT IN SECTION 54, T-7-S-R-11-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA.

MARINA BEAU CHENE ASSOCIATES

DATE:	11/15/2017
BY:	J.V. BURKES
TITLE:	REGISTERED PROFESSIONAL ENGINEER

2017-583-ZC

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: ALLEN OXFORD - MARINA BEAU CHENE ASSOCIATES, INC.

Developer's Address: 530 ASBURY DR MANDEVILLE, LA 70471
Street City State Zip Code

Developer's Phone No. 404-667-5508
(Business) (Cell)

Subdivision Name: MARINA BEAU CHENE RIVERFRONT LOTS

Number of Acres in Development: 15.009 Number of Lots/Parcels in Development: 10

Ultimate Disposal of Surface Drainage: LAKE PONTCHARTRAIN

Water Surface Runoff Mitigation Proposed: SWPPP BEST PRACTICES

(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? PROPERTY HAS SOME FRONTAGE ALONG TCHEFUNCTE RIVER.

2017-583-ZC

- 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? STANDARD CONSTRUCTION EQUIPMENT NEEDED FOR INSTALLATION OF SEWER, WATER AND PAVING

- 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...)

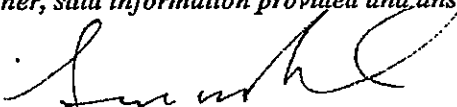
- a.) have or had any landfill(s) located on the property? Yes No
- b.) disrupt, alter or destroy any historical or archeological sites or district? Yes No
- c.) have a substantial impact on natural, ecological recreation, or scenic resources? Yes No
- d.) displace a substantial number of people? Yes 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:

TO THE BEST OF MY KNOWLEDGE

- air Quality Yes No
- noise Yes No
- water Quality Yes No
- contamination of any public or private water supply Yes No
- ground water levels Yes No
- flooding/inundation Yes No
- erosion Yes No
- sedimentation Yes No
- rare and/or endangered species of animal or plant habitat Yes No
- interfering with any movement of resident or migratory fish or wildlife species Yes No
- inducing substantial concentration of population Yes No
- dredging and spoil placement Yes No

I hereby certify to the best of knowledge and ability, that this subdivision development will not adversely impact the surrounding environment, inclusive of all the information contained herein; and further, said information provided and answered above is accurate, true and correct.



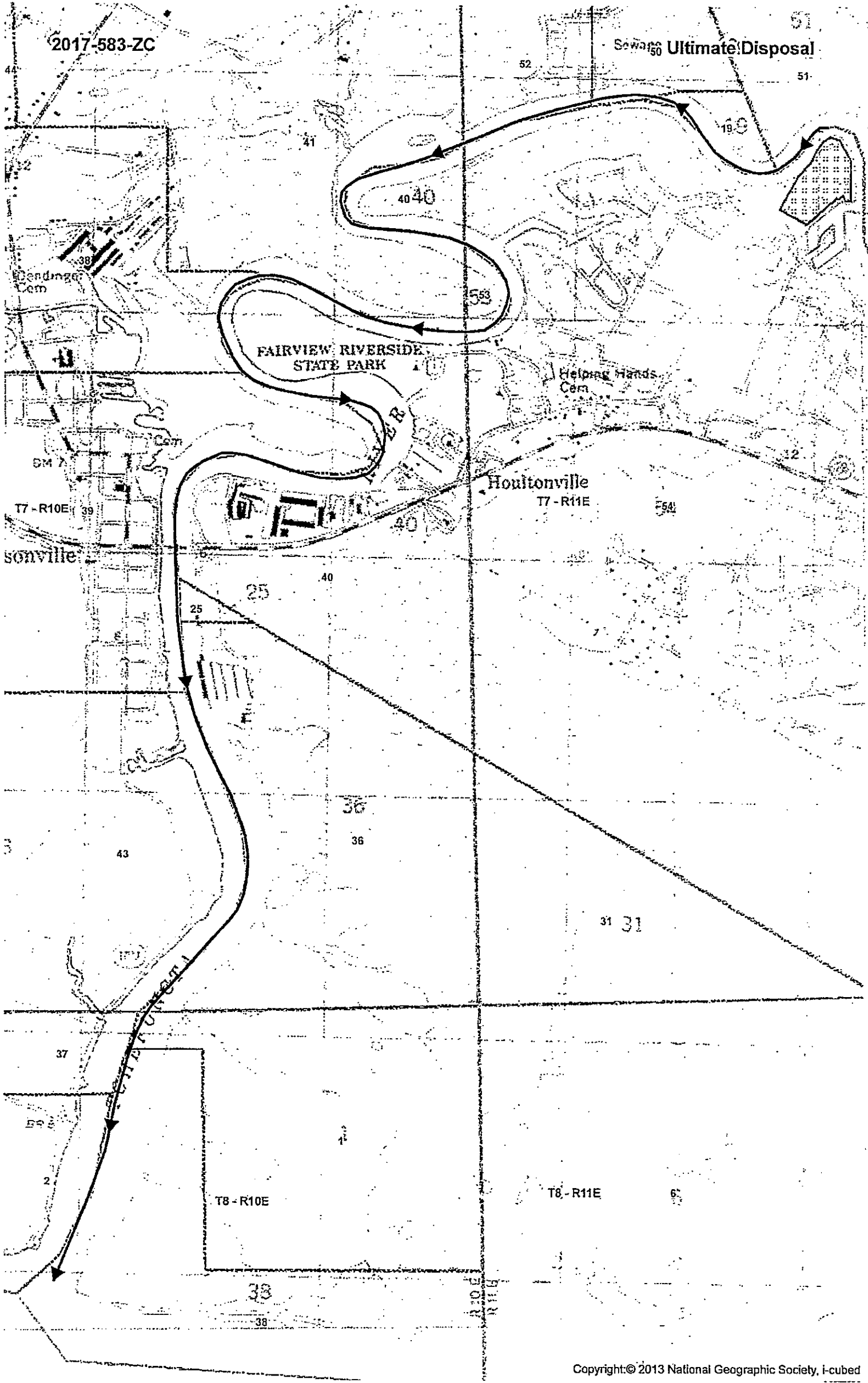
ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

2-13-17

DATE

2017-583-ZC

Sewer Ultimate Disposal

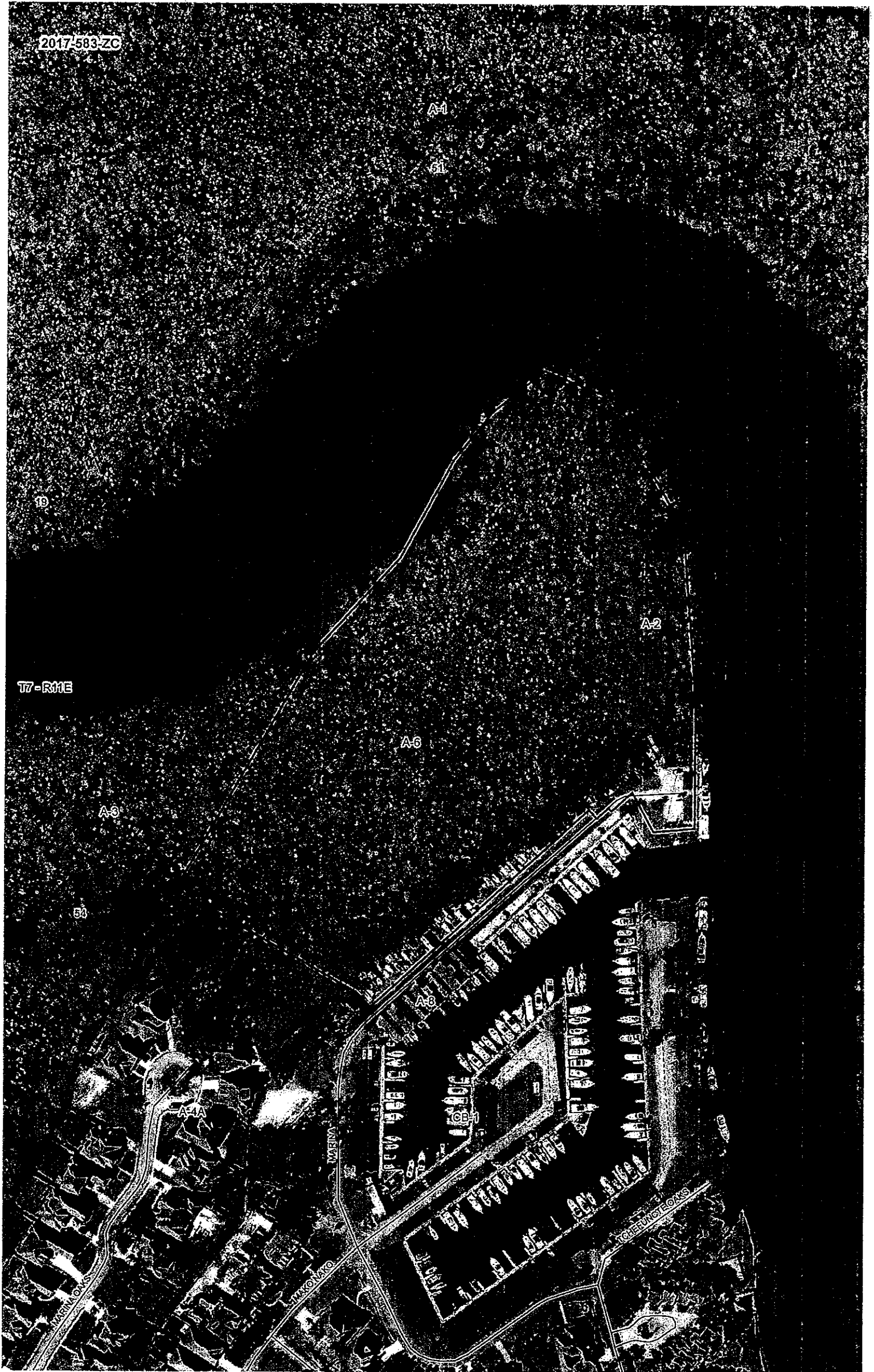


Copyright © 2013 National Geographic Society, i-cubed

0 2,800 Feet



2017-533-ZC



T7-RME

A-1

A-1

A-2

A-6

A-8

A-8

A-11

A-12

A-13

A-14

A-15

A-16

A-17

A-18

A-19

A-20

A-21

A-22

A-23

A-24

A-25

A-26

0 400 Feet

