



ZONING STAFF REPORT  
2016-149-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

PLANNING & DEVELOPMENT  
Ross Liner  
Director

985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      stpgov.org/planning

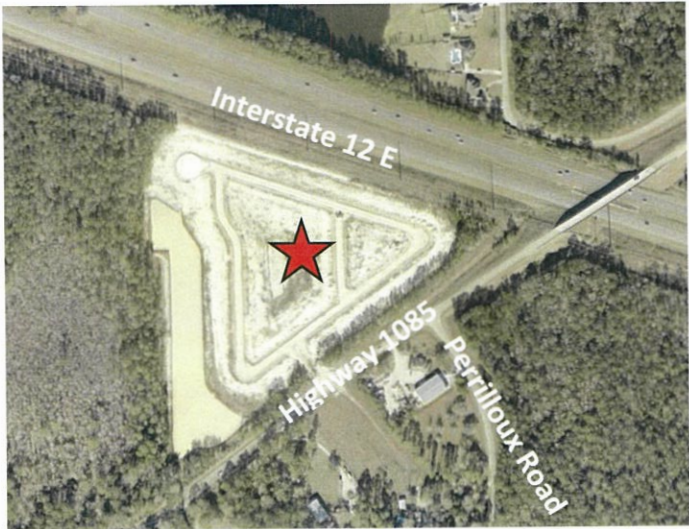
**Location:** Subdivision located at the southwest intersection of Interstate 12 & LA Highway 1085, across from Perrilloux Road, Madisonville; S4, T7S, R10E; Ward 1, District 4      **Council District:** 4

**Petitioner:** Jones Fussell - Paul Mayronne      **Posted:** May 22, 2024

**Owner:** Deer Crossing, LLC      **Commission Hearing:** June 4, 2024

**Prior Determination:** Postponed for 1 month at the May 7, 2024 meeting

**Size:** 23.28 acres      **Determination:** Denied



**Current Zoning**  
Deer Crossing Planned Unit Development

**Requested Zoning**  
Major Amendment to the PUD

**Future Land Use**  
Residential – Medium Intensity; Mixed-Use

**Flood Zone**  
Effective Flood Zone C  
Preliminary Flood Zone X

**Critical Drainage:** No

**BFE**  
FFE: 12" above the crown of the street elevation

FINDINGS

Zoning History

1. The petitioner is requesting a Major Amendment to the Deer Crossing Planned Unit Development. The site is located at the southwest intersection of Interstate 12 and LA Highway 1085, across from Perrilloux Road, Madisonville.
2. The original Deer Crossing Planned Unit Development received approval from the Parish Council in 2016 (Case No. 2016-149-ZC/Ordinance No. 16-3505) and Preliminary approval from the Planning Commission on May 10, 2016 (Case No. 2016-251-PP) and then again on November 14, 2017 for a revised plan (Case No. 2017-823-PP). A condition of the 2016 Planned Unit Development approval included the addition of "no cut buffers along Highway 1085 and I-12".
3. Since the 2017 preliminary approval, the northern "50 ft. greenspace" which was initially intended to provide a buffer from the northern lots along Spotted Fawn Drive and I-12 has been clear cut for the placement of Entergy transmission lines. Entergy established this servitude on October 27, 2017 (Inst. #2091281). A limited work order for clearing and grubbing was issued on March 14, 2018 and an unlimited work order was issued on June 13, 2018.
4. The applicant submitted an application for Final Subdivision approval on February 9, 2024 and the case was advertised and place on the March 18, 2024 Planning Commission agenda. The case was postponed due to the buffer discrepancy as well as some minor uncompleted items that existed at the time of final inspection and review.
5. Per Section 130-1674(d), "all terms, conditions, safeguards, and stipulations made at the time of approval for PUD shall be binding upon the applicant or any successors in interest. Deviations from approved plans or failure to comply with any requirements, conditions, or safeguards shall constitute a





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violation of these zoning regulations". Additionally, per Section 130-1675, the removal of the conditioned 50' no cut buffer along Interstate 12 is a change to the use of the land and therefore constitutes a Major Amendment to the Planned Unit Development which must be reviewed and approved before the Zoning Commission.

6. Per Section 125-94, "the Planning Commission shall review whether subdivision plans meet the minimum requirements, and shall consider whether the plans ensure and conform to the best interests of public health, safety and welfare. The Planning Commission shall reserve the right to stipulate any reasonable additional requirements for subdivisions. These considerations may include, but are not limited to recreational areas, general street design and construction specifications, buffer zones and screening, and lot designs and configurations".

**Staff Findings**

7. Based on the best available data, the approximate crown of Interstate 12 in this location is 28 ft. (Google Earth, 2024). The approved paving and grading plan for the Deer Cross Subdivision shows the lots which are adjacent to Interstate 12 as having a finished grade of roughly 23.5 ft. This is an approximate 4.5 ft. ground elevation grade change.
8. The applicant is proposing to construct a 10' wooden fence, a portion of which will consist of lattice work along the rear of Lots 18-42. While this will likely help to visually obstruct the interstate asphalt, it will only obscure roughly 5.5' of the associated vehicular traffic based on the above referenced numbers.
9. The average car in the US is between 5 -6' tall; the average truck is between 8-10' tall; and the average semi-truck and trailer is roughly 13.5' tall. Additionally, levels of highway traffic noise typically range from 70 to 80 dB(A) at a distance of 50 feet from the highway (US Department of Transportation, Federal Highway Administration; 2003). In 2022, Interstate 12 East Bound counted an average of 40,000 ADT. In considering these typical standards for what is common traffic on the interstate, staff has determined that a 10' wooden fence, a portion of which will consist of lattice work as proposed will not provide enough acoustical or visual relief caused by the adjacent Interstate traffic. As such, staff recommends a minimum 15' sound wall to act as a sufficient noise barrier or the rearrangement of the lots within the PUD so as to plant to provide a sufficient landscape buffer as was originally required.
10. If the Zoning Commission chooses to approve the request for the Major Amendment to the Deer Park PUD as requested, staff suggests the Commission to consider requiring the following:
  - a. The addition of the following restrictive covenants for all homes which are adjacent to the Interstate:
    - i. The installation of double or triple paned glass windows and solid core doors
    - ii. The installation of sound deadening materials such as fiberglass insulation in walls
    - iii. The required use of brick or concrete instead of wood
    - iv. The use of rigid metal frame connectors in exterior walls not made of masonry to dampen vibrations from the exterior that may transmit through walls

**Consistency with New Directions 2040**

**Residential – Medium Intensity:** Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street





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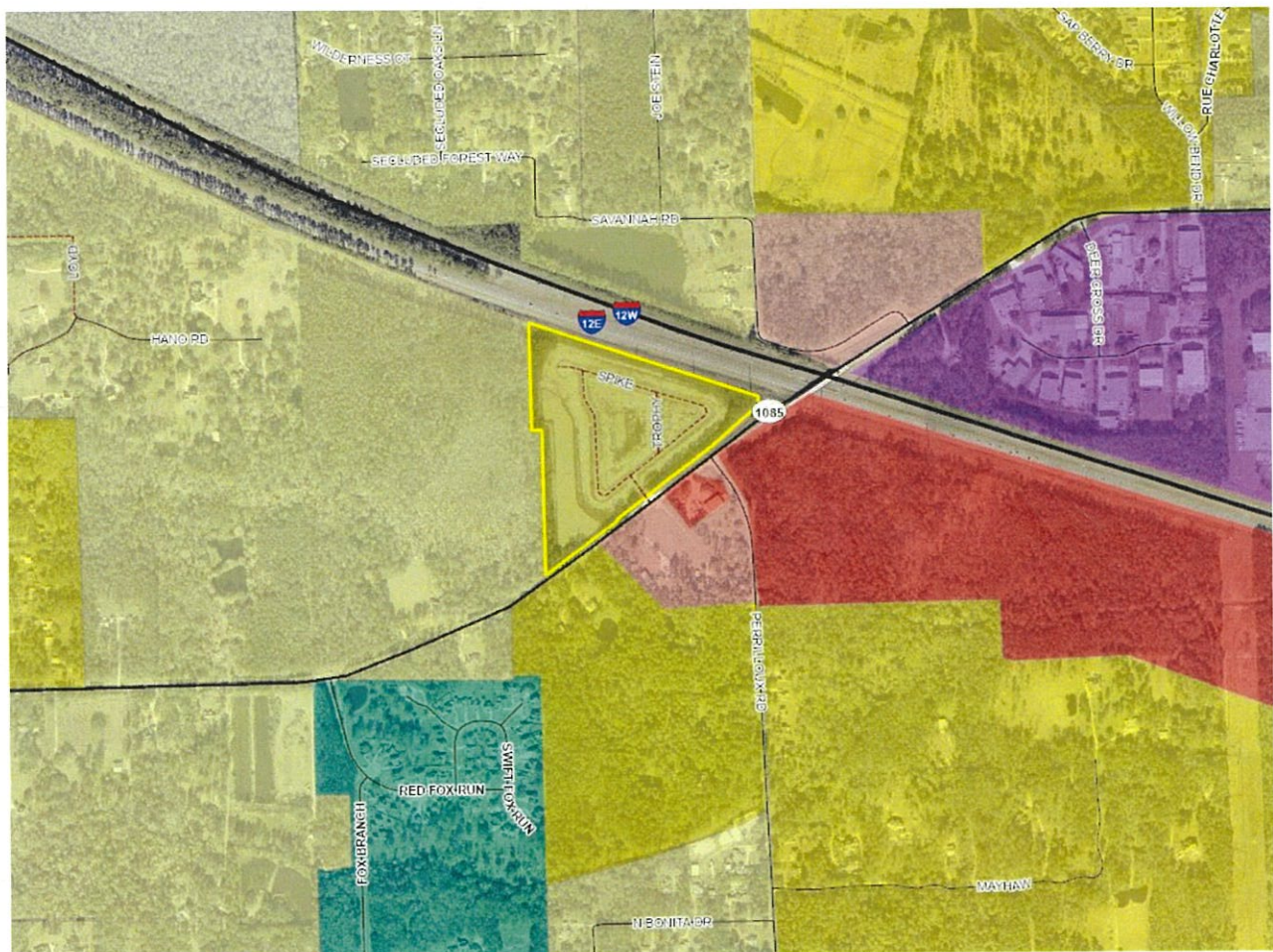
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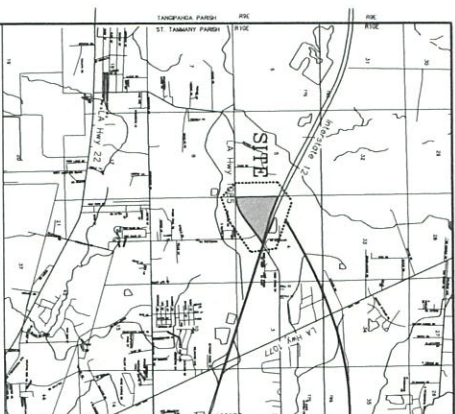
lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

**Mixed-Use:** areas are flexible and appropriate for higher concentration of residential and commercial uses, allowing shorter trips between destinations and opportunities for walkable, compact development patterns. Mixed Use areas are typically located at or near the Parish's existing hubs of activity and intersections of major roads, as well as along major traffic corridors. Mixed Use areas may also include higher density residential uses, such as garden apartments and condominiums.

1. The proposed zoning change is not consistent with the following goals, policies, and strategies of the Comprehensive Plan:
  - a. Goal 7.3: Light and noise pollution will be minimal.
  - b. Strategy 2:1:3: Beautify Parish public rights-of-way through planting and maintaining native trees and landscapes







ALL AREAS WITHIN 500' OF THIS DEVELOPMENT ARE RESIDENTIAL (DEVELOPED AND UNDEVELOPED)

DEER CROSSING  
SECTION 4, T-7-S, R-10-E,  
ST. TAMMANY PARISH, LA.





## GENERAL NOTES

the fullest extent of the law.

1,800.272.30

to the start of construction.

operations.

prior to commencing construction

reported to the catastrophe.

**Architect:**

# Landscape Buffer Planting Plan

Date: 08/07/2024

Stephen M. Smith PLA

Revisions: 2.0

Stamp:



08.07.2024

PERMIT SET /  
CONSTRUCTION  
DRAWING SETLANDSCAPE  
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Sheet 1 of 1

7.



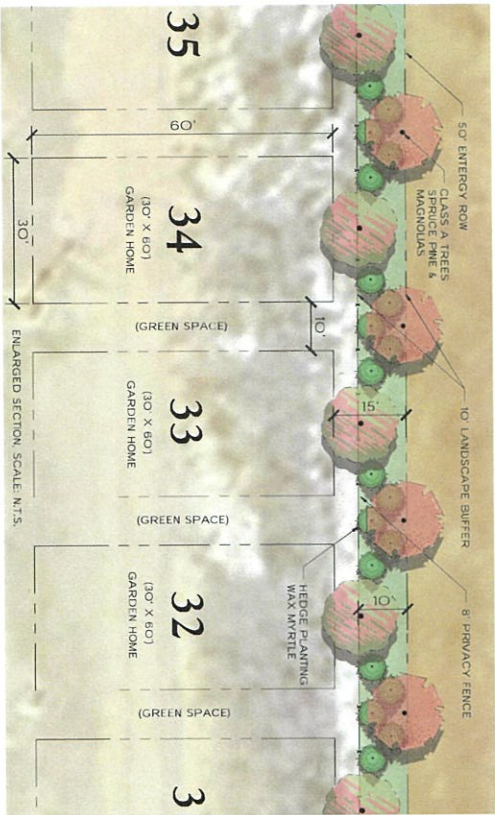
# 01 LANDSCAPE BUFFER PLAN

SCALE: 1" = 40'-0"

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## PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER QTY
	TREES				
	VAG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	45 gal., 25' CAL., 10' - 12' HT.	Pot 24
	WC3	MYRTICA CARLEPA	WAX MYRTLE	15 gal., 36" - 48" HT.	Pot 120
	SP	PINUS GLABRA	SPRUCE PINE	45 gal., 25' CAL., 10' - 12' HT.	Pot 23





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SECLUDED GROVE LOOP

SECLUDED OAKS LN

WILDERNESS CT

SECLUDED FOREST WAY

JOE STEIN

SAVANNAH RD

12W

12E

1085

TROPHY

SPIKE

PERRILLOUX RD

MAYHAW

N BONITA DR

W BONITA DR

SWIFT FOX RUN

RED FOX RUN

FOX BRANCH

ARCTIC FOX RUN

