

APPEAL # 2

ZC DENIED: 1/10/22/2022



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: NOVEMBER 3, 2022

CASE 2022-2839-ZC
HONEYBEE HOLDINGS, LLC
TND-2 SEEKING PLANNED TRADITIONAL
NEIGHBORHOOD DEVELOPMENT

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.

[Handwritten Signature]

(SIGNATURE)

PRINT NAME: JEFFREY D. SCHOEN

ADDRESS: P.O. BOX 1810, COVINGTON, LA, 70434

PHONE #: 985-892-4801

2022-2839-ZC

Existing Zoning:	TND-2 (Traditional Neighborhood Development)
Proposed Zoning:	TND-2 (Planned Traditional Neighborhood Development)
Location:	Parcel located on the north side of US Highway 190, east and west of Honeybee Road; Slidell; S35, T8S, R13E, Ward 9, District 11
Acres:	275.33 acres
Petitioner:	George Kurz
Owner:	Honeybee Holdings, LLC
Council District:	11

ADMINISTRATIVE COMMENTS



ZONING STAFF REPORT
2022-2839-ZC

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PARISH PRESIDENT

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Ross Liner
Director

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

Location: Parcel located on the north side of US Highway 190, east and west of Honeybee Road; Slidell; S35, T8S, R13E, Ward 9, District 11 **Posted:** October 11, 2022

Owner: Honeybee Holdings, LLC **Council District:** 11

Applicant: George Kurz **Prior Determination:** October 4, 2022 - Postponed

Size: 275.33 acres **Commission Hearing:** November 2, 2022

Determination: Denied



Current Zoning

TND-2 Traditional Neighborhood District

Requested Zoning

TND-2 Planned Traditional Neighborhood District

Future Land Use

Low Intensity Residential

Flood Zone

Effective Flood Zone C

Critical Drainage: No

FINDINGS

Procedures for General Implementation Plan Review

1. The current request is to utilize the site's existing TND-2 Traditional Neighborhood Development zoning classification and provide a General Implementation Plan subject to Sec. 130-1518 – "General Implementation Plan". The applicant has held several pre-application conferences with the Department of Planning and Development for the purpose of exchanging information and determining the eligibility of the request for consideration as a traditional neighborhood development. A preapplication meeting was held on July 19, 2022 to allow members of the Zoning Commission, members of the public, and members of the development team to discuss the project.
2. **Following the Public Workshop Session, the Zoning Commission "shall review the traditional neighborhood development request and general implementation plan and any comments submitted by any adjoining property owners and shall make a recommendation to the Council to approve, approve with conditions, or deny the general implementation plan. In its recommendation to the Council, the Commissions shall include the reasons for such recommendation".**

Per Sec. 130-1518(2)(c), if approved by the Parish Council, the adopted General Implementation Plan will rezone the property to "TND-2 Planned Traditional Neighborhood Development" and allow the petitioner to submit a Specific Implementation Plan subject to Section 130-1519 – "Specific Implementation Plan" for review within 36 months.

Zoning History

3. The petitioned site is comprised of 275.33 acres of undeveloped property which is bisected by the existing 20 ft. wide, Parish maintained Honeybee Road. The site was zoned TND-2 Traditional Neighborhood Development through the 2009 St. Tammany Parish Comprehensive rezoning efforts and has remained undeveloped since. The same site was the subject of a rezoning request for an underlying zoning classification of A-4A Single-Family Residential District (2021-2354-ZC) and Planned Unit Development Overlay (2021-2355-ZC); both of which were denied by the Parish Council on March 3, 2022 (Resolution No's. C-6581 and C-6582).

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
09-2020	SA Suburban Agriculture	TND-2 Traditional Neighborhood District

Zoning Commission
November 2, 2022

Department of Planning and Development
St Tammany Parish, Louisiana

EDC
2022-2839-ZC

ADMINISTRATIVE COMMENTS



ZONING STAFF REPORT
2022-2839-ZC

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Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-2 Suburban District
South	Undeveloped	TND-2 Traditional Neighborhood Development District
East	Undeveloped	TND-2 Traditional Neighborhood Development District
West	Undeveloped	A-2 Suburban District and A-3 Suburban District

The subject property abuts an existing residential neighborhood zoned A-2 Suburban District to the north, undeveloped property that is also zoned TND-2 Traditional Neighborhood Development to the east and south, and undeveloped property zoned A-2 Suburban District and A-3 Suburban District to the west. There are multiple residential neighborhoods within a mile of the subject property along US Highway 190 and an existing elementary school across the street from the subject property on US Highway 190.

TND Density

5. Per Sec. 130-1512(d), "the number of residential dwelling units and the amount of nonresidential development, excluding open spaces, shall be determined as follows, provided that single-family detached dwellings shall account for at least 50% of the total number of residential units in the TND, and two-family units, townhomes, and multi-family units shall comprise less than 50% of the units..."
 - (1) In areas devoted to mixed residential uses:
 - a. The number of single-family attached and detached units permitted shall be 5 to 8+ dwelling units per net acre.
 - b. The number of multi-family units shall be eight to 40 dwelling units per net acre"

Table 3: Allowable Density

Residential Type	Permitted Density	Acreage	Allowable Gross Density	Proposed Gross Density
Single-Family	5 to 8+ dwelling units per acre	135.9 acres	680 – 1,087 (+)	788 Lots/5.79 units per acre
Revised Submittal		112.4 acres	562-899 (+)	780 Lots/6.94 units per acre
Multi-Family	8 to 40 dwelling units per acre	36.4 acres	291 – 1,456	785 Units/21.57 units per acre
Revised Submittal		30.4 acres	243 – 1,216	530 Units/17.43 units per acre

The Honeybee TND is comprised of 275.33 acres and is proposed to be developed with roughly 1,573 residential dwellings including 788 single-family detached homes and 785 multifamily, duplex, townhomes, and residential units above commercial development. Per Sec. 130-1512, each residential category has been placed within its own area on the TND plan which includes 7 single-family residential areas totaling 135.9 acres, 2 multifamily residential areas totaling 28.6 acres, and an area for townhomes totaling 7.8 acres.

The applicant for the Honeybee TND-2 submitted revised plans on October 6, 2022 which include the following changes to the proposed density:

1. Reduction of the proposed Single-Family lots by 8 and reduction of the proposed Multi-Family units by 255 units.
 - a. The proposed multifamily area southeast of the Neighborhood Center was removed from the new TND plan and replaced with a proposed High-Density Townhome Area.
 - b. The new TND plan has reduced the proposed multifamily area to the west of the Neighborhood Center, allowing the medium density single-family areas to the north and south to grow in size.

The multifamily residential units were reduced and the addition of 70 ft wide lots and a bigger areas for single family residential lots created an increase in the proposed density of single-family development from 5.79 units per acre to 6.94 units per acre and decreased the proposed density of multi-family development from 21.57 units per acre to 17.43 units per acre.

2. An increase in size of the required Neighborhood Edge Area along the western and northern perimeter of the site and the addition of proposed 70' wide lots.

ADMINISTRATIVE COMMENTS



ZONING STAFF REPORT
2022-2839-ZC

MICHAEL B. COOPER
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PLANNING & DEVELOPMENT
Ross Liner
Director

- a. Due to the nature of the General Implementation Plan, the applicant is not required to provide the number of proposed 70' lots but has noted that the density will +/-5 units per acre.

As seen in Table 3 - Allowable Density Per Sec. 130-1512(d)(1), the density levels proposed on the Honeybee TND plan are below the allowable density levels indicated in the TND ordinance.

Sec. 130-1512(e): TND Greenspace

6. Table 4: Greenspace/Open Space Regulations

Regulation	Required	Provided
Min. 20% gross acreage must be open space	55.6 acres	73.3 acres
Revised Submittal		70.9 acres
Parks and greenbelt areas must be at least 25% of common open space	13.9 acres	14.9 acres
Revised Submittal		17.7 acres
90% of lots shall be within ½-mile or 15 min. walk from open space	1,416 lots	1,573 acres
	1,179 units	1,310 units
20% max common open space devoted to paved areas and structures	11.12 acres	To be verified with specific implementation plan
Wetlands may account for open space with not less than 50% bottomland hardwood, pine savannah, or brackish marshland		To be verified with submission of jurisdictional determination

Open space is a significant part of a TND-2 district design. Formal and informal open spaces are required. These serve as areas for community gatherings, landmarks, and as organizing elements for the neighborhood. Open space includes squares, plazas, greens, preserves, parks, and greenbelts.

Open space uses may include the following: a central square, neighborhood parks, recreational facilities, playgrounds, environmental corridors, protected natural areas, community parks, streams, ponds, and other water bodies, and stormwater detention/retention facilities.

Open space uses may not include yards which are not accessible for the common use of the development, parking areas, drives, utilities with above ground improvements or road easements and servitudes, structures, drainage ditches or canals, or areas reserved for the exclusive use and benefit of an individual tenant or owner.

Currently, the open space calculations provided by the applicant for the Honeybee TND state the plan is providing 73.3 acres of common open space which exceeds the open space requirements by 17.7 acres. While this figure meets the stated goals listed within the TND greenspace/open space ordinance, staff recognizes the purpose of the General Implementation Plan is to provide a general plan of the proposed land uses and their overall impact on the subject and surrounding land. These numbers and requirements will need to be reevaluated upon submission of the Specific Implementation Plan.

The applicant for the Honeybee TND-2 submitted revised plans on October 6, 2022 which include the following changes to the proposed greenspace/open space:

1. Addition of 4.9 acres of Recreational Center and Park Space and the reduction of 2.1 acres of Bayou Paquet Greenbelt space.
2. Increase of .7 acres of Detention/Drainage/Lake area.
3. Decrease of 5.9 acres of Landscape/Open Space.

“Open space improvements may include”

- Walking trails or sidewalks along Bayou Paquet and the lake/detention areas
- Benches and other seating areas
- Additional landscaping and plantings
- Nature/informational signage
- Habitat creation along greenbelts or in lake acres
- Play structures or similar within the Rec Center and other active park areas
- Pavilions or other shade structures



ZONING STAFF REPORT
2022-2839-ZC

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TND Use Types

7. Per Sec. 130-1510(b), a TND-2 District is divided into at least two types of areas and each area type has different land use regulations. A TND-2 district must have one neighborhood center area (otherwise known as town center or village center) and at least one mixed residential area. A TND-2 district may also have a neighborhood edge area, civic spaces, and green spaces.

Table 5: TND Use Types Required

Use Type	Definition	Provided	Staff Comment
Neighborhood Area Center	A neighborhood center serves as the focal point of a TND-2 district, containing retail, commercial, civic, and/or public services to meet the daily needs of community residents. A neighborhood center is pedestrian oriented, and is designed to encourage pedestrian movement. A square may be located in a neighborhood center area. Retail and commercial uses should generally be located adjacent to a square. The neighborhood center uses include retail shops, restaurants, offices, banks, hotels, post office, governmental offices, churches, community centers, and attached residential dwellings.	The TND plan proposed a 10,000 sq. ft. commercial building on (+/-) 1.5 acres and civic uses on (+/-) 1.5 acres Proposed commercial uses may include: Professional/Medical Office; Restaurant/Lounge/Food Services; Retail and Service Uses; Neighborhood Services; Educational Services/Day Care; Bank and Financial Services; Arts; Entertainment, and Recreation Services Proposed Civic Uses may include: Police Substation; Library; Fire Station; Museum; Post Office; Church/Temple/Synagogue	Per Sec. 130-1509, the purpose of the TND-2 is to provide for the daily recreational and shopping needs of the residents including shops and workplaces which promote economic opportunity. A TND should be self-sustaining, providing opportunities to work, live, and play all within a single development. Staff has determined a single 10,000 sq. ft. commercial building and a 1.5-acre space dedicated to a civic use does not meet the intent of a TND and will not meet the shopping or institutional needs for the proposed 1,573 dwelling units shown on the plan.

The applicant for the Honeybee TND-2 submitted revised plans on October 6, 2022 which include the following changes to the proposed Neighborhood Center Area:

1. An increase of 8 acres for the area designated as the Neighborhood Center Area, which is now proposed to be 18 acres.
 - a. An increase of .8 acres for areas designated as Civic Space, which has added an additional Civic Space to the plan.
 - b. The indication of the proposed general location of two Live/Work spaces within the Neighborhood Center Area.
 - c. Addition of high-density Multifamily Area into the Neighborhood Center Area.
 - d. Increase in size of the Village Green area which has been stated to "host farmers markets, food trucks, entertainment, movie nights, athletic practices, and similar events and activities".

Zoning Commission
November 2, 2022

Department of Planning and Development
St Tammany Parish, Louisiana

EDC
2022-2839-ZC

ZONING STAFF REPORT
2022-2839-ZC

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Table 5: TND Use Types Required Cont.

Use Type	Definition	Provided	Staff Comment
Mixed Residential Area	A mixed residential area includes a variety of residential land uses, including single-family residential, duplex, townhome, and multi-family. Residential scale retail and commercial uses are permitted within a mixed residential area with strict architectural and land use controls. Retail and commercial uses in a mixed residential area are required to blend into the residential character of the neighborhood. A mixed residential area includes open spaces including small squares, pocket parks, community parks, and greenbelts. A mixed residential area promotes pedestrian activity through well designed and varied streetscapes that also provide for the safe and efficient movement of vehicular traffic. Mixed residential area uses include single-family homes, condominiums, townhomes, apartments, offices, short term rentals, restaurants, neighborhood scale retail, and civic uses. Mixed residential areas often utilize alleys.	The TND plan shows 10 residential areas including six (6) single-family residential areas, two (2) multi-family areas, one (1) townhome area, and one (1) live-work space area. The revised plan now shows 11 residential areas including six (6) single-family residential areas, one (1) multi-family area, two (2) townhome areas, and two (2) live-work spaces.	While the applicant does not provide a mixed residential area as required by code, staff has determined the number and type of residential uses required by the TND ordinance has been met and mixing these residential uses may not create any greater benefit. The revised plan now shows the encroachment of a multi-family residential area into the Neighborhood Center Area and the proposed location of two live-work spaces. These changes bring the proposed TND plan into greater compliance with the "Mixed Residential Area" regulations

Table 5: TND Use Types Required Cont.

Use Type	Definition	Provided	Staff Comment
Neighborhood Edge Area	A "neighborhood edge area" is the least dense portion of a TND-2 district, with larger lots and greater setbacks than the rest of the neighborhood. Alleys are not required, and direct vehicular access to streets is permitted. Only single-family residential dwellings (attached or detached) are permitted. A neighborhood edge area is appropriate along the perimeter of the neighborhood. A portion of a TND-2 district that adjoins existing or platted conventional low-density housing must be designated as a neighborhood edge area.	The TND plan shows a neighborhood edge area along the northern and western side of the subject site. The revised plan now shows a greater acreage devoted to the "Neighborhood Edge Area" and the addition of 70' lots.	While the neighborhood edge area does appear to be the least dense portion of the TND with the largest lots, staff has determined the 60' lots do not provide a variety compared to the proposed 40' and 50' lots for the rest of the single-family development. While the addition of the 70' lots within the neighborhood edge area does allow a greater mix of residential unit types, the largest potential lot within the subdivision will be 70'x130' totaling a .20-acre lot size.

Zoning Commission
November 2, 2022

Department of Planning and Development
St Tammany Parish, Louisiana

EDC
2022-2839-ZC



ZONING STAFF REPORT
2022-2839-ZC

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Ross Liner
Director

Table 6: Comparison of TND Developments Nationwide

TND	Description	Units	Density	Commercial Space	Civic Amenities
Seaside *DPZ CoDesign	Seaside is an 80-acre resort community on the shores of the Gulf of Mexico. The program for Seaside was originally conceived to approximate the scale and character of historic Southern towns. The Seaside plan proposes traditional American settlement patterns as an alternative to contemporary methods of real estate development. To this end, the retail center was designed as a downtown commercial district; the conference facility doubles as a town hall; and a portion of the recreation budget was dedicated to the creation of small civic amenities, including a chapel, a primary school, a fire station, and a post office; all to be shared by adjacent communities.	624	7.8 units per acre	84,178 sq. ft.	80 Amenities are provided in Seaside Florida including 1 Post office 1 Chapel 1 Neighborhood School 1 Academic Village 1 Amphitheater Plaza and Stage 11 Pavilions 2 Pool 1 Fitness Center etc.
*The Seaside Library					
Celebration *Congress for The New Urbanism	Built along the edge of Walt Disney World, Celebration is a 6,848-acre census-designated master-planned community with a population of 9,92k.	There is no public information pertaining to the density levels within Celebration. The residential development is made up of 8+ villages, each which provide various amenities, retail spaces, and workplace spaces.			2 K-8 schools 1 Hignschool 1 Stetson University 1 Bank 1 Post Office More than 500 companies 6 Christian Churches 1 Jewish Congregation
Daybreak *Congress for The New Urbanism	Daybreak is comprised of 4,100 acres in the greater Salt Lake City region and is still developing to this day. This development is connected to light rail; all homes are Energy Star certified, and the community was created with a core value of sustainable development. The Daybreak development includes more than 1,000 acres of open space and a recreational lake.	20,000+	5 units per acre	15 million sq. ft. of commercial space	A town center, parks, schools, churches, and employment centers are built into the community. The urban center is home to more than 60,000 people.

As can be seen, the size, density levels, and commercial and institutional development of communities like Daybreak and Celebration are of much greater magnitude than the proposed Honeybee Development. And while the Seaside development at 80 acres may be considered a smaller comparable size, the commercial retail and amenities provided far outpace the Honeybee TND proposal. Because of this, staff has researched other TND developments of similar size located within Louisiana to compare with the acreage, density levels, and commercial and institutional development they provide (see below Table 7).

Zoning Commission
November 2, 2022

Department of Planning and Development
St Tammany Parish, Louisiana

EDC
2022-2839-ZC



ZONING STAFF REPORT
2022-2839-ZC

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PLANNING & DEVELOPMENT

Ross Liner
Director

Table 7: Comparison TND Developments of Similar Size:

TND	Description	Units	Density	Retail Space	Civic Amenities
Village of River Ranch Lafayette	A 324-acre community centric traditional neighborhood development in Lafayette	800 single family residential and 750 multi-family residential structures	5 units per acre	80 acres	7 parks, 1 Health Club including a full-service health and wellness center, a day spa, a dry cleaner, and dining facilities, 3 Hotels, Post Office, Library, Banking, Community Center, Athletic Field, Medical Clinic, Pharmacy
Long Farm Village – Baton Rouge	A 237-acre traditional neighborhood development planned to include more than 1,500 housing units, consisting of single-family homes, townhomes, condominiums and multi-family units.	1,500 +	6 units per acre	600,000 sq. ft. of retail, restaurant, and office	Pool, Clubhouse, Paved Lake Walk, Benches, Bike Trails, Athletic Fields, Open Space and Parks
The Settlement at Willowgrove – Baton Rouge	A 112-acre traditional neighborhood development which provides single-family dwellings, townhome dwellings, and mixed commercial, office, retail, and mixed residential uses.	337 low density units 45 medium density units 67 high density units	4 units per acre	1.07 acres of commercial, office, retail, and mixed residential	Pool and cabana, Children's play area, 10 parks including a 14-acre park, Landscaped gardens, 2-20 ft. deep stocked ponds, Amphitheater for community activities, Open field for sports

TND	Description	Units	Density	Retail Space	Civic Amenities
Honeybee	A proposed Traditional Neighborhood Development located on 275.33 undeveloped areas along the north side of Highway 190	Around 1,573 1,310 units	5.7 units per acre 9.2 units per acre	10,000 sq. ft. 1.5 acres of commercial development 10,000 sq. ft. 1.3 acres of commercial development	10,000 sq. ft. commercial totaling 1.3 acres 2 civic spaces totaling 2.3 acres Bayou Paquet Greenbelt Pipeline Servitude Detention/Drainage/Lake Village Green Area Town Hall/Rec Center Open space improvements may include walking trails or sidewalks along Bayou Paquet and the lake/detention areas; Benches and other seating areas; Additional landscaping and plantings; Nature/informational signage; Habitat creation along greenbelts or in lake areas; Play structures or similar within the rec center and other active park areas; Pavilions and other shade structures

Zoning Commission
November 2, 2022

Department of Planning and Development
St Tammany Parish, Louisiana

EDC
2022-2839-ZC



ZONING STAFF REPORT
2022-2839-ZC

MICHAEL B. COOPER
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PLANNING DEPARTMENT

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Commercial and Institutional Uses Cont.

As can be seen by the information found in Table 7, there are more similar Traditional Neighborhood Developments which have been developed within Louisiana that have comparable sizes, lower density levels, and heightened commercial and civic uses. While the TND ordinance does not require a specific amount of commercial or civic uses based on the proposed density of a development, the purpose statements of a TND state that the development should provide economic opportunity and the daily recreational and shopping needs of the residents.

On average, the typical size of a Dollar General store is roughly 10,000 sq. ft. in size which is the same amount of commercial development the Honeybee TND is proposing. Staff has determined that 10,000 sq. ft. of commercial development will not adequately provide the shopping needs of 1,500 new home sites. In addition, based on the number of amenities and commercial development provided for in the Traditional Neighborhood Developments referenced in Table 7, staff recommends the applicant increase the amount of land proposed for commercial and civic uses or decrease the proposed density.

The applicant for the Honeybee TND-2 submitted revised plans on October 6, 2022 and a Market Feasibility Study on October 19, 2022. Based on the outcome of the Market Feasibility Study, the applicant has taken the position that the Slidell area does not have enough established residential uses to accommodate large commercial developments and the neighboring areas already have a saturated commercial market to contend with. The study states that there is a population of 686 people within a 1-mile radius of the subject site, a population of 12,423 people within 3 miles of the subject site, and a population of 27,036 within 5 miles of the subject site. This data provides information that the proposed Honeybee development is seeking to almost double the population in the area while providing only 10,000 sq. ft. of commercial development.

The Market Analysis studied unoccupied retail square footage in the Slidell market, including a 22 unit-345,000 sq. ft. shopping center at 61103 Airport Road, a 12 unit-113,989 sq. ft. shopping center at 104-110 Gause Boulevard, and a 17 unit-117,937 sq. ft. shopping center at 176 Gause Blvd. It's findings state that the current available inventory illustrates an oversupply of retail space within the vicinity of the Honeybee development thus, demonstrating why new commercial growth consistent with the requirements of the TND-2 ordinance would fail.

Staff has determined that the analysis does not take interest in the benefit of commercial or retail development within close proximity to residential development. While retail markets may be failing in the Slidell mall area, there is still a need for closer services. According to the U.S. Census Bureau and American Community Survey data, the average household in St. Tammany Parish contains 2.73 people. This means that the new proposed 1,310 home subdivision will contain an average of 3,576 new residents to the immediate area, which is 1.77 times greater than the .32% projected growth of the population within a 15-minute drive of the subject property as mentioned in the Market Feasibility Executive Summary. If the provided study is correct, this will increase demand to the already lacking commercial and retail services to the immediate area. Although it is widely known that most older regional malls are failing, every day retail needs of the general public have not decreased and in fact, the rise of the urban center, where goods and services are located within close proximity to housing and work are on the rise.

Based on data from ICSC Research and CoStar Realty Information, Inc., regional malls in the U.S. typically have an average size of 589,659 sq. ft., are located on between 10-40 acres of land with at least 2 anchor stores, and have a trade size of 5-15 miles. In contrast, strip or convenience stores have an average size of 13,218 sq. ft., are located on less than three acres of land with no anchor stores, and have a trade size of less than one mile. The failing and outdated mall in Slidell should not dictate the market conditions for a new mixed-use, compact development such as a Traditional Neighborhood Development.

The three comparable retail spaces analyzed within the Market Rent Study are at least 11 times larger than the proposed commercial development within Honeybee. Section 130-1509(6) – states a purpose of the TND is “to include compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping to establish a livable, harmonious and diverse environment”. A TND-2 district diversifies and integrates land uses within close proximity to each other, and it provides for the daily recreational and shopping needs of the residents.

According to page 55 of the Market Feasibility Study, the national average retail square footage per capita is 24 square feet. Using the 2.73 people that comprise the average household in St. Tammany Parish as provided by the U.S. Census Bureau and the American Community Survey data, this means the approximate 3,576 new residents produced by the Honeybee TND will require 85,831 sq. ft. of commercial space. Therefore, the proposed 10,000 sq. ft. of commercial development on 1.3 acres (.47% of the total TND) does not meet the daily needs of residents and is not accomplishing the purpose of the TND ordinance.



ZONING STAFF REPORT
2022-2839-ZC

MICHAEL B. COOPER
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PLANNING DEPARTMENT

Ross Liner
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TND PURPOSE

- 9. Per Section 130-1509, the purpose of a TND-2 Traditional Neighborhood Development Zoning District ("TND-2 district") is to encourage mixed-use, compact development and facilitate the efficient use of services. A TND-2 district diversifies and integrates land uses within close proximity to each other, and it provides for the daily recreational and shopping needs of the residents. A TND-2 district is a sustainable, long-term community that provides economic opportunity and environmental and social equity for the residents. This division's intent is to encourage its use by providing incentives, rather than prohibiting conventional development. Traditional neighborhood development:

- a. Is designed for the human scale

Per Sec. 130-1512(e), 90% of lots shall be within ½-mile or 15 min. walk from open space. The proposed TND plan allows all dwelling units and all areas of the development site to be within a ½-mile radius or a 10-minute walk. **In addition, as seen in the Open Space Exhibit, almost every home will be within ¼ mile from at least one open space.**

- b. Provides a mix of uses, including residential, commercial, civic, and open space uses in close proximity to one another within the neighborhood

The Honeybee TND plan provides **four** types of residential uses including single-family, duplexes, multi-family residential, **and live-work units.** The General Implementation Plan also shows **1.3** acres set aside for commercial development and **2.3** acres set aside for civic development, and exceeds the total amount of greenspace/open space required for TND developments.

- c. Provides a variety of housing types, and sizes to accommodate households of all ages, sizes, and incomes

The proposed TND Plan is providing the following housing types:

- a. Low Density Provided: Neighborhood Edge Area – 60' **and 70'** lots at a density of (+/-) 5 units per acre
- b. Medium Density Provided: 7 Single-Family Residential Areas – 40' and 50' lots at a density of (+/-) 8 units per acre
- c. High Density Provided: **2** Townhome **Areas** at a density of (+/-) 10 units per acre and **1** Multi-Family Residential Area at a density of (+/-) **25** units per acre

Staff has determined that a difference of **30** ft. in lot sizes for the proposed **780** single-family units does not meet the purpose of a TND which is to provide a variety of housing types, and sizes to accommodate households of all ages, sizes, and incomes.

In addition, staff has determined the low-density area which is proposed at 5 units per acre does not meet the intent of the ordinance requiring "low density". The second highest density zoning classification within the UDC is A-4 Single-Family Residential District and allows four units per acre. This proposed TND is providing a density of five units per acre for the "low density" portion of the TND.

The restrictive covenants for the proposed TND state "products will range in depth from 85'-130' deep". With the largest width being proposed at 70', this means the biggest lot proposed is 70'x130' (.20 acre/9,100 sq. ft.). For comparison, this is in between the allowable sizes of a lot in the A-4 District (.25 acre) and the A-4A District (.166 acre). Setbacks proposed are a 0' front yard, 5' side yards, and 30' rear yards.

- d. Includes residences, shops, workplaces and civic buildings interwoven within the neighborhood, all within close proximity

Per Sec. 130-1509, the purpose of the TND-2 is to provide for the daily recreational and shopping needs of the residents including shops and workplaces which promote economic opportunity. A TND should be self-sustaining providing opportunities to work, live, and play all within a single development. Staff has determined a single 10,000 sq. ft. commercial building **and a 1.5-acre space dedicated to a civic use** does not meet the intent of a TND and will not meet the shopping **or institutional** needs for the proposed **1,573 1,310** dwelling units shown on the plan.

- e. Incorporates a system of relatively narrow, interconnected streets, roads, drives, and other thoroughfare types with sidewalks and bikeways, that offer multiple routes for motorists, pedestrians, and bicyclists and provides for the connections of those thoroughfare types to existing and future developments



ZONING STAFF REPORT
2022-2839-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING DEPARTMENT
Ross Liner
Director

The Honeybee General Implementation Plan provides Avenues, Sub-Collector Drives, Local Streets, and Alleys, most of which provide bicycle lanes and sidewalks in accordance with Sec. 130-1512(h). In addition, the plan is providing two "potential stub streets to reduce block lengths" as a potential to tie into future developments. Staff will study these concepts more thoroughly at the Specific Implementation stage.

New Traffic Counts to LADOTD in July 2022 which produce an approximation of an additional 14,310 vehicles per day from the development. Staff has determined that Honeybee Road should be reconstructed into a four-lane Boulevard to accommodate the level of density being proposed. **and heightened the safety for the only entrance and exit into the subdivision.**

- f. Includes compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping to establish a livable, harmonious and diverse environment

The applicants for the Honeybee TND have submitted preliminary Architectural Drawings that satisfy the requirements listed in Sec. 130-1512(j). While conceptual in nature at this time, the applicants recognize that more detailed plans will be needed at the Specific Implementation Plan stage which insure compatibility and harmonious design within all uses of the TND.

- g. Incorporates environmental features into the design

Based on the wetland delineation, 77.08% of the total acreage of the Honeybee TND is wetlands. The 275.33-acre site contains approximately 212.33 acres or more of wetlands including 21.18 acres of Marginal Mixed Wetlands and 191.04 acres of Pine Savannah Wetlands. Per Sec. 130-1512(e), the TND greenspace ordinance allows for preserved wetlands to count towards open space requirements. Staff recommends the TND plan preserve more of these wetlands on site so as not to disturb the natural storage capacity of rainfall.

The applicant has submitted a formal application with the Army Corps of Engineers to clear, grade, excavate and fill, directly impacting 182.9 acres of wetlands. The applicant proposed to contract with an approved mitigation bank to offset the adverse impact to jurisdictional wetlands.

- h. Coordinates transportation systems with a hierarchy of appropriately designed facilities for pedestrians, bicycles, and vehicles

The TND plan provides **46.5 acres of** various types of roadways which include travel lanes, bike lanes, sidewalks, and planting strips. In addition, the Honeybee TND is providing a 50' Pedestrian Greenbelt which will run north-south along the existing 30' Pipeline Easement to the eastern portion of the plan. An additional Pedestrian Greenbelt which will run north-south along the existing Bayou Paquet along the western side of the plan will also be added. There are also various other "Multi-Use Trails" which run throughout the plan.

- i. Provides well-configured squares, plazas, greens, landscaped streets, preserves, greenbelts and parks woven into the pattern of the neighborhood

Currently, the open space calculations provided by the applicant for the Honeybee TND state the plan is providing ~~73.3~~ **70.9** acres of common open space which exceeds the open space requirements by ~~47.7~~ **15.3** acres. The TND Plan is currently showing several locations of greenspace provided within each residential type, all connected by various pedestrian corridors. Staff does have concerns about the total amount of greenspace being provided which is accounted for by the **nine eight** pond areas and will look to further evaluate the greenspace/open space requirements upon submittal of the Specific Implementation Plan.

- j. Incorporates architecture, landscape, lighting and signage standards integrated with the zoning provisions that respond to the unique character of the region.

Comprehensive sign guideline, landscape guideline, and lighting plan will be required for the entire TND district with the production of the Specific Implementation Plan.

- k. Provides an increased range of options than are allowed by conventional zoning

Section 125-84 – "Contiguous Lot Rule" of the St Tammany Parish Subdivision Ordinance requires 50' of lot width for a parcel to be considered a buildable lot of record. This prohibition does not apply to lots created within the TND-2 ordinance primarily because the purpose of a Traditional Neighborhood Development is to provide a dense village-style development which addresses typical modern growth patterns such as neighborhood sprawl. Instead, a well-designed TND ensures a range of housing options, a network of well-connected streets with a diversity of public spaces, and enough amenities to ensure the daily recreational and shopping needs of the residents. The TND-2 ordinance provides developers with the ability to essentially create a village where high density and small lot sizes are permitted in exchange for abundant



ZONING STAFF REPORT
2022-2839-ZC

MICHAEL B. COOPER
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and diverse amount of commercial and civic uses that enables residents to live, work, and play within their own community. The developer is proposing single-family lots with widths of 40', 50', 60', and 70' and are in exchange proposing 10,000 sq. ft. commercial building area and a ~~single~~ two civic spaces which would encompass ~~4.5~~ 3.6 acres of the 275-acre tract. Staff has determined that the amount of commercial ~~and singular-civic area~~ designated for the proposed Honeybee development do not satisfy the purpose of a TND and will not meet the ~~commercial and institutional retail~~ needs of over ~~4,573~~ 1,310 households.

Consistency with New Directions 2040

Low Intensity Residential: Predominantly single family, detached homes on very large lots. The lower residential density creates a more spacious character appropriate as a transition between the Parish's Rural or Conservation areas and more intense land uses. The dispersed development pattern makes public services and amenities less efficient and more expensive to provide, and so residents typically must travel farther to access them.

10. **The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:**

- i. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.
- ii. Strategy 1.6.3: Encourage traditional neighborhood developments featuring attractive, compact, walkable, mixed-use patterns throughout the Parish by maintaining zoning classifications and districts that permit traditional neighborhood development at various scales.
- iii. Goal: 4.2: Our Neighborhood design will support physical activity and healthy living for people of all ages and abilities, helping maintain our status as one of the state's healthiest communities.

The proposed zoning change is not consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.
- ii. ~~Goal 1.4: Land and buildings will be developed in ways that lower the risk and incidence of flooding and flood damages caused by rainfall and storm surge.~~
- iii. ~~Goal 1.7: Resilient building and land development practices will reduce or eliminate the potential impact of flood and wind hazards, particularly at critical facilities.~~
- iv. Goal 1.5: Adequate infrastructure and utilities will be available in areas permitted for new development
- v. Strategy 1.5.1: Locate new residential and commercial development within, adjacent to, or near existing towns and activity centers and associated infrastructure, services, and amenities
- vi. ~~Strategy 1.5.2: Locate high intensity land uses adjacent to high capacity transportation corridors.~~
- vii. Goal 2.2: Roadway function, design, and capacity will be compatible with and support existing and anticipated land uses in adjacent areas.
- viii. Goal 3.2: Viable examples of our critical and sensitive areas, including native plant and animal habitats, tree resources, and wetlands, will be conserved, protected, stable, and flourishing.
- ix. ~~Goal 3.3: Our waterways, watersheds, floodplains, and groundwater will be protected, maintained, and restored to maximize water quality and sustain a drinkable water supply.~~

INFORMATIONAL ITEMS:

- 11. Road names and addresses must be requested and approved by 911
- 12. The developer for all new residential single-family sites must notify the U.S. Postal Service's local Grown Manager to determine the appropriate mode of mail delivery. Applicant must provide the location of the proposed centralized mail delivery services with the production of the Specific Implementation Plan.

2022-2839-ZC

Honeybee Subdivision
TND-2 General Implementation Plan
Lacombe, Louisiana
DDG #20-889



October 6, 2022 (Rev 10/25/2022)

St. Tammany Parish Government
Planning & Development
21454 Koop Drive
Mandeville, LA 70434

Dear Mr. Liner:

In response to the Zoning Staff Report dated July 19, 2022 regarding the referenced project, below is commentary and responses regarding select topics discussed in the Staff Report and revised General Implementation Plan Exhibits.

TND Density

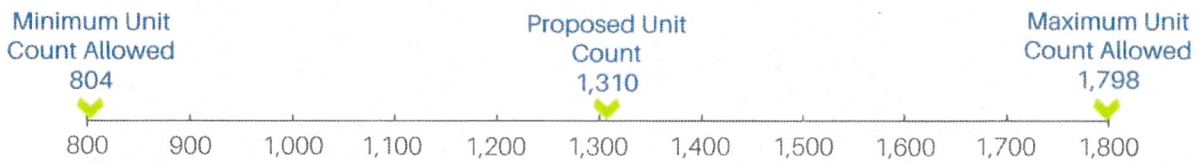
In the revised General Implementation Plan (GIP) for Honeybee, adjustments were made to the density designations on the site in favor of reducing the total number of residential units being proposed. Below is a list of adjustments.

1. The Neighborhood Edge Area increased in size along the western and northern perimeter of the site. Please note 70' wide lots have been listed as a product type to be used in this area. These larger 70' lots will be located along the perimeter. To meet the minimum density requirement of 5 units/net acre, it limited the width of the lot. The nature of a TND requires more compact lots offset by green spaces and mixed uses within a neighborhood center.
2. The Multifamily area southeast of the Neighborhood Center has been replaced with medium density single family residential.
3. The Multifamily area west of the Neighborhood Center was also reduced in size allowing the medium density single family areas to the north and south of it to grow.

These adjustments assign larger areas with lower densities than designated in the previous GIP submitted. The following is a summary of the permitted densities and unit counts.

Residential Type	Permitted Density (Units/Net Acre)	Projected Net Acreage	Allowable Units	Currently Proposed Density (Units/Net Acre)	Currently Proposed Units	Previously Submitted Units	Previously Submitted Density (Units/Net Acre)
Detached Residential (40'/50' Medium Density & 60'/70' Low Density)	5 to 8+	112.4	561 to 898	6.9	780	788	7.7
Attached Residential							
Multifamily	8 to 40	16	128 to 640	21.9	350	785	21.6
Townhomes	8 to 40	14.4	115 to 576	12.5	180		
Overall		142.8	804 to 1,796*	9.2	1,310	1,573	11.3

*Per Sec 130-1512(d), "...the single family detached dwellings shall account for at least 50% of the total number of residential units in the TND." Therefore, the maximum allowed attached residential units in the above table are controlled by the unit count of detached residential units instead of the 40 units/acre listed in the Ordinance.



As the above chart shows, the total density proposed in this GIP is directly in the middle between the minimum and maximum allowable units of the TND Zoning for the property. This indicates that the applicant is proposing a balanced approach toward the development of the property wherein enough units are proposed to support the amount of commercial area proposed in the development at full occupancy. At the same time, there are not so many units provided that the development is pushing the density limits and overcrowding the area.

The previously submitted GIP showed a total unit count of 1,573 between single family and multifamily units. The revised plan shows a total count of 1,310 units. That is a decrease of 16.7% between the two GIPs. The Staff Report issued on July 19, 2022 stated that the proposed units fall within the allowable density levels. As seen in the above table, the revised plan still complies with the allowable density levels and further decreases the overall density of the site.

TND Greenspace

As stated in the Staff Report, the TND Ordinance requires that 20% of the gross acreage of the development is to be open space. This open space can be passive or active in nature. The provided open space takes up 25% of the development's gross acreage, which is 5% beyond what the Code requires. To encourage the walkability of the development, sidewalks and trails will connect multiple open spaces to allow a resident to be within ¼ mile from at least one open space. As seen in the Open Space Exhibit, almost every home will be within ¼ mile from not just one but multiple open spaces. Pocket parks will be located throughout the neighborhood along with the amenities within the Neighborhood Center, like the Village Green and amenity center. The recreational center will provide residents access to a community pool and pavilion. Lastly, Bayou Paquet and the green belt that encompasses the gas servitude will be amenitized with benches, walking paths, and will preserve a number of mature trees within these corridors.

As Staff points out, greenspace is a significant part of a TND-2, and the provided GIP shows that it will be provided in compliance with the Ordinance. The Staff Report states, "Formal and informal open spaces are required. These serve as areas for community gatherings, landmarks, and as organizing elements for the neighborhood. Open spaces include squares, plazas, greens, preserves, parks, and greenbelts." Included in the Village Center is a Village Green. This area will be able to support sports practices, farmers markets, food truck rallies, and similar events thus providing an area for community gatherings and events. This will complement the activities that can take place at the community amenity center.

The Report continues to say, "Open space uses may include the following: a central square, neighborhood parks, recreational facilities, playgrounds, environmental corridors, protected natural areas, community parks, streams, ponds, and other water bodies, and stormwater detention/retention facilities." As can be seen on the GIP, all of these uses are provided within Honeybee. In addition to the amenity center and Village Green, Bayou Paquet will be utilized as an environmental corridor, and the gas servitude will be amenitized into a greenbelt. These will connect to sidewalks throughout the development to further integrate the community into nature and promote walkability while sustaining compact development in accordance with the purpose of a TND.

Staff clarifies that "Open space uses may not include yards which are not accessible for the common use of the development, parking areas, drives, utilities with aboveground improvements or road easements and servitudes, drainage ditches or canals, or areas reserved for the exclusive use and benefit of an individual tenant or owner." There are no aboveground improvements within the gas servitude. All gas infrastructure will remain underground. Regardless, this servitude is not counted towards the green space calculations. The area contained between the tops of bank for Bayou Paquet is also excluded from green

space calculations. The exclusion of these areas shows compliance with Staff's comment and supports that only the appropriate spaces are counted towards greenspace.

The last paragraph under TND Greenspace explains that what is proposed exceeds the minimum open space requirements. Therefore, not only does our GIP meet the goals of the TND, it exceeds it. We acknowledge that Specific Implementation Plan will provide specifics and greenspace will be reevaluated for continued compliance.

TND Use Types

Neighborhood Center Area

In the revised GIP, you can see a red line outlining the limits of the Neighborhood Center. This area is approximately 18 acres. The area for the Neighborhood Center in the previous GIP measured closer to 10 acres. The new GIP increased the size of the Neighborhood Center by 80%. This allows more room for the community to gather, host events, and provide for the needs of the neighborhood. The enlarged footprint consists of an additional civic site to the east of Honeybee Road as well as a Village Green. The Village Green will be designed to encourage hosting farmers markets, food trucks, entertainment, movie nights, athletic practices, and similar events and activities. Something that was also clarified on the revised GIP is the location of potential live-work units that allow the opportunity for offices to be adjacent to the Neighborhood Center.

Commercial

Within three miles of the Honeybee Subdivision, there is 621,000 SF of commercial between the Northshore Square Mall, Sam's Club, Walmart Supercenter, Home Depot, and adjacent strip mall. As one can see by driving south along Airport Road towards Hwy 190 (and even north of I-12), there is a mall with very few tenants and multiple vacant commercial spaces. The forthcoming feasibility study by The McEnery Company (McEnery) will show the existing vacancies in adjacent commercial and adding more than 10,000 SF of commercial will dilute the market even further and lead the commercial within Honeybee to meet the same fate of sitting vacant. One of the goals with the Neighborhood Center is for it to be designed in a way to help facilitate farmers markets, food trucks, and local entertainment that allows for scalability of services and goods available to the residents in addition to the 10,000 SF of commercial.

Based on the traffic counts performed on Hwy 190 just west of Honeybee Road in August 2021, the average vehicles per day among the 5 weekdays data collected was 11,437 vehicles per day. Based on Appendix B resubmitted by the development's traffic consultant to LADOTD in July 2022, there was an approximation of an additional 14,310 vehicles per day from the development. The weekday trips that are expected to occur with the revised GIP is 12,318 trips, which is 1,992 trips less than the previous GIP. Even though the traffic splits leaving the development with some heading east on Hwy 190 and some heading west, for the sake of this letter and comparison, let's add them together to get 23,755 vehicles per day on Hwy 190.

To continue setting context, McEnery was able to pull the population within a 1 mile, 3 mile, and 5 mile radius of Honeybee and the other Staff picked TNDs to compare the sites to each other. Within a 1 mile radius of Honeybee Road, there is a population of 686 people, population of 12,423 within 3 miles, and a population of 27,036 within 5 miles. This is a fraction of the population in proximity to the other TND developments, which further demonstrates the commercial that the Honeybee development could actually sustain when comparing the amount of commercial they have relative to the adjacent population.

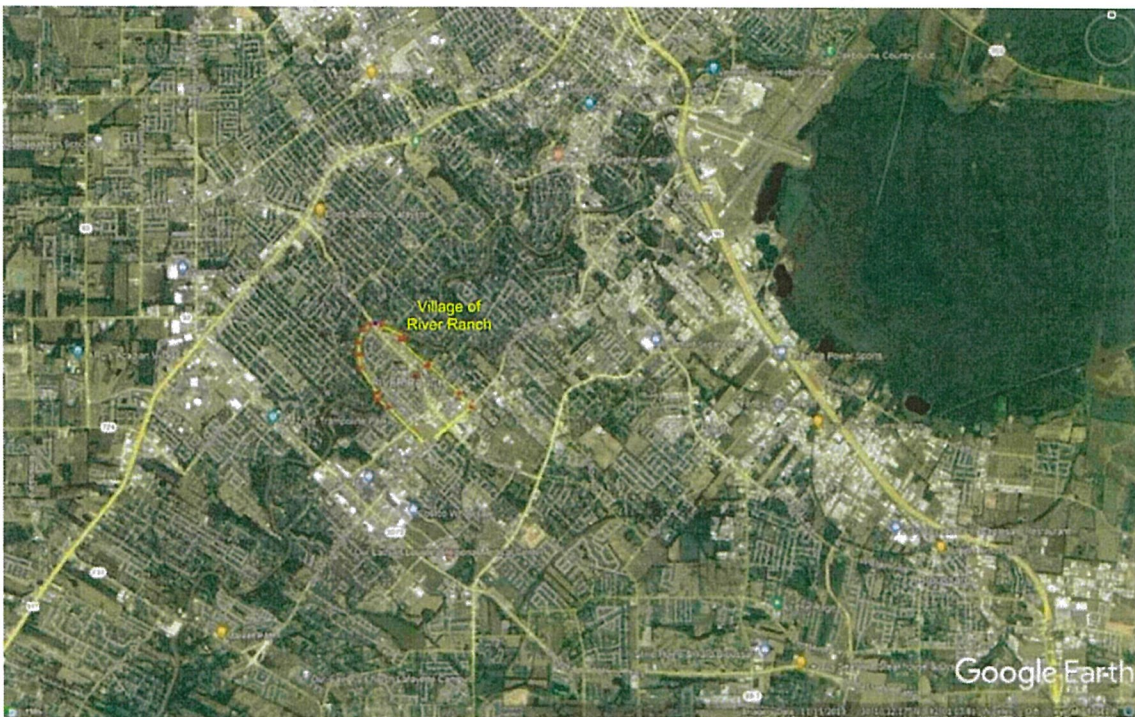
In the Staff Report, Staff provided three different Louisiana Traditional Neighborhood Developments under the title "Table 7: Comparison of TND Developments of Similar Size." Therefore, a comparison with each of the Louisiana TNDs was done and summarized below.

2022-2839-ZC

The Village of River Ranch

The Village of River Ranch (River Ranch) is approximately 49 acres larger than Honeybee at 324 acres in size per the Staff Report, and it straddles Camellia Boulevard in Lafayette. The total unit count of the development is 1,550 units between single family and multifamily, which is very similar to the previously submitted TND GIP. The big difference between the two developments is the amount of commercial. The Staff Report states that there are 80 acres of retail space.

Per The Village of River Ranch's website (<https://www.riverranchdev.com/>), it states 2,553 people live within the development with 2,000 people coming from outside the development to "work and play every day." One key difference between River Ranch and Honeybee is that it is sandwiched between two major roadways. River Ranch can be accessed from the south via Kaliste Saloom Rd, which is a four lane undivided highway. Per LADOTD's public information, they took counts in 2011 on Kaliste Saloom Road and came up with an AADT of 39,996 vpd north of its intersection with Camellia Boulevard. River Ranch can be accessed from the north via Hwy 167, which is also a four lane undivided highway in the vicinity of Camellia Boulevard. Similar to Kaliste Saloom Road, LADOTD took counts in 2011 and derived an AADT of 42,480 vpd. Therefore, there were 82,476 vpd passing by the access to the River Ranch development in 2011. This is 3.5 times the amount of traffic that will pass in front of Honeybee. If it is assumed the town center for River Ranch is the same area as the retail acreage stated in the Staff Report, then the town center is 80 acres in size. If the town center for River Ranch is divided by 3.5 to scale down to the size of Honeybee, then that would equate to 22.9 acres needed for Honeybee's village center.

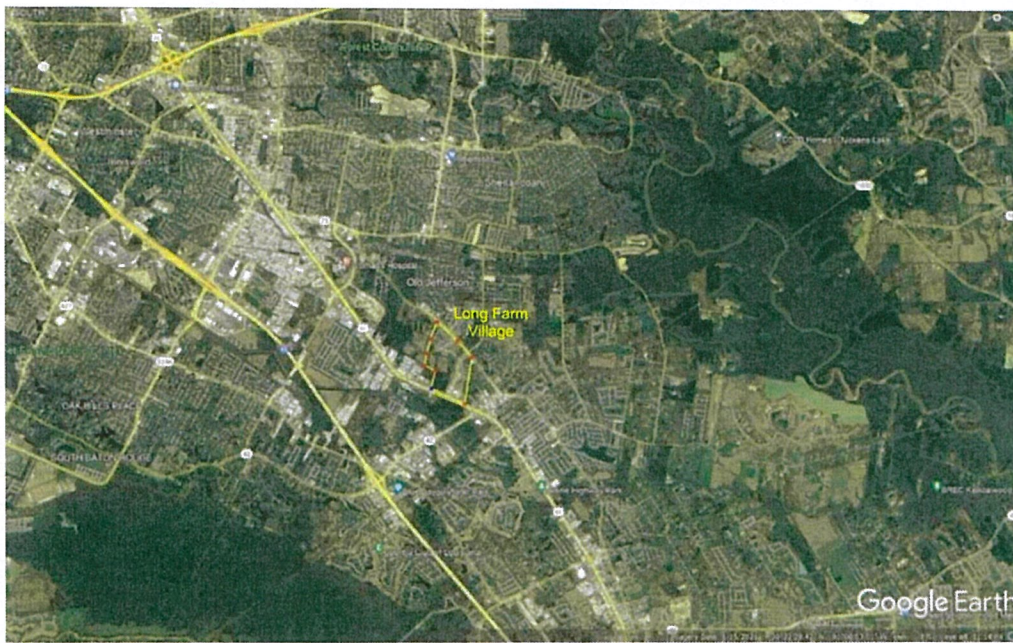


Long Farm Village – Baton Rouge

Long Farm Village in Baton Rouge (Long Farm) is approximately 38 acres smaller than Honeybee at 237 acres in size per the Staff Report, and it straddles Antioch Road with frontage along Airline Highway and Jefferson Highway. Similar to River Ranch, there are well-traveled highways on either side of the development. From looking at the MoveBR program in place, there are plans to expand Airline Highway from a four lane divided highway to a six lane highway. Long Farm is more commercial centric than the other Louisiana TNDs listed in the Staff Report. The Developer actually built the commercial ahead of any residential, so that's an indicator that the commercial was at the forefront of the developer's mind

opposed to the residential. In other words, the existing homes and work places were already in place ahead of the commercial being built opposed to the rooftops within the TND generating the need for the commercial. This is the opposite of Honeybee. The rooftops are needed in order to generate the need for the commercial.

Based on 2005 LADOTD counts on Jefferson Highway, they came up with an AADT of 15,053 vpd just east of the Antioch Road and Jefferson highway intersection. Along Airline Highway, LADOTD took counts in 2020 and came up with an AADT of 31,956 vpd. Without applying any growth rates, the total trips passing by the Long Farm development is 47,009 vpd. That is around twice as many trips expected on Hwy 190 after Honeybee is developed. Whenever Airline Highway is widened, the capacity for Airline Highway will increase allowing more vehicles to pass in front of the development.

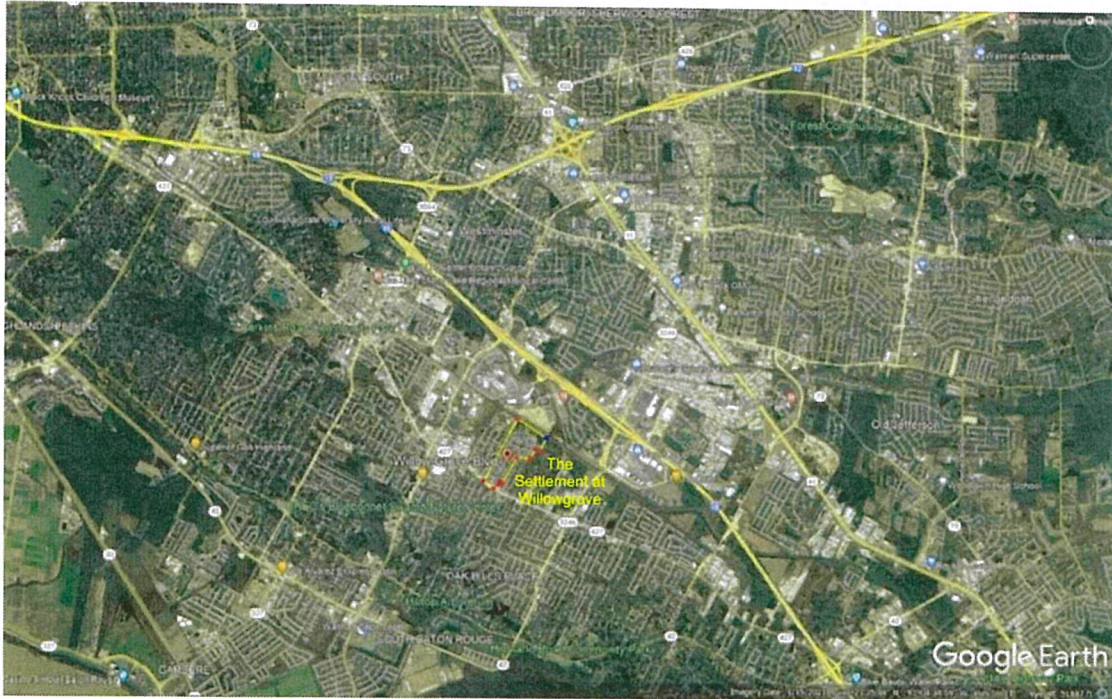


The Settlement at Willowgrove

The Settlement at Willowgrove (Willowgrove) is similar to Honeybee with regard to its proximity to a mall. Willowgrove is within 3 miles of the Mall of Louisiana, Perkins Rowe, a Walmart Supercenter, and a Sam's Club. It's about 5 miles from a Home Depot and Costco. This development is accessed off of Perkins Road only. It's not sandwiched between multiple highways with a cut through connecting the highways like Long Farm and River Ranch. This makes its access another similarity it has with Honeybee.

Without counting the live-work units, Village Green, nor rights-of-way, Honeybee proposes more than 3x the commercial, office, civic, & retail space when compared to Willowgrove. If you take the residential units in Willowgrove (449 total units per the Staff Report) and multiply it by 3, that brings the unit count to 1,347. That is relatively close to the unit count in the revised Honeybee GIP. Therefore, this further shows that the commercial and civic is scaled appropriately for the context that Honeybee resides.

LADOTD doesn't have counts immediately adjacent to this development. However, they were able to determine that there are 11,148 vpd in 2021 that travels along Bluebonnet near where Bluebonnet intersects Perkins Road. Additionally, LADOTD determined an AADT of 18,558 vpd in 2021 along Perkins Road near its intersection with Siegen Lane. That totals to 29,706 vpd traveling in proximity to the Willowgrove development. This is a few thousand more trips than Hwy 190 in proximity to Honeybee Road after the Honeybee Development is completed.



Please see below table summarizing McEnery's findings with regard to adjacent population to Honeybee as it is today versus the other TND developments. Based on the below table, there is far more population in proximity to the other staff selected TNDs to support the commercial within and in near proximity to those developments. Honeybee is by far the lowest in population. This helps explain the vacancies in the nearby commercial and shows that the population needs to drastically increase in the 1-5 mile radius of Honeybee to support the existing commercial in the area.

TND Name	Population Within 1 Mile	Population Within 3 Miles	Population Within 5 Miles
The Village of River Ranch	8,000	70,537	141,994
Long Farm Village	4,639	51,336	122,893
The Settlement at Willowgrove	8,790	60,664	149,928
Honeybee	686	12,423	27,036

On Page 6 of the Staff Report, it states, "...staff recommends the applicant increase the amount of land proposed for commercial and civic uses or decrease the density." Based on the revised GIP, the applicant did both: another area of Honeybee was designated to have a civic use increasing the total number of civic site to two, overall density was decreased, and potential for local vendors to sell their services/products has been provided. In summary, the commercial provided along with the potential for local vendors is scaled appropriately for the size of the Honeybee development as well as proximity to existing commercial less than 3 miles from the site.

TND Purpose

One of the purposes of the TND is to provide "a variety of housing types, and sizes to accommodate households of all ages, sizes, and incomes." The revised GIP shows a mixture of 60' and 70' wide lots within the Neighborhood Edge Area when it previously only stated 60' wide lots. Therefore, the size of the detached single family residential lots will vary from 40' wide to 70' wide. The addition of 70' wide lots further increases the range of ages, sizes, and incomes of residents that the development can attract

while keeping the development compact and walkable. When the attached single family is considered (townhomes and live-work units), this range increases even more.

The other Louisiana TNDs were evaluated to see the lot size variation they provided. For Long Farm, the vast majority of the lot sizes range between 40' to 70'. The Settlement at Willowgrove has lot sizes ranging from 40' to 70'. The Village of River Ranch had the largest variation with lot sizes ranging from 25' to 100'. This range includes the attached single family residential part of the development. The distribution of lot sizes in Honeybee are consistent with the other TNDs referenced while keeping with the parameters of the minimum and maximum density stated in the Ordinance.

At the bottom of Page 7 of the Staff Report, it starts to draw a comparison of the density provided versus A-4 Single Family Zoning. The A-4 zoning has a maximum density of 4 units per acre. The Staff Report continues to state, "...staff has determined the low-density area which is proposed at 5 units per acre does not meet the intent of the ordinance requiring "low density"." The TND zoning designations specified by St. Tammany Parish's Zoning Ordinance are unique due to the fact that they have a minimum density listed opposed to only a maximum density like the other residential zonings. The density of 5 units/net acre is set as a **minimum** density for an area zoned TND-2. This parameter limits what the developer can propose as lot sizes. One of the TND's purposes is to "encourage mixed-use, **compact** development..." Considering that one of the purposes of a TND is to encourage compact development, it makes sense that a minimum density is part of the zoning ordinance and is intentionally more dense than other single family residential zonings. With that being said, the variety in lot sizes provided in Honeybee meet the goal in encouraging diversity (ages, sizes, and income) in residents while still meeting the density requirements of the zoning.

On the 8th page of the Staff Report, it states, "In addition, staff has determined that Honeybee Road should be reconstructed into a four-lane Boulevard to accommodate the level of density being proposed and heighten the safety for the only entrance and exit into the subdivision." Please note that there are three entrances into the development. At the same time, we do acknowledge that Honeybee Road will be the main entrance into the development. Additionally, the TND-2 has very specific criteria with regard to the roadway sections (Section 130-1532). The provided GIP shows Honeybee having the Avenue section up to the village center, which is the largest section the Ordinance describes. On top of that, Purpose #5 under Section 130-1509 is for a TND to "incorporate a system of relatively narrow, interconnected streets, roads, drives, and thoroughfare types with sidewalks and bikeways..." Requesting a section larger than what the Ordinance allows contradicts this purpose stated.

With regard to the wetlands present onsite, the wetlands that are currently out there are being exacerbated by the manmade berm along Bayou Paquet that came from digging Bayou Paquet. As the federal government dug Bayou Paquet with the WPA program, the dirt from the ditch was piled all on the east side preventing stormwater from getting into Bayou Paquet thus creating wetlands. On top of that, per the wetland consultant, the wetlands are lower quality bedded loblolly pine plantation that appear to have been created through bedding, rowing, and historic clearing activity related to the forestry operation. As the property was logged, proper drainage was not provided throughout the site. This land was never intended to be used for conservation but continued logging. There is no indication that the Corp. of Engineers will not allow permitting.

Although Section 125-84 of the STP Subdivision Ordinance requires 50 feet of lot width for a parcel to be considered a buildable lot of record (often referred to as the "Contiguous Lot Rule"), there is no relevance in referring to the "Contiguous Lot Rule" in connection with a TND-2 GIP. In order to achieve diversification of product (lot widths) and provide a broad spectrum of opportunity for residents, lesser lot widths are both appropriate and necessary. There is no prohibition in the TND-2 ordinance as to buildable lots with lesser lot widths (30 feet, 35 feet, 40 feet, 45 feet).

Consistency with New Directions 2040

At the time of filing the first GIP with Staff on March 25, 2022, New Directions 2040 was not adopted as the Parish's land use plan. The intent of New Directions 2040 is to be a guide and aid with rezoning cases. A GIP is the first step in getting planning approval to continue with a Specific Implementation Plan

in the TND-2 approval process. This is not a rezoning but implementation of the current zoning. New Directions 2040 is not legally binding, like zoning. Zoning requires properties to be developed through following rules and requirements stated in the Ordinance in order to get a permit. New Directions 2040 does not contain that power. It does not have requirements that a developer has to follow to get a permit. What has been submitted is consistent with the TND-2 Zoning Ordinance, which dictates what and how the property is to be developed. If a plan was submitted consistent with the Low Intensity Residential designation, it would not be code compliant. Regardless, there are some goals stated that the development does not meet on Page 9 of the Staff Report that should be reevaluated.

Goal 1.4: Land and buildings will be developed in ways that lower the risk and incidence of flooding and flood damages caused by rainfall and storm surge.

A preliminary drainage study has been reviewed by Parish's Engineering Staff and approval has been provided. Our preliminary study showed that the development will be providing a 21% reduction to the peak runoff of the Bayou Paquet basin upstream of Hwy 190 in a 100 yr storm. Due to this project creating storage upstream of Hwy 190, it relieves some burden on storage present downstream of Hwy 190 for those areas to utilize during storm events. The drainage impact study takes into account the increased runoff created by the development, yet the drainage study still shows a reduction of the peak runoff by use of the proposed detention ponds. We have performed extensive studies of the site and have found no adverse impact to neighboring properties nor increased flood risk. This site is not subject to surge flooding unlike other neighborhoods and homes further downstream and will not increase other properties' susceptibility to surge flooding. Therefore, Goal 1.4 has been met with the information that is known and available now. When the final drainage study is completed at the Specific Implementation Plan step, it will continue to comply with the Parish's drainage requirements thus achieving Goal 1.4.

Goal 1.7: Resilient building and land development practices will reduce or eliminate the potential impact of flood and wind hazards, particularly at critical facilities.

We request that Staff clarify what has been provided that shows that Goal 1.7 will not be met. Like stated above, a preliminary drainage study has been reviewed by Parish's Engineering Staff and approval has been provided. Our preliminary study showed that the development will be providing a 21% reduction to the peak runoff of the Bayou Paquet basin upstream of Hwy 190 in a 100 yr storm. Due to this project creating storage upstream of Hwy 190, it relieves some burden on storage present downstream of Hwy 190 for those areas to utilize during storm events. The drainage impact study takes into account the increased runoff created by the development, yet the drainage study still shows a reduction of the peak runoff by use of the proposed detention ponds. We have performed extensive studies of the site and have found no adverse impact to neighboring properties nor increased flood risk. This site is not subject to surge flooding unlike other neighborhoods and homes further downstream and will not increase other properties' susceptibility to surge flooding. Therefore, Goal 1.7 has been met with the information that is known and available now. When the final drainage study is completed at the Specific Implementation Plan step, it will continue to comply with the Parish's drainage requirements thus achieving Goal 1.7.

Goal 1.5: Adequate infrastructure and utilities will be available in areas permitted for new development.

The Developer will be building their own water supply and sewer treatment facilities to support the development allowing for this goal to be attained. This developer has successfully built other water and wastewater treatment facilities in a variety of sizes in St. Tammany Parish and neighboring areas. They have experience in constructing them and in working with the local utility providers.

Strategy 1.5.1: Locate new residential and commercial development within, adjacent to, or near existing towns and activity centers and associated infrastructure, services, and amenities.

This development is located within 3 miles of an existing elementary school, mall, Walmart Supercenter, Sam's Club, and Home Depot. The development is located within 5 miles of an existing golf course, trampoline park, airport, The Trace bike trail, movie theater, Camp Salmen, and other amenities. Therefore, this is located adjacent to an existing town and activities that support the community.

Strategy 1.5.2: Locate high intensity land uses adjacent to high capacity transportation corridors.

Honeybee is located along Hwy 190, which is a state highway owned and maintained by LADOTD, that runs east-west across the Parish connecting multiple towns. It is not located off a local roadway that is owned and maintained by the Parish or private entity with insufficient right-of-way for improvements. This development is also under 3.5 miles from I-12.

Goal 2.2: Roadway function, design, and capacity will be compatible with and support existing and anticipated land uses in adjacent area.

This development is going through the LADOTD approval process. That means that LADOTD has to review and approve the traffic counts taken, confirm the peak hours, approve the projected traffic, and approve the improvements needed in order to support the development while maintaining acceptable Level of Services of the impacted corridors. This review process will determine improvements that will have to be made in order to keep Hwy 190 operating at what LADOTD considers to be an acceptable Level of Service. Based on the traffic counts taken in August 2021, Hwy 190 is currently operating at an acceptable Level of Service.

Goal 3.2: Viable examples of our critical and sensitive areas, including native plant and animal habitats, tree resources, and wetlands, will be conserved, protected, stable, and flourishing.

Multiple state and federal agencies have been engaged with the development of this site. For instance, the State Historic Preservation Office has reviewed the site and stated no historic properties will be affected by the project. The proper wetlands permit is currently being procured. In the public notice period for the wetlands permit, the United States Fish and Wildlife (USFW) as well as Louisiana Department of Wildlife & Fisheries (LDWF) will be allowed to comment. The project's environmental consultant has already had discussions with the Corp of Engineers regarding a study for the Red-Cockaded Woodpecker, and it is the consultant's professional opinion that the understory and midstory of the trees onsite are not typical of the Red-Cockaded Woodpeckers' habitat. Additionally, the USACE agreed that the soils onsite are not sandy enough for a gopher tortoise habitat. This will be further finalized through the wetlands permitting process.

Goal 3.3: Our waterways, watersheds, floodplains, and groundwater will be protected, maintained, and restored to maximize water quality and sustain a drinkable water supply.

A consultant has been hired and has been working on a water quality model due to the development that is to be reviewed and approved by Staff. This will demonstrate the development will not have a negative impact on the receiving waterways. See above response to Goal 1.4 as it pertains to protecting floodplains. This site is not located in the flood plain and is proposing additional storage onsite that benefits the overall watershed on top of reducing the peak runoff for the site from its existing condition. Please note that Bayou Paquet is being preserved and enhanced with this development. Lastly, the water wells for this development will be drilled per LDH requirements and will be monitored regularly to confirm continued compliance with drinking water standards. We request that Staff clarify how this development is not meeting this goal.

Conclusion

The applicant requests that the above responses as well as revised General Implementation Plan be reviewed and new Staff Report issued. The revised GIP makes some key changes to the Honeybee TND.

1. The overall unit count for the property was reduced by nearly 17% thus lowering the overall density to a unit count of 1,310, which is a decrease of 263 units from the previous GIP that shows 1,578 units. Additionally, this is 488 units (27%) lower than the code allowed maximum density.
2. 70' wide lots have been added to the neighborhood edge areas while still complying the with minimum density requirement of the TND-2. This further widened the range of potential residents that the development can support by providing 40', 50', 60' and 70' lot fronts.
3. A multifamily area was eliminated and replaced by a less dense residential designation.
4. Another area was specified for civic use bringing the total to two civic sites.
5. The Village Center was enlarged by 80% (10 acres to 18 acres).
6. 25% of open space is provided, which is 5% more than the required amount.

Additionally, justification has been provided showing that the provided commercial site and two civic sites are the appropriate scale for the development. This is considering it only has frontage along one highway opposed to multiple highways and its proximity to a large shopping area less than 3 miles from the site. There is also opportunity being provided for farmers markets, food trucks, and entertainment to further support the needs of the area that is scalable based on demand of the residents. The potential for live-work allows for economic opportunity to be available to residents within the community.

All the above was achieved while still complying with the required green space, densities, product diversity, maintaining a walkable community, and providing compact yet sustainable development with the potential of being a catalyst for growth in the area.

Sincerely,



Elizabeth Songy, PE
Senior Project Manager
Duplantis Design Group,



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

October 5, 2022

Via email to Stephanie.L.Castaing@usace.army.mil

Ms. Stephanie Castaing, Project Manager

United States Army Corps of Engineers

New Orleans District

Attention: REGULATORY DIVISION, RGE, Stephanie Castaing

RE: Application of Single-Family Residential Development in St. Tammany Parish
COE Permit Application Number MVN-2021-00435-EPP
Location of Work: Approximately Latitude: 30.31021, Longitude: -89.86569, off Highway 190 at
Honeybee Road, in Slidell, Louisiana
St. Tammany Parish, North Shore of Lake Pontchartrain
Hydrologic Unit Code: 08090201 (Liberty Bayou-Tchefuncta River)

Dear Ms. Castaing,

The proposed project lies in St. Tammany Parish, on Bayou Paquet in the historic Bayou Liberty Watershed, a waterway designated as Scenic and an Outstanding Natural Resource Water (ONRW). St. Tammany Parish has concerns about the location of this development that are discussed below:

There are significant wetlands that will be directly impacted by the development in this area. Page 1 of the Corps application states that the 275.34-acre PUD will include 1,005 residential lots, ponds, roadways, associated utilities and drainage infrastructure. Per the Corps application, approximately 70% of this site contains wetlands (191.04 acres of 275.34 total acres in the project area), of which 182.9 acres of wetlands will be mitigated and only 8.09 acres of wetlands will be avoided. Wetlands provide significant ecosystem services that benefit habitat and the adjacent community. The developer proposes to mitigate wetland impacts by purchasing credits in a Corps-approved mitigation bank outside of the watershed.

- The Parish questions how mitigation outside of the historic Bayou Liberty watershed will preserve its designations of “Scenic” and “Outstanding Natural Resource Water.”

The ponds, density and residential type shown in Figures 2 and 2A of the Corps application, are not consistent with the applications submitted to St. Tammany Parish Department of Planning & Development (STP P&D). Specifically, STP P&D has never seen a document that denotes assumed lot lines like Figures 2 and 2A. The most recent version of the TND2 development was submitted to STP P&D on June 24, 2022 showing 1,575 residences (788 single-family and 785 multi-family) with 10,000 ft² commercial/civic use and some greenspaces.

- The Parish requests that the Corps communicate with the permit applicant and the STP P&D to ensure that the most current plans are provided and impacted wetlands are appropriately calculated.

The project may impact downstream drainage. The development is located in FEMA Flood Zone C (per Effective FIRM) and was not modeled in the 2008 Preliminary Flood Insurance Study (FIS), because of its

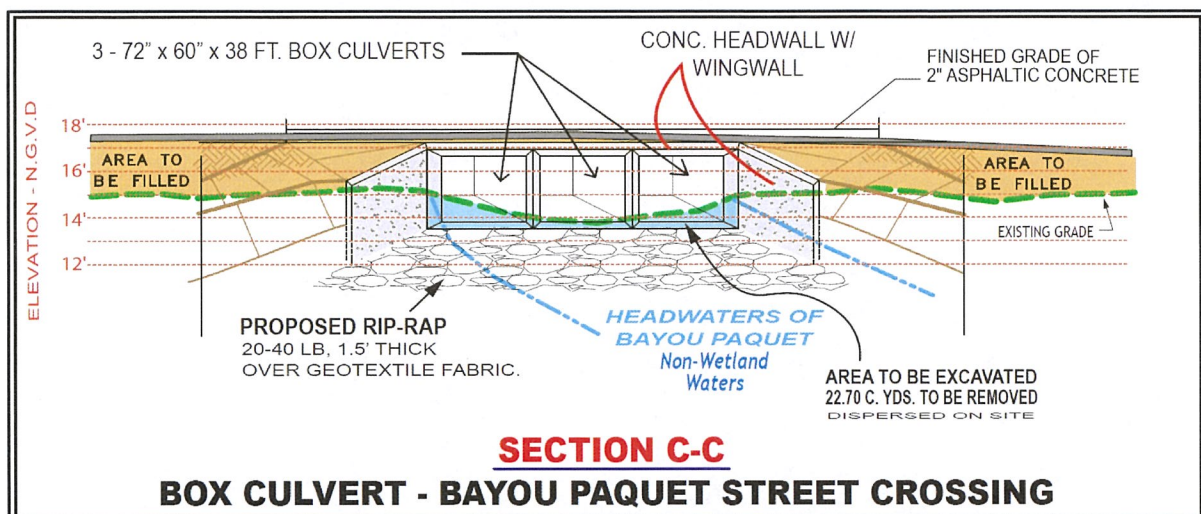
undeveloped state. Thus, it is not in a Parish-designated Critical Drainage Area (CDA), yet has portions with up to one or two feet of inundation in 100-year event per FEMA's BLE Viewer.

Figure 2 in the Corps permit application shows multiple outfalls from stormwater detention ponds discharging into the north side of US Hwy 190 roadside ditch, which then discharges under US Hwy 190 into Bayou Paquet. The preliminary hydrology study submitted to STP Department of Engineering (April 8, 2021) shows a single outfall from the west side of the development under Hwy 190 into Bayou Paquet. Bayou Paquet south of Hwy 190 is designated as Flood Zone A and has a number of homes that are listed on FEMA's repetitive loss and severe repetitive loss (RL/SRL) list. Modeling of stormwater runoff with TR-55 assumes that 1/8 acre lots are estimated to be 65% impervious. At the proposed level of density in the development, there may be as much as 95% impervious surface in certain areas. The Parish is concerned that removal of the wetlands and bringing in fill will reduce the native hydraulic storage, may incur greater runoff from the impervious surfaces and exacerbate downstream flooding.

- The Parish requests that the Corps, when determining mitigation for this proposed development, require the developer to demonstrate that the mitigation of these wetlands elsewhere will not have an impact on the local hydrology.
- The developer has agreed to run a 2-D model that includes a 100-year and 500-year events to assure that homes located near the detention ponds and Bayou Paquet within the development will be adequately removed from inundation from potential flood sources, and that adequate sewer effluent drawdown will maintain the zero-discharge permit requirements of LDEQ.

Excavation of Bayou Paquet. Figure 3A (Section C-C) of the Corps application shows excavation of Bayou Paquet, squaring the bottom to 13.5 ft elevation, and constructing 3 - 72" x 60" x 38 ft. box culverts, installing concrete headwalls with wingwalls, and 1.5 ft deep riprap over geotextile fabric. Fill will be added from the approximate 15 ft natural grade to 18 ft when including the asphalt overlay. This will require widening of Bayou Paquet from 12 ft to 18 ft in that location to accommodate the box culverts. Bayou Paquet downstream of the widening is not shown, but the Bayou at Hwy 190 has 3 existing 48" culverts.

- There are concerns that the discharge from the widened section must match the downstream capacity in order to avoid erosion or inundation.



The proposed project area may exacerbate water quality in the already-impaired subsegments of Bayou Paquet and Bayou Liberty ecosystem. The development is proposed to discharge into Bayou Paquet, Subsegment 040915 (“Bayou Liberty- From LMRAP Ecoregion Boundary to LA 433”) and Subsegment 040916 (“Bayou Paquet – From headwaters to Bayou Liberty (Estuarine).” Per the 2022 LA Water Quality Inventory Integrated Report (Table 1), Subsegment 040915 is currently not supporting its designated uses of fish and wildlife propagation (FWP). The causes of impairment are dissolved oxygen, mercury and fecal coliform. The sources of these impairments are on-site treatment systems (septic systems and similar decentralized systems), and package plants or other permitted small flow discharges; and atmospheric depositions – toxics, unknown sources. Subsegment 040916 is currently not supporting its designated uses of primary contact recreation (PCR) fish and wildlife propagation (FWP). The causes of impairment are dissolved oxygen and enterococcus (Table 1). Additionally, Total Maximum Daily Loads (TMDLs) for oxygen-demanding substances have been approved by EPA for Subsegments 040915 and 040916.

Homeowner overuse of lawn fertilizers and pet waste in such a densely populated area may become a problem. Urban pollutants will flow into the stormwater retention ponds, which may cause them to become eutrophic and further exacerbate the already-degraded condition of the receiving waterbody (Bayou Paquet) and the Bayou Liberty Scenic ecosystem.

Bayou Liberty is a Scenic River (LA Legislature, LDWF); thus, it is held to a higher water quality standard. Because of this designation and the TMDL, the development must conform with the federal Clean Water Act (CWA) Antidegradation Rule and may not degrade dissolved oxygen (DO) more than 0.2 mg/L. Water Quality Certification letters from LDEQ and STP P&D will be required before the Corps permit is issued.

Table 1. Appendix A: Final Draft 2022 Integrated Report (Appendix A) of Water Quality in LA (March 18, 2022)

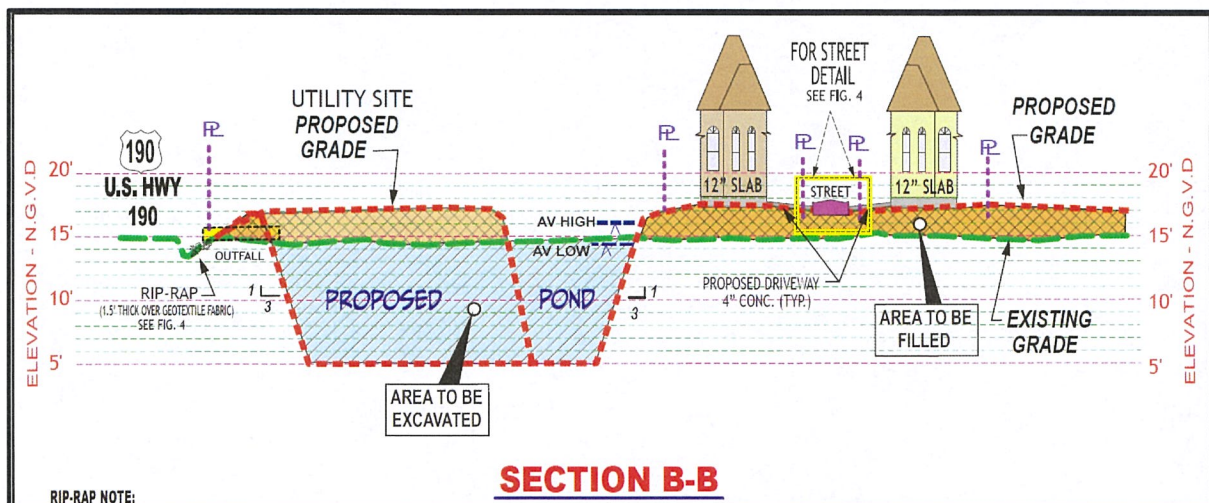
Subsegment Number	Subsegment Description	Designated Water Body Uses			Impaired Use for Suspected Cause	Suspected Causes of Impairment	IR Category for Suspected Causes	Suspected Sources of Impairment
		PCR	SCR	FWP				
LA040915_00	Bayou Liberty-From LMRAP Ecoregion boundary to La. Highway 433	N	F	N	FWP	DISSOLVED OXYGEN	IRC 4a (TMDL)	ON-SITE TREATMENT SYSTEMS (SEPTIC SYSTEMS AND SIMILAR DECENTRALIZED SYSTEMS)
LA040915_00	Bayou Liberty-From LMRAP Ecoregion boundary to La. Highway 433	N	F	N	FWP	DISSOLVED OXYGEN	IRC 4a (TMDL)	PACKAGE PLANT OR OTHER PERMITTED SMALL FLOWS DISCHARGES
LA040915_00	Bayou Liberty-From LMRAP Ecoregion boundary to La. Highway 433	N	F	N	FWP	MERCURY - FISH CONSUMPTION ADVISORY	IRC 4a (TMDL)	ATMOSPHERIC DEPOSITION - TOXICS
LA040915_00	Bayou Liberty-From LMRAP Ecoregion boundary to La. Highway 433	N	F	N	FWP	MERCURY - FISH CONSUMPTION ADVISORY	IRC 4a (TMDL)	PACKAGE PLANT OR OTHER PERMITTED SMALL FLOWS DISCHARGES
LA040915_00	Bayou Liberty-From LMRAP Ecoregion boundary to La. Highway 433	N	F	N	PCR	FECAL COLIFORM	IRC 5	ON-SITE TREATMENT SYSTEMS (SEPTIC SYSTEMS AND SIMILAR DECENTRALIZED SYSTEMS)
LA040916_00	Bayou Paquet-From headwaters to Bayou Liberty (Estuarine)	N	F	N	FWP	DISSOLVED OXYGEN	IRC 4a (TMDL)	PACKAGE PLANT OR OTHER PERMITTED SMALL FLOWS DISCHARGES
LA040916_00	Bayou Paquet-From headwaters to Bayou Liberty (Estuarine)	N	F	N	PCR	ENTEROCOCCUS	IRC 5	ON-SITE TREATMENT SYSTEMS (SEPTIC SYSTEMS AND SIMILAR DECENTRALIZED SYSTEMS)
LA040916_00	Bayou Paquet-From headwaters to Bayou Liberty (Estuarine)	N	F	N	PCR	ENTEROCOCCUS	IRC 5	PACKAGE PLANT OR OTHER PERMITTED SMALL FLOWS DISCHARGES
Designated Use Descriptions:	PCR = Primary Contact Recreation (swimming) SCR = Secondary Contact Recreation (boating) FWP = Fish and Wildlife Propagation (fishing)					IR Category for Suspected Causes:	IRC 5 = 303(d) List IRC 4a = TMDL completed	

- The Parish requests that the Corps evaluate the impacts to Bayou Paquet and Bayou Liberty as a result of the proposed mitigation and development to verify that the loss of wetlands and development will not result in further degradation of these waterbodies.

The proposed development is in an area with no available central utilities. LDEQ has determined that the proposed 450,000 GPD wastewater will meet tertiary treatment limits (5 mg/L BOD₅ / 2 mg/L ammonia / 5 mg/L O₂) and will not leave the property (zero discharge), except during a significant storm event (25-year, 24-hour event, or greater). The proposal is to draw-down 450,000 gallons per day (GPD) of treated sewer effluent for use as irrigation of greenspaces within the development. Figure 2 of the Corps application shows a utility site, but does not show a discharge location for sewer effluent presumably because it is zero-discharge. However, Figure 3 (Section B-B) of the Corps application shows a high-water discharge from the effluent holding pond to US Hwy 190.

The sewer effluent holding pond should not co-mingle into stormwater retention ponds, even during rainfall events where it will overtop its high-water weir. St. Tammany Parish does not allow this co-mingling of effluent and stormwater, except for LDEQ-permitted discharges into Parish-maintained ditches.

- The developer has committed to providing the Parish with a 2-D hydraulic analysis demonstrating the feasibility of this drawdown such that zero-discharge is maintained.



Thank you for your consideration in this matter.

Sincerely,

Elizabeth deEtte Smythe, Ph.D.
Regulatory Manager

Attachment: MVK-2021-225

cc: Honorable Michael B. Cooper, President, St. Tammany Parish
Honorable James Davis, Councilman District 7, St. Tammany Parish
Ross Liner, AICP, PTP, CFM, Director, Department of Planning & Development
Daniel Hill, P.E., Director, Department of Engineering
Sabrina Schenk, Coastal Zone Manager/ MS4 Administrator

E. deETTE SMYTHE, Ph.D. DEPARTMENT OF PLANNING & DEVELOPMENT ST TAMMANY PARISH GOVERNMENT
P.O. BOX 628 | COVINGTON, LOUISIANA | 70434 | EDSMYTHE@STPGOV.ORG | 985-898-2529
WWW.STPGOV.ORG

LAND USE & ACREAGE ANALYSIS

LEGEND

	SINGLE FAMILY DETACHED	780 LOTS	±112.4 AC
	MULTIFAMILY / ATTACHED	530 UNITS	±30.4 AC
	NON-RESIDENTIAL		±3.6 AC. (1.3%)
	COMMERCIAL		±1.3 AC
	CIVIC		±2.3 AC
	LIVE WORK UNIT AREA		
COMMON OPEN SPACE ±70.9 AC. (25.8%)			
	REC CENTER & PARKS		±13.0 AC
	DETENTION / DRAINAGE / LAKE		±47.2 AC
	BAYOU PAQUET GREENBELT		±4.7 AC
	LANDSCAPE / OPEN SPACE		±6.0 AC
UTILITIES & SERVIDUTES ±11.5 AC. (4.2%)			
	UTILITY SITES		±2.3 AC
	BAYOU PAQUET SERVIDUTE		±7.0 AC
	PIPELINE SERVIDUTE		±2.2 AC
ROADWAYS ±46.5 AC. (16.9%)			
	COLLECTORS/LOCALS		±46.5 AC
PROJECT TOTAL ±275.3 AC.			

* ALL LAND USE ACREAGES AND LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE PENDING COMPLETION OF THE SPECIFIC IMPLEMENTATION PLAN
 * A MINIMUM OF TWENTY-FIVE (25) PERCENT OF THE COMMON OPEN SPACE WILL BE DEDICATED TO THE PUBLIC AS PARKLAND
 * THIS DEVELOPMENT WILL MAINTAIN NO GREATER THAN 50% ATTACHED/MF UNITS IN ACCORDANCE WITH TND-2 REGULATIONS

DISTRICT DENSITY ASSUMPTIONS

- SINGLE FAMILY (60'/70's) - ±5.0/ACRE
- SINGLE FAMILY (40'/50's) - ±8.0/ACRE
- TOWNHOME/DUPLEX - ±10.0/ACRE
- MULTIFAMILY - ±25.0/ACRE

RESIDENTIAL UNIT PROJECTIONS

- SINGLE FAMILY DETACHED - 780 LOTS
- MULTIPLE FAMILY UNITS - 530 UNITS (DUPEX/TOWNHOME/MF)

* UNIT PROJECTIONS FOR SINGLE FAMILY DETACHED ARE CALCULATED BASED ON AN APPROXIMATED NET ACREAGE BASIS
 * NEIGHBORHOOD CENTER - ±18.0 AC

**HONEYBEE TND-2
 GENERAL IMPLEMENTATION PLAN
 ±275.3 ACRES OF LAND**

prepared for



24275 Katy Freeway, Ste. 200
 Katy, Texas 77494
 Tel: 281-810-1422



SCALE: 1" = 500'
 META-21-0152
 OCTOBER 24, 2022

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2022-2839-ZC



THIS SUBMITTAL WAS PREPARED AND SUBMITTED BASED ON THE ST. TAMMANY PARISH UNIFIED DEVELOPMENT CODE THAT WAS LAST UPDATED MARCH 9, 2022

2022-28339-ZC

- 
RECREATION CENTER - MAJOR PARK SPACE
 MAY INCLUDE POOL, AMENITY CENTER,
 PLAYGROUND, PAVILION, SPLASH PAD, ETC.
- 
NEIGHBORHOOD PARK -
 MAY INCLUDE PLAZA, GREAT LAWN,
 PAVILION, TRAILS, PLAYGROUND, ETC.
- 
POCKET PARK -
 MAY INCLUDE PLAYGROUND, BENCHES,
 PAVILION, TRAILS, ETC.

OPEN SPACE CALCULATIONS

±72.7 ACRES (26.4% OF SITE) OF COMMON OPEN SPACE
 INCLUDING: POCKET PARKS, RECREATION CENTER, VILLAGE
 SQUARE, BAYOU PAQUET (OUTSIDE THE PROPOSED 100'
 SERVICUDE), AND LAKE/DETENTION AREAS.
 A PEDESTRIAN GREENBELT IS PROPOSED OVER THE 30'
 PIPELINE SERVICUDE EAST OF HONEYBEE ROAD, BUT IS
 NOT CURRENTLY CALCULATED INTO THE COMMON OPEN
 SPACE REQUIREMENT.
 ALL PROPOSED RESIDENTIAL USES WILL BE WITHIN
 1/2 MILE OR 15 MINUTE WALK OF COMMON OPEN SPACE

* ALL PARK AND OPEN SPACE IMPROVEMENTS ARE CONCEPTUAL
 AT THIS TIME FOR PURPOSES OF THE GENERAL IMPLEMENTATION
 PLAN AND ARE SUBJECT TO CHANGE. LOCATION AND AMENITIES/
 IMPROVEMENTS WILL BE FURTHER DEVELOPED AND PROGRAMMED
 AS THE DEVELOPMENT PROGRESSES

THIS SUBMITTAL WAS PREPARED AND SUBMITTED BASED ON
 THE ST. TAMMANY PARISH UNIFIED DEVELOPMENT CODE
 THAT WAS LAST UPDATED MARCH 9, 2022

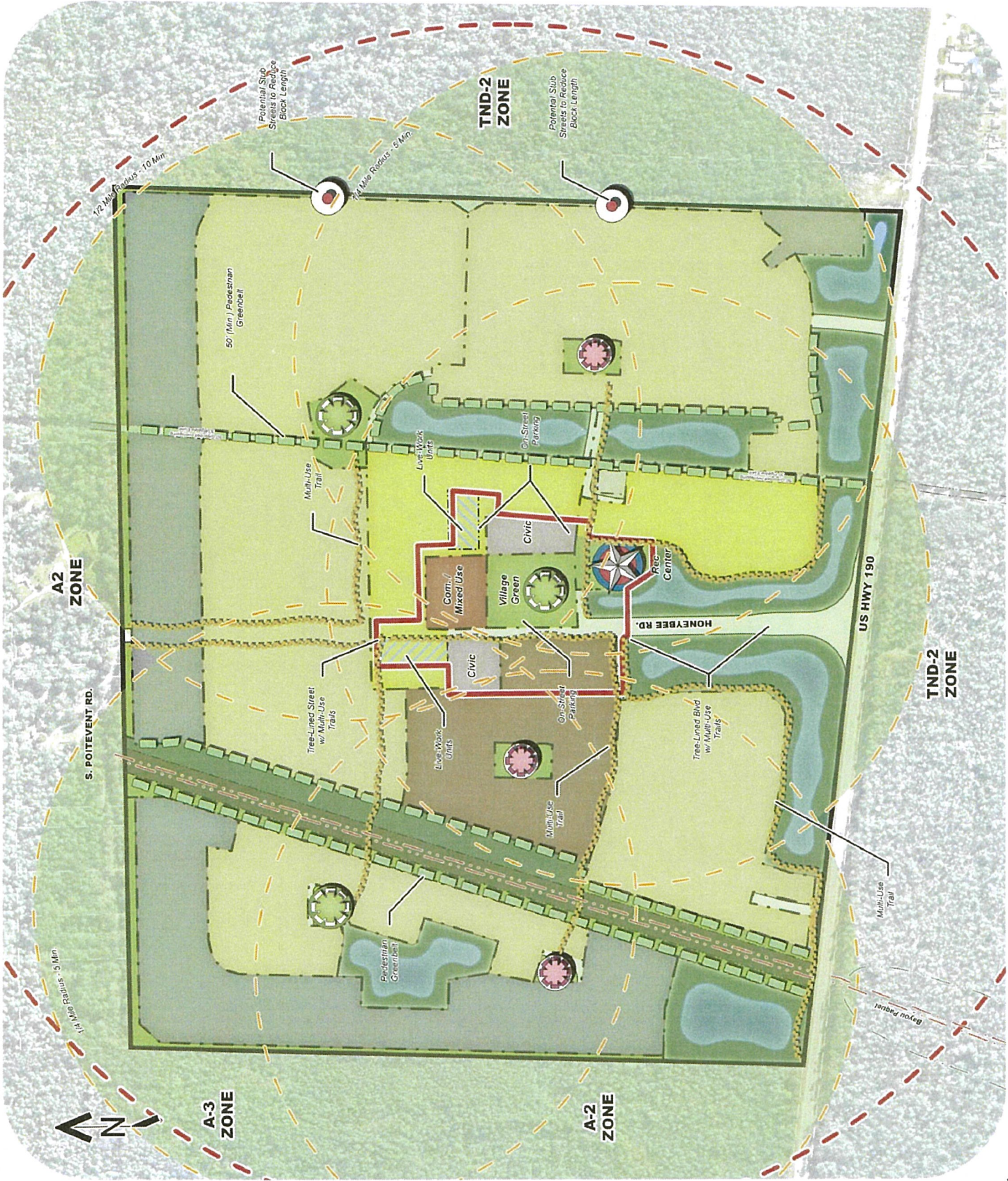
**HONEYBEE TND-2
 GENERAL IMPLEMENTATION PLAN
 ±275.3 ACRES OF LAND**

prepared for
D-R-HORTON
 America's Builder

META
 PLANNING + DESIGN
 24275 Katy Freeway, Ste. 200
 Katy, Texas 77494
 Tel: 281-810-1422

SCALE 1" = 200'
 OCTOBER 24, 2022
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Village Green
Open Space



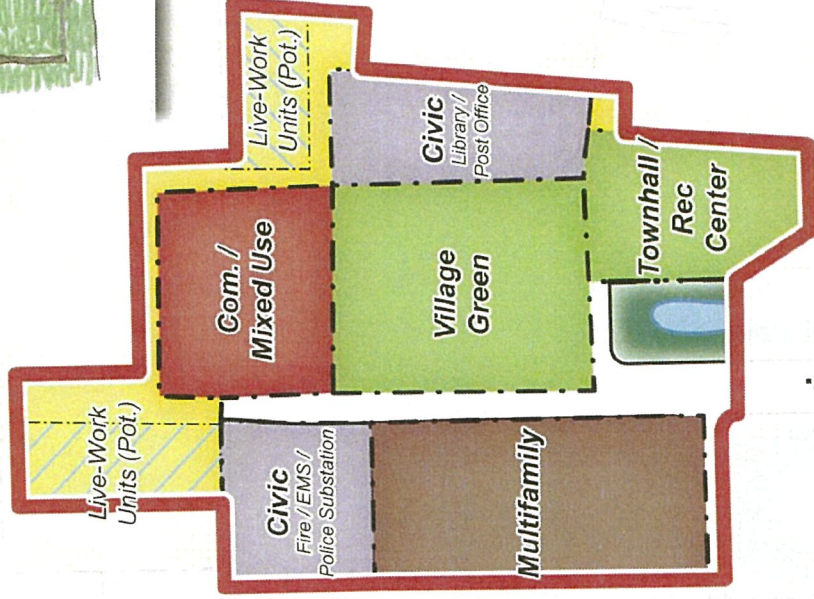
Village Green
Park Use



Village Green
Special Event



Street Scene &
Village Green &
Commercial



HONEYBEE RD.

THE AREA DELINEATED AS THE VILLAGE CENTER COMPRISES ±18.0 ACRES OF LAND AND IS PROPOSED TO CONTAIN A MIXTURE OF COMPARABLE LAND USES DESIGNED AT A HUMAN SCALE, WITH A MAJOR FOCUS ON WALKABILITY. POTENTIAL LAND USES ARE LISTED ON THIS EXHIBIT AS WELL AS OTHERS LISTED WITHIN THIS SUBMITTAL PACKAGE.

ALL RENDERINGS ARE AN ARTIST'S REPRESENTATION AND SHOULD NOT BE CONSIDERED AN ACTUAL DEPICTION OF THE STRUCTURE OR BUILDING MASSING/ARRANGEMENT TO BE CONSTRUCTED IN THE FUTURE

THIS SUBMITTAL WAS PREPARED AND SUBMITTED BASED ON THE ST TAMMANY PARISH UNIFIED DEVELOPMENT CODE THAT WAS LAST UPDATED MARCH 9, 2022

HONEYBEE TND-2 GENERAL IMPLEMENTATION PLAN ± 275.3 ACRES OF LAND

prepared for
D.R. HOKIN
America's Builder

2427 S. Kery Freeway, Ste. 200
 Katy, Texas 77484
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META
 PLANNING • DESIGN

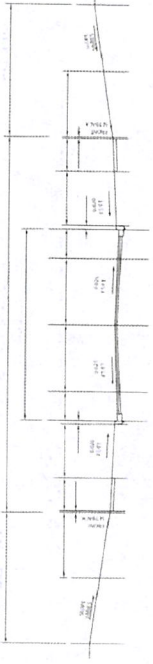
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MTA-21052
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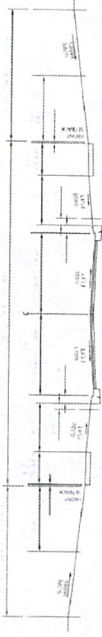
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2022-2839-ZC

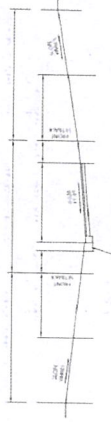
Sub-Collector / Drive
 Typical Section



Local Street / Road
 Typical Section (Option 1)



Alley
 Typical Section



- LOT AND BLOCK STANDARDS
- ALL PERIMETER DEPTHS AND LENGTHS WILL BE PROVIDED WITH THE SPECIFIC IMPLEMENTATION PLAN UPON COMPLETION OF STREET AND LOT LAYOUT
- BLOCK LENGTHS WILL BE LESS THAN 2,000' IN PERIMETER AND WILL ALLOW FOR ROAD EXTENSIONS INTO FUTURE NEIGHBORHOODS WHERE APPLICABLE
- BLOCKS LONGER THAN 500' WILL BE TRAVERSED NEAR THE MIDPOINT OF THE BLOCK WITH A PEDESTRIAN RESERVE PATH

* ALL CROSS SECTIONS AND ROAD DESIGNATIONS ARE SUBJECT TO CHANGE PENDING FURTHER STUDY AS PART OF THE SPECIFIC IMPLEMENTATION PLAN AND ANY ADDITIONAL COMMENTS WHICH MAY COME AS PART OF TRAFFIC STUDY AND/OR PUBLIC AGENCY REVIEW

HONEYBEE TND-2 GENERAL IMPLEMENTATION PLAN ± 275.3 ACRES OF LAND

prepared for



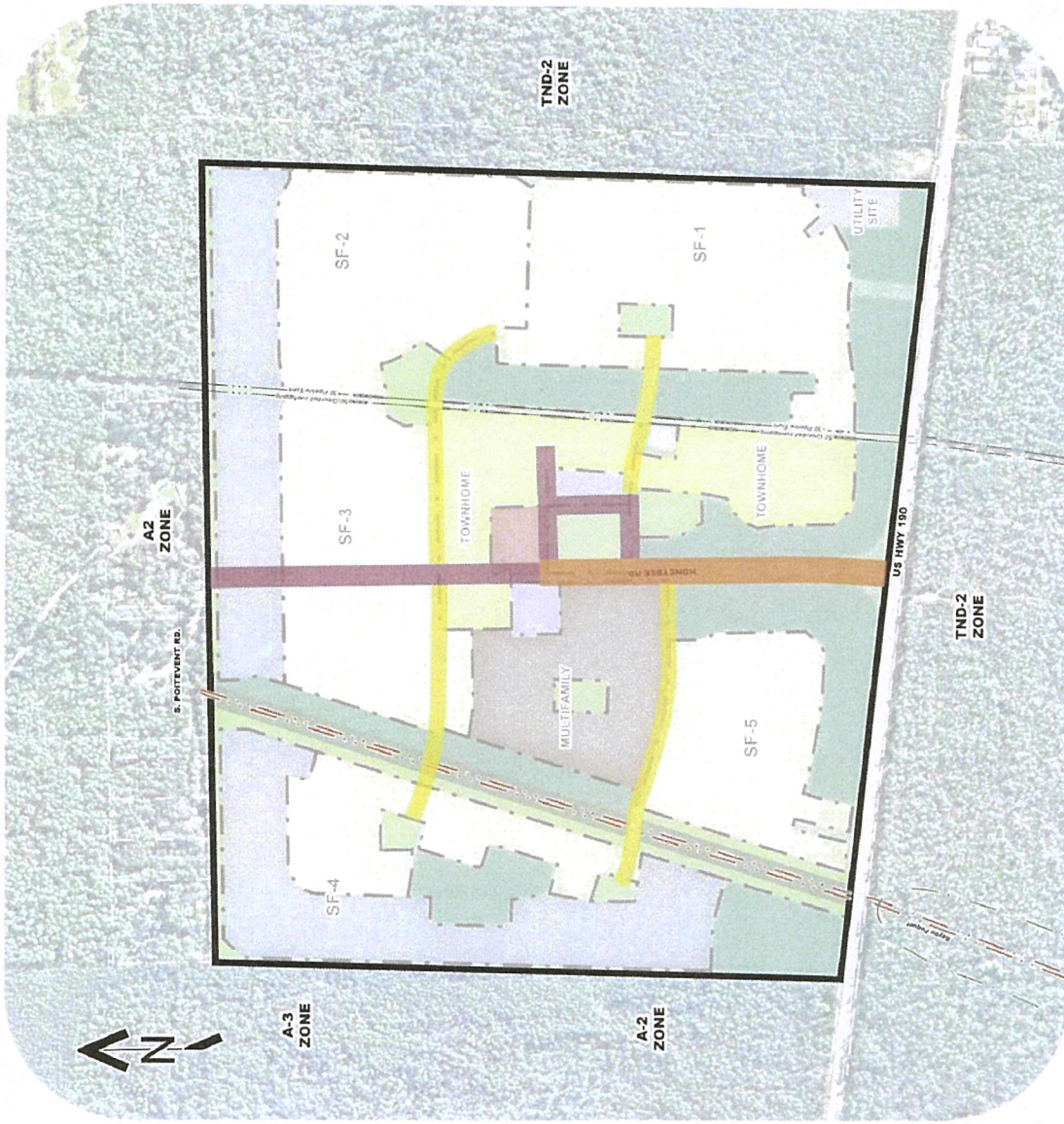
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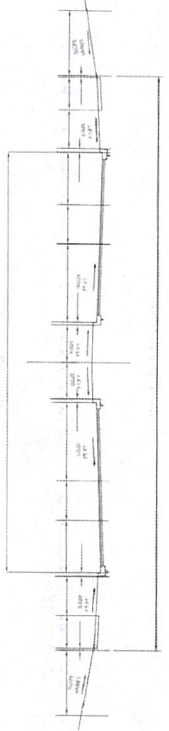
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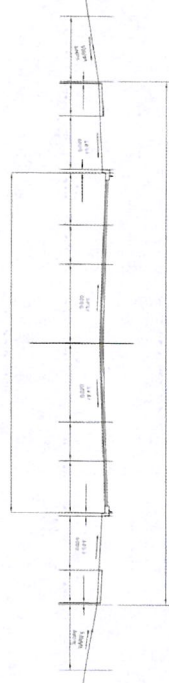
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Collector / Avenue
 Typical Section (Option 2)



Collector / Avenue
 Typical Section (Option 1)



THIS SUBMITTAL WAS PREPARED AND SUBMITTED BASED ON THE ST. TAMMANY PARISH UNIFIED DEVELOPMENT CODE THAT WAS LAST UPDATED MARCH 9, 2022.

New structures in Single-Family Residential areas will be no more than 3 stories.

New structures in commercial, multi-family residential or mixed use areas will be no more than 5 stories.

The architectural features, materials, and the articulation of a facade of a building shall be continued on all sides visible from a public Thoroughfare.

The front facade of the Principle Building on any lot in a TND District shall face onto a public thoroughfare.

The front facade shall not be oriented to face directly toward a parking lot.

Porches, pent roofs, roof overhangs, hooded front doors or other similar architectural elements shall define the front entrance to all residences.

For commercial buildings, a minimum of fifty (50) percent of the front facade on the ground floor shall be glass (transparent), including window or door openings allowing views into and out of the interior.

New structures on opposite sides of the same thoroughfare should follow similar design guidelines. This provision shall not apply to buildings bordering civic uses.

Building and parking placement within the Neighborhood Center, or Town Center, should be arranged to create appropriately scaled continuous building facades with as few non-pedestrian oriented breaks as possible.

Building wall materials may be combined on each facade only horizontally, with the heavier generally below the lighter.

Walls along thoroughfares shall be made of brick, or block and stucco, or other material to match the facade of the principle building.

Windows shall use clear glass panels.

All openings including porches, galleries, arcades and windows, with the exception of storefronts, shall be square or vertical in proportion.

Openings above the first story shall not exceed fifty (50) percent of the total building wall area, with each facade being calculated independently.

The facades on retail frontages shall be detailed as storefronts and glazed no less than fifty (50) percent of the sidewalk-level story.

Doors and windows that operate as sliders are prohibited along frontages.

Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that porches may be attached to sheds with slopes no less than 2:12.

Flat roofs shall be enclosed by parapets a minimum of forty-two (42) inches high, or as required to conceal mechanical equipment to the satisfaction of the Developer, Board of Directors and Architectural Control Committee.

Offsite stormwater that is currently conveyed through the project site currently, will be accounted for in drainage calculations and proposed conveyance. Ditches and subsurface pipes will be utilized to convey the existing offsite stormwater through the site and proposed drainage system. The proposed drainage system will consist of a series of detention ponds, outlet control structures, and enhancing Bayou Paquet in order to meet St. Tammany Parish stormwater requirements.

Improvements to Bayou Paquet will include widening from Hwy 190 to the first road crossing with box culverts being installed under the first proposed road crossing connecting to the rest of Bayou Paquet. Existing culverts under the existing LA Hwy 190 will be utilized for outfalls.

1. All utilities are to be placed underground.

2. Conditions, covenants, and restrictions for all the property within the TND District must be filed in the Parish records by the Owner before a Lot is sold and/or a building permit is issued.

3. In addition to other terms and conditions acceptable to the applicant, the conditions, covenants, and restrictions must create one (1) or more property owners Associations with mandatory membership for each property Owner, governed by Articles of Incorporation and Bylaws, which shall:

a. be organized by the applicant and operated with a financial subsidy from the applicant before the sale of any Lots within the TND District;

b. provide for the conditions and timing of transferring control of the Association from the applicant to the property Owners;

c. be responsible for maintenance of insurance and taxes on all Common Open Space, enforceable by liens placed on the Association by the Parish, as provided in the Association Bylaws;

d. at all times, cause all Owners to have Access to the Common Open Space within the TND District;

e. establish architectural standards that are in conformity with the requirements of this ordinance which shall be subject to review and approval by the Board of Directors of the Association or the Architectural Control Committee, as described below;

f. create an Architectural Control Committee to review Development for compliance with the architectural standards, to issue certificates of approval, and to review and approve the Development's architect, designer, and/or other professionals contributing to the Development;

g. provide for the ownership, development, management, and maintenance of private open spaces (except plazas owned by individual property Owners), community parking facilities, community meeting hall, and other common areas;

h. provide for a maintenance program for all property within the TND, including landscaping and trees within the streetscape;

i. require the collection of assessments from members in an amount sufficient to pay for its functions; and

j. be effective for a term of not less than fifty (50) years.

Commercial Uses:

- Developer proposes a 10,000 square foot of commercial land use within this development to be designed and arranged in accordance with a similar architectural style as the other structures within this development and any other regulations or requirements as specified within this document.

- General uses within the commercial land use may include but not limited to the same or similar land uses as listed below. Final commercial land uses and/or occupancy of the proposed commercial use will be subject to change in accordance to market conditions and need as the development progresses.

- Professional / Medical Office
- Restaurant / Lounge / Food Services
- Retail & Service Uses
- Neighborhood Services
- Educational Services / Day Care
- Bank & Financial Services
- Arts, Entertainment, & Recreation Services

Proposed civic uses may include:

- Police Substation
- Library
- Fire Station
- Museum
- Post Office
- Church / Temple / Synagogue

Open space improvements may include:

- Walking trails or sidewalks along Bayou Paquet and the lake/detention areas
- Benches and other seating areas
- Additional landscaping and plantings
- Environmental signage
- Habitat creation along greenbelts or in lake areas
- Play structures or similar within the Rec Center and other active park areas
- Pavilions or other shade structures

- The total ground floor area of non-residential development uses, including off-street parking areas, shall not exceed twenty-five (25) percent of the TND District.

- Residential areas will be comprised of single-family residential, multi-family residential, or townhomes.

- Potential products include attached townhomes or duplexes, detached 40', 50', and 60' or larger single family residences.

- Where blocks are longer than 500', a reserve will be added near the midpoint in order to serve as a pedestrian corridor and block lengths shall not exceed 2,000'.

- 0' Front building setbacks are requested for Single-Family Attached and Detached products along with all other Mixed Use components or land uses within the Village Center and the overall development.

- Minimum 5' side setbacks will be required between lot lines and residential structures.

- Minimum lot width for Single Family Detached will be 40'. This minimum lot width is smaller than current development code standards within Tammany Parish and is requested as part of this TND-2 application to provide additional product variety and housing opportunities for future home buyers.

- Single Family Attached units will include Duplex or Multifamily units and will not require a minimum lot size.

- Rear building setbacks for the principle building on lots devoted to Single-Family Detached residences will be a minimum of 30' from the rear lot line.

- Reciprocal access easement and pedestrian access to the rear yard for zero (0) lot-line single-family dwellings will be required.

- In Mixed Use Areas, clear and well-lighted walkways will connect building entrances to the adjacent public sidewalk and associated parking areas.

- Residential areas will be well lit to allow for clear pedestrian mobility along sidewalks and between sidewalks and residential units.

- Sidewalks will be separated a minimum of 7' from the curb.

- All streets, except for alleys, are bordered by sidewalks on both sides.

- In accordance with Parish code and TND-2 requirements, Single Family dwellings will account for at least 50% of all residential units. Any lot projection on this application is an estimate for each particular mixed use residential area and exact lot counts will be provided with the Specific Implementation Plan.

- No more than 20% of the proposed common open space shall be devoted to paved areas and structures such as courts or recreation buildings. Exact acreages for all proposed common open spaces will be provided with the Specific Implementation Plan.

Dedication Statement:

All street rights-of-way shown hereon are not dedicated to the Parish of St. Tammany but are dedicated to the perpetual use of the Community Development District and is to be owned and maintained by the Community Development District with the exception of Honeybee Road. Easements shall be reserved for drainage and utilities as indicated hereon and no obstructions or improvements shall be allowed that would prevent them from being used for intended use. The Developer or Homeowners Association is responsible for maintenance of all green spaces, drainage servitudes, street signs, and traffic control signs.

All drainage will be owned and maintained by the Community Development District. The TND presented will be serviced by a new wastewater treatment plant. Two new water wells will be drilled and new storage tank will be constructed in conjunction with the water wells. All improvements will be in compliance with Louisiana Department of Health, Louisiana Department of Environmental Quality, and St. Tammany Parish regulations. The water well facility, water distribution system, sewer collection system, and wastewater treatment facility will be owned and maintained by a private utility provider. The water well facility and wastewater treatment facility will be located in the southeast corner of the site as seen on the provided Implementation Plan. Gas, telecom, and electric services have been confirmed to be located nearby and are available for tie-in for the development.

All Common Open Spaces shall be permanently set aside for the sole benefit, use, and enjoyment of present and future occupants of the development. Common open space shall be protected against the construction and use of habitable structures of residential dwellings or commercial structures.

Restrictive Covenants:

1. No Certificate of Occupancy shall be issued before the sewerage and water systems are installed and operable or otherwise connected to a community (central) sewerage and/or water systems, all as approved by the Department of Environmental Services of the Parish. Whenever a subdivision is served by a community (central) water supply, no private water supply may be drilled or otherwise constructed on any lot for the purpose of supplying potable water to any building or structure, except for the purpose of irrigation, and in no event shall there be a physical connection between any such source and any element of the community (central) water system (supply).

2. Construction of any nature is prohibited in drainage or street easements.

3. Lots may not be used for the storage of trash or junk vehicles.

4. The minimum floor elevation shall be established by National Flood Elevation Criteria (FEMA) and/or St. Tammany Parish, whichever is higher.

5. No lot will be further subdivided without approval of the Planning Commission and the Department of Environmental Services of the Parish.

6. Residential driveways on corner lots shall not be located any closer than 60 feet from a corner of said property closest to the intersection as measured from the property lines on the corner of the property where the said two street rights-of-way intersect. If there are residential lots that do not comply with this as front-loaded lots, they are to be side-loaded in order to comply with intersection clearance mentioned above.

7. It shall be prohibited for any lot within an approved subdivision to have rear access via a driveway to or from any street or road that is not dedicated within the boundaries of the approved subdivision plat.

8. The home builder is responsible for the construction of the sidewalk along the lot frontage.

9. The proposed storm water detention system, including the lakes, are to be owned and maintained by the Community Development District.

10. Fences: All fences must be maintained and kept in good repair so as not to detract from the appearance of the development. The height of fences shall not exceed six (6) feet. Fences must be made of masonry, wood or other Homeowners Association approved material. Any portion of the fence that faces a street or common area must have a "finished side" appearance. Retaining walls must be constructed entirely with architectural reviewer approved materials, however railroad ties may be used for a retaining wall visible from a street. Fences may not be constructed nearer than five (5) feet from the front edge of the dwelling's foundation, and in no event may fences be constructed between the front of a dwelling and the street. Fences may not be constructed on any common areas. The use of barbed wire and chain link fencing is prohibited. The use or fabrication of a stain that cures in a solid color or paint is prohibited. Wood fences may be left in their natural state. No wood fence may be stained to alter the architectural reviewer, clear sealants may be applied. Fences on lots which are adjacent to any lakes, ponds, park areas, recreation trails, pathways or common area (Common area restricted fence lots) shall be constructed such manner as to (a) clearly identify, preserve and delineate the common area (b) provide for safety (c) preserve the common area to all other owners, and as such, these fences must be a minimum of 50% open (non-privacy). The height of the first twenty (20) feet of side fencing from the rear property line shall not exceed four (4) feet, and after the first twenty (20) feet of side fencing, the side fencing may transition to a height not to exceed six (6) feet on an angle not to exceed 45 degrees (side fences may contain privacy fencing). An exception to this is when lots share a common property line with the amenity center. Those lots are to have a six (6) feet wooden fence as described above. Fencing shall not be built over or through any servitude or easement on any lot.

11. The aforementioned restrictions shall be recited in each title or deed in addition to the required listing on the final subdivision plat.

General Density Assumptions Table

Development Type	Product	Projected Net Average	Projected Net Lots/Units	Total
Detached Residential	40-75' Lots, Medium Density	16.1	630	765
	60-75' Lots, Low Density	28.3	150	
Attached Residential	Multifamily	14.6	105	535
	Townhome	11.4	130	

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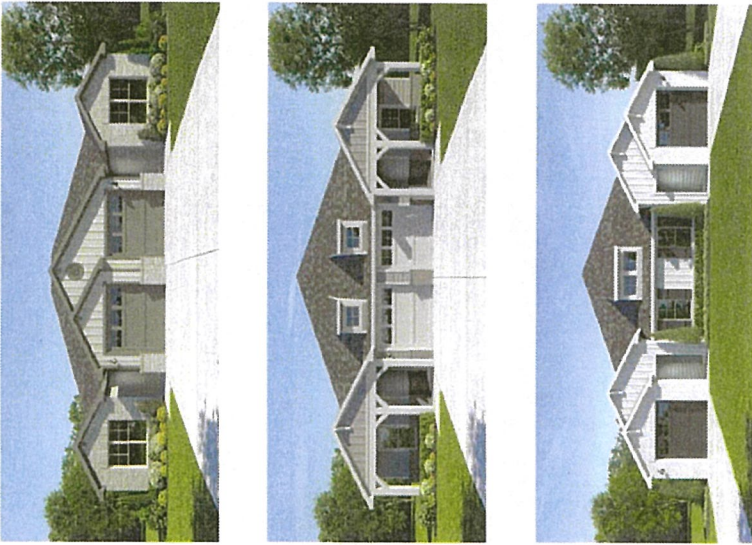
DR. HORTON
America's Builder

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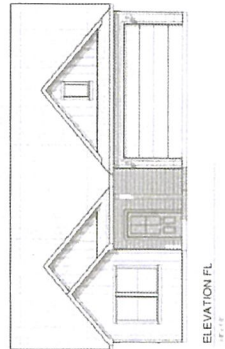
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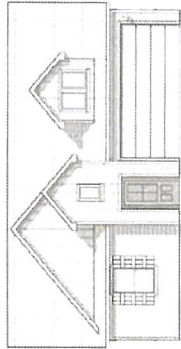
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Duplex Facades



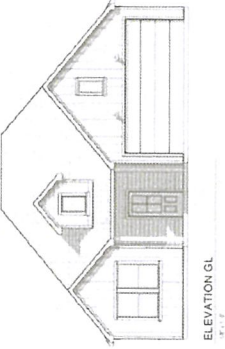
ELEVATION FL
10'-0" = 1'-0"



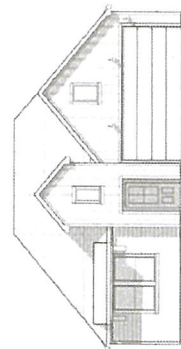
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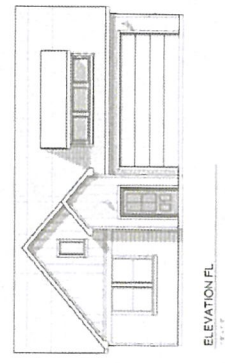
Louisiana East Farmhouse Facade Renderings



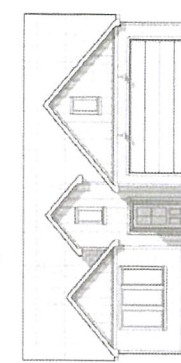
ELEVATION FL
10'-0" = 1'-0"



ELEVATION FR
10'-0" = 1'-0"



ELEVATION SL
10'-0" = 1'-0"



ELEVATION SR
10'-0" = 1'-0"



Multifamily Townhome Facades

* ALL RESIDENTIAL AND MULTIFAMILY FACADES ARE SAMPLE IMAGERY FOR PRESENTATION PURPOSES ONLY. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF PREVIOUS DEVELOPMENTS WITHIN THE REGION BY THE CLIENT TO IDENTIFY VISUAL CHARACTERISTICS OF FACADES AND/OR FLOOR PLANS. ULTIMATELY, THE EXACT DEVELOPMENT A SIMILAR STYLE AND DESIGN ELEMENTS WILL BE UTILIZED TO THESE EXAMPLES AND WILL BE SUBMITTED FOR REVIEW AT THE APPROPRIATE TIME IN THE DEVELOPMENT PROCESS AS REQUIRED.

* THE COMMERCIAL, CIVIC AND OTHER MIXED USE LAND USES AND STRUCTURES WITHIN THE VILLAGES CENTER ARE NOT INCLUDED IN THIS DESIGN TO ENSURE VISUAL COHESION AND BEING REPRESENTATIVE OF THE LOCATION AND REGION AS A WHOLE.

HONEYBEE TND-2
GENERAL IMPLEMENTATION PLAN
± 275.3 ACRES OF LAND

prepared for



24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422



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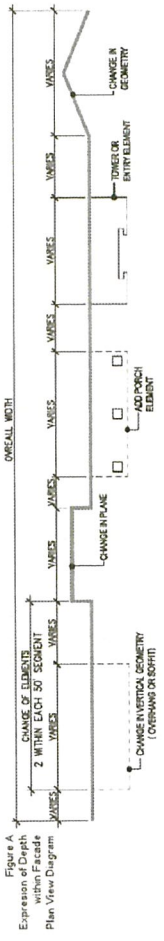
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Louisiana East Farmhouse Facades

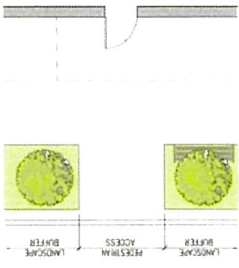
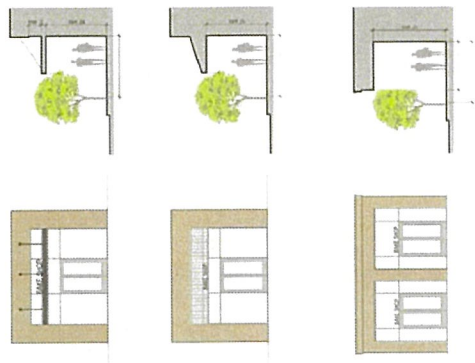
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Sample Facade Articulation Treatments



Mixed Materials and Facade Articulation



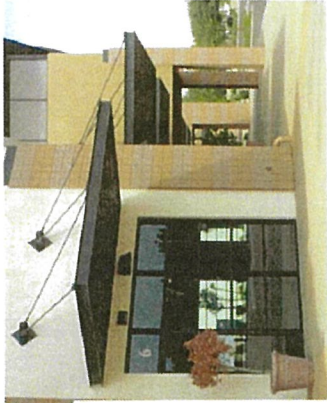
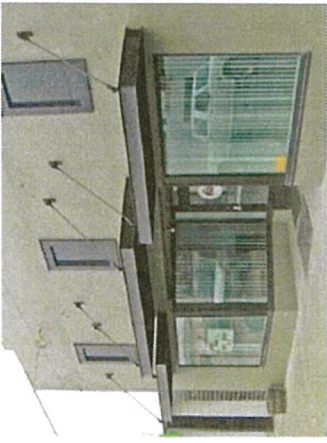
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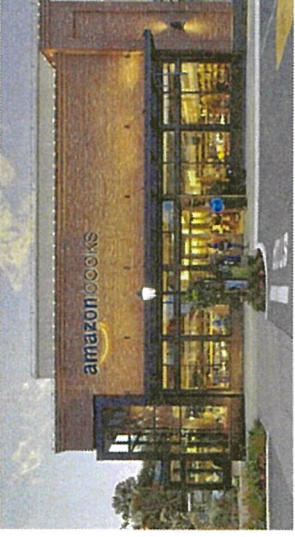
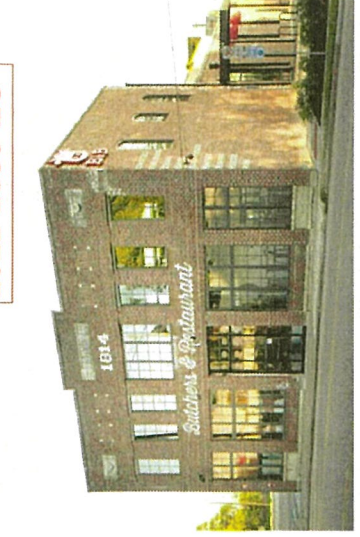
Outdoor Lighting at Entries and along Paths



On-Street Parking



Retail Facade Treatments & Pedestrian Zone



Parking in Rear / Removed from Major View Corridors

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HONEYBEE TND-2 GENERAL IMPLEMENTATION PLAN ± 275.3 ACRES OF LAND

prepared for

D-R-HORTON
PLANNING

America's Builder

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META
PLANNING • DESIGN

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OCTOBER 24, 2022

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June 24, 2022

Mr. Ross Liner
Ms. Helen Lambert
Ms. Erin Cook
Department of Planning and Development
PO Box 628
Covington, Louisiana 70434

RE: Honeybee TND-2 General Implementation Plan

Dear Commission Members,

Our firm, META Planning + Design, on behalf of our client, DR Horton, would like to submit this letter as supplement to the current proposed Honeybee TND-2 General Implementation Plan before you for your review and comment. Our intention with this letter is to provide some insight into the design and thought processes which have formulated the basis for the plan you have before you.

In reviewing the Parish's TND-2 ordinance, many of the design principles and elements that are fundamental in traditional neighborhood developments are echoed in those regulations. Our intention is to implement a high-level framework with this Honeybee TND-2 General Implementation Plan in order to guide its future development in line with the required ordinance as well as trying to encapsulate as many of those TND principles that make places like Seaside, Celebration, Daybreak and the other traditional neighborhood developments around the nation special and outstanding in their regions.

Counter to the typical urban sprawl that has spread around major urban areas in decades past, these smart growth principles that drive such TND projects, infill developments and other new urbanist type developments have a focus on increased density and should offer a wide variety of housing options. It does not take long to find countless articles published by ULI or within any of the planning related journals or magazines that tout the necessity and overall benefits these smart growth principles will play in current and future developments. These two elements play hand in hand to help with one of the major issues in new development today with housing affordability. Rising land prices and overall development costs contribute to higher home prices or rents for the homebuyer or renter usually and having a development with a TND focus allows some abatement in that regard in being allowed to create more lots or units in a similar area when compared to a more typical suburban development and is assisted by a range of housing products within a TND project.

Housing

A major goal in most successful TND developments is to provide a variety of housing options that would fit with the various and appeal to all or most of the various life stages of the future residents. The more product types available

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within a development allow greater choice and opportunity for the future homebuyer or renters and helps to appeal to a greater spectrum of the overall market. The overall product types for this Honeybee development are still in development at this time, but our anticipation is the products would include some mix of multifamily apartments, townhomes, duplexes, live-work units, and a variety of detached single family home options within 40', 50' and 60' lots. Our assumption is a minimum of 10-15 different housing options when considering multiple home plans, facades and material/finish choices for the detached homes coupled with several different layouts and bedroom options in the multifamily and smaller for sale products within the project. The goal is to be able to provide housing options at multiple price points in order to meet the needs for anyone in their respective life stage. This generally helps with the overall lot absorption in order to get more people in homes quicker, along with contributing to a greater diversity and opportunity for a project such as this one to develop into a community of its own. That is one of the major elements within a TND-styled project that is often overlooked or is more difficult to grasp from a quick glance.

Open Space

The focus on walkability and interconnected open spaces are two of the major calling cards for most TND developments across the nation. Within Honeybee, we have planned some typical amenities and open space you would find in most new residential developments but also to include smaller open spaces or plazas within the more residential sections of the development to have their own more inclusive open space area outside what would be provided in the village center portion of the development that would look and feel more public. In addition to the required common open space through the ordinance, we are looking to utilize some of the existing features present on the property including a portion of Bayou Paquet and a pipeline servitude to provide more pedestrian/bicycle circulation and greenbelts to connect the smaller neighborhoods and other parks/open spaces as the project progresses through its development.

Civic & Placemaking

The challenge is to combine the above features along with other TND elements in order to create the opportunity to develop a community within the development. We see it a lot in many of our master planned communities that the ones which seem to succeed better for the residents are those which generate within itself that sense of community as opposed to those that lack those efforts. That is not necessarily something we can design for as it is ultimately up to the future residents of the development, but we can provide for the opportunity to do so and is something essential tied into the Village Center concept as has been presented on this plan. The Village Center is central to the development and will house many of the integral elements that can make this development into a community. Within the code we are required certain land uses for this type of area, but it is the mixture of these land uses and the interactions and spaces that are created within it that can become the focus of the community. Having this village center at the core of the development provides equal access for all residents and both literally and figuratively becomes the epicenter for this project where there can be any number of events, socials or other similar activities you would find in a small town.

Scale

Truth be told, we have had some difficulties and challenges in other projects integrating TND type developments. Often, that problem comes from an economy of scale and how large of an area, product diversity and other factors to create an effective traditional neighborhood styled development. A TND project does not work well in 20-30 acres or other similarly sized pods, which is where we have run into problems before trying to make a TND section work into a larger master planned community. With Honeybee, we do not have that problem. It is adequately sized to be able to support and integrate that range of housing and rental options along with some commercial and civic uses to function as a village center as opposed to a "town center" which would be more typical with a development in the 1,000 acre or greater

2022-2839-ZC

range. While it may not be large enough to support a major grocery store or similar commercial uses, Honeybee can serve as one piece of the puzzle to integrate with other future TND-2 projects that may develop on the neighboring properties. In comparison, Seaside in Florida is approximately 80 acres, but it took multiple TND communities to develop in conjunction with Seaside before they reached a critical mass in which a grocery store came into those collective communities. Honeybee is not of a great enough size to accomplish that feat on its own, but the effort should be to create a series of these independent village centers and as each develops the commercial or other non-residential uses should look to fill in what the needs of the residents and the developing community as a whole lack at that time as possible.

Those future integrations and linkages are key for this project and others which may spring up around it similar to the need for interconnecting the trails and open spaces within this development and that creation of a sense of community and connectivity. It all goes back to the different levels of scale and how all the parts of the development mesh together. There are a lot of elements which are still to be worked out in order to meet these goals, but that is our overall intent with this Honeybee General Implementation Plan and future Specific Implementation Plan for this project. The parts highlighted in this letter are meant to provide some insight into our general thought processes at this stage of the project, most of which are not as easily presented within the plans and tables presented on the submitted sheets and exhibits.

Sincerely,

A handwritten signature in black ink, appearing to be 'KM', with a long horizontal line extending to the right.

Kent Milson, AICP

St. Tammany Parish Planning & Zoning Commission



TND General Implementation Plan Submittal Checklist

2022-2839-ZC

Project Name: Honeybee TND-2 Project

Date Submitted: 3/25/2022

Consultant: META Planning & Design/Duplantis Design Group

The following information is required on all TND General Implementation Plan Submittals.

I. Existing Site Conditions Map: This map or series of maps shall be drawn to a scale determined by the Planning Department Staff and shall indicate:

- Title of the TND and name of developer _____
- North arrow, graphic scale, and date _____
- Vicinity map (this may be shown on the cover sheet) _____
- A general location quadrangle map encompassing a one (1) mile radius showing the relationship of the site to such external facilities as highways, shopping areas, and cultural complexes _____
- Boundary lines and existing improvements _____
 - 1. All existing streets and buildings _____
 - 2. Existing and proposed major streets _____
 - 3. Water courses _____
 - 4. Easements _____
 - 5. Section lines _____
 - 6. Any unique physical features within the proposed project _____
- Existing topography (latest U.S. Department of the Interior Geological Survey seven and one half minute series reproduced to scale of other use data will be acceptable) _____
 - 1. Flood Zone designation and delineate on map if more than one zone applies _____
 - 2. 100 Year Base Flood Elevation (if not in flood zone, list the nearest adjacent) _____
 - 3. Inundation (if available) N/A _____
 - 4. Additionally a statement shall be lettered on the Concept Plan setting forth these facts. _____
- The location and size (as appropriate) of all existing drainage, water, sewer, and other utility provisions _____
- Land Characteristics (pasture, woodland, etc.) _____
- The location and function of all other existing public facilities, which would serve the site such as schools, parks (within a one (1) mile radius), and fire stations. Notation of this information is acceptable. _____
- An aerial photograph to a scale of 1 inch equals 200 feet taken within twenty-four (24) months of the application _____
- Existing contours shown at a maximum contour interval of one (1) feet (Latest LIDAR is acceptable) _____

II. General Implementation Plan: This plan shall be prepared at the same scale as the above existing site conditions map and shall indicate:

- A general plan for the use of all lands within the proposed TND. Such plans shall indicate the general function and extent of all components or units of the General Implementation Plan, including the following: _____
 - 1. Specify the types of area/district within the TND _____
 - a. Neighborhood Center or Town Center/Village Center (required) _____
 - b. Mixed Residential Area (required) _____
 - c. Neighborhood Edge Area _____
 - d. Civic Spaces _____
 - e. Common Open Space _____



2022-2839-ZC

- 2. Indicate on plans low, medium, and high density residential areas _____
- 3. Indicate the proposed density for each category _____
- 4. Indicate office, commercial and industrial uses (indicate proposed intensity (square footage per acre) of all nonresidential uses) _____
- 5. Indicate Common Open Space Provisions. Common Open Spaces must satisfy the following minimum criteria (minimum twenty (20%) percent of gross acreage of the TND District) _____
 - a. Total Common Open Space is minimum twenty (20%) percent of gross acreage of the TND District _____
 - b. At least twenty-five (25%) percent of the Common Open Space must be dedicated to the public as parkland _____
 - c. Ninety (90%) percent of the lots within the areas devoted to mixed residential uses shall be within ½ mile or a 15 minute walk from Common Open Space _____
 - d. Common Open Space must satisfy Sec. 130-1512 requirements. _____
- Development Units (Single-family detached dwellings shall account for at least fifty (50%) of the total number of residential units within the TND district. Two-family units, Townhomes, and multi-family units shall comprise less than fifty (50%) of units within the TND district _____
 - 1. In areas devoted to mixed residential uses:
 - a. Maximum number of single-family attached and detached units is 5 – 8+ dwelling units per net acre _____
 - b. Maximum number of multi-family units is 8 - 40 dwelling units per net acre _____
 - c. The number of secondary dwelling units shall not be comprised of more than ten (10%) percent of the total number of single-family attached and detached units _____
 - 2. In areas devoted as mixed areas:
 - a. Maximum number of single-family attached and detached units is 5-8 dwelling units per net acre plus an additional number of units not to exceed ten (10%) percent _____
 - b. Maximum number of multi-family units is 8 - 40 dwelling units per net acre plus an additional number of units not to exceed ten (10%) percent _____
 - c. All dwelling units constructed above commercial uses shall be permissible in addition to the number of dwelling units authorized under Sec. 130-1512 as long as the total number of dwelling units is not increased by more than 10 units or ten (10%) percent, whichever is greater. _____
 - d. The total ground floor area of nonresidential development uses, including off-street parking areas, shall not exceed twenty-five (25%) percent of the TND District. _____
- Indicate current zoning of adjacent properties on all plan sheets _____
- Indicate the proposed methods for handling offsite storm water and the proposed outfall locations _____
- If this development is to be built in Phases than, delineate the boundaries. All data that is required for the project, as a whole, is required for each Phase. _____
- Lot and Block Standards
 - 1. Block's Perimeter depths and lengths _____
 - 2. Block lengths are less than 2000 ft in perimeter _____
 - 3. Blocks longer than 500 ft are traversed near the midpoint by a pedestrian path _____
 - 4. Lot widths _____
 - 5. Front building Setbacks for Mixed Used Areas (no minimum) _____
 - 6. Front Building Setbacks for Mixed-Residential Uses _____
 - a. 0-25 ft for Single-family detached _____
 - b. 0-15 ft for Single-Family attached and multifamily _____
 - 7. Rear Building Setbacks for the principle building on lots devoted to single-family detached residences is greater than thirty (30) feet from the rear lot line _____



2022-2839-ZC

- 8. Reciprocal access easement and pedestrian access to the rear yard for zero (0) lot-line single-family dwellings _____
- A separate sketch plan for pedestrians and vehicular circulation showing/noting;
 - 1. the general locations and rights-of-way, widths and the general design capacity of the system as well as access points to the major thoroughfare _____
 - 2. the preservation and enhancement of any existing pedestrian routes _____
 - 3. that all streets, except for alleys, are bordered by sidewalks on both sides _____
 - 4. that in residential areas, all dwelling entrances are connected to the adjacent public sidewalk with clear and well-lighted sidewalks _____
 - 5. the sidewalks are separated at least seven (7') feet from the curb _____
 - 6. that in mixed-use areas, clear and well-lighted walkways connect building entrances to the adjacent public sidewalk and associated parking areas _____
 - 7. that intersections of sidewalks with thoroughfares are well lit and clearly marked with contrasting paving materials at the edges or with striping _____
 - 8. that bicycle circulation is accommodated on streets and/or dedicated bicycle paths _____
 - 9. the provisions for minimizing conflicts with pedestrians and bicycles _____
 - 10. thoroughfares and utilities in TND Districts are connected to existing thoroughfares and utilities, or dead-end stubs that are intended for connection to future thoroughfares _____
 - 11. the longest distance for a resident to an existing or proposed commercial, civic, or open open space area (should be approximately ½ mile or a 15 minute walk) _____
 - 12. Where public transit service is available or planned, convenient Access to Transit Stops shall be provided. Where transit shelters are provided, they shall be placed in highly visible locations that promote security through surveillance, and shall be well lighted. _____
- Notes to be placed on the plans
 - All utilities are placed underground and/or shall run within Alley Easements _____
 - Conditions, covenants, and restrictions for all the property within a TND District must be filed in the Parish records by the Owner before a Lot is sold and/or a Building permit is issued. _____
 - In addition to other terms and conditions acceptable to the applicant, the conditions, covenants, and restrictions must create one (1) or more property owners Associations with mandatory membership for each property Owner, governed by Articles of Incorporation and Bylaws, which shall:
 - a. be organized by the applicant and operated with a financial subsidy from the applicant before the sale of any Lots within the TND District;
 - b. provide for the conditions and timing of transferring control of the Association from the applicant to the property Owners;
 - c. be responsible for maintenance of insurance and taxes on all Common Open Space, enforceable by liens placed on the Association by the Parish, as provided in the Association Bylaws;
 - d. at all times, cause all Owners to have Access to the Common Open Space within the TND District;
 - e. establish architectural standards that are in conformity with the requirements of this ordinance which shall be subject to review and approval by the Board of Directors of the Association or the Architectural Control Committee, as described below;
 - f. create an Architectural Control Committee to review Development for compliance with the architectural standards, to issue certificates of approval, and to review and approve the Development's architect, designer, and/or other professionals contributing to the Development;
 - g. provide for the ownership, Development, management, and maintenance of private open space (except plazas owned by individual property Owners), community parking facilities, community meeting hall, and other common areas;

- h. provide for a maintenance program for all property within the TND, including landscaping and Trees within the streetscape;
- i. require the collection of assessments from members in an amount sufficient to pay for its functions; and
- j. be effective for a term of not less than fifty (50) years.

III. General Description:

- A general description of the proposed TND shall include the following:
 - 1. The total acreage involved in the project. _____
 - 2. The number of acres devoted to the various categories of land use shown on the General Implementation Plan, percentage of total acreage represented by each category of use and component of development, plus an itemized list of uses proposed for each of the components which shall be the range of uses permitted for that section of the TND. This may be satisfied by a reference to all authorized uses within an existing zoning classification. _____
 - 3. Number of buildings _____
 - 4. The total number of residential units proposed for the project _____
 - 5. Density (residential units) _____
 - 6. The total square footage of office/commercial/industrial buildings proposed for the project _____
 - 7. Front, rear, and side building setbacks _____
 - 8. Minimum lot sizes _____
 - 9. State if this development is to be built in phases. If so, then provide all of the required data (items 1-8) for each phase. _____
 - 10. Architectural Drawings or renderings that address and/or satisfy the following:
 - a. Historic or architecturally significant existing structures are protected from demolition or encroachment by incompatible structures for landscape development _____
 - b. New structures in single-family residential are no more than three (3) stories _____
 - c. New structures in commercial, multi family residential or mixes use are no more than five (5) stories _____
 - d. Entries, facades, windows, doors, and roofs _____
 - 1. The architectural features, materials, and the articulation of a facade of a Building shall be continued on all sides visible from a public Thoroughfare. _____
 - 2. The front facade of the Principal Building on any Lot in a TND District shall face onto a public Thoroughfare. _____
 - 3. The front facade shall not be oriented to face directly toward a parking Lot. _____
 - 4. Porches, pent roofs, roof overhangs, hooded front doors or other similar architectural elements shall define the front entrance to all residences. _____
 - 5. For commercial Buildings, a minimum of fifty (50%) percent of the front facade on the ground floor shall be glass (transparent), including window or door openings allowing views into and out of the interior. _____
 - 6. New Structures on opposite sides of the same Thoroughfare should follow similar design guidelines. This provision shall not apply to Buildings bordering civic Uses _____
 - 7. Building and parking placement within the Neighborhood Center, or Town Center, should be arranged to create appropriately scaled continuous Building facades with as few non- pedestrian oriented breaks as possible. _____
 - 8. Building wall materials may be combined on each façade only horizontally, with the heavier generally below the lighter. _____
 - 9. Walls along Thoroughfares shall be made of brick, or block and stucco, or other material to match the facade of the Principal Building. _____



2022-2839-ZC

- 10. Windows shall use clear glass panels. _____
- 11. All openings including porches, galleries, arcades and windows, with the exception of storefronts, shall be square or vertical in proportion. _____
- 12. Openings above the first Story shall not exceed fifty (50%) percent of the total Building wall area, with each façade being calculated independently. _____
- 13. The facades on retail frontages shall be detailed as storefronts and glazed no less than fifty (50%) percent of the sidewalk-level Story. _____
- 14. Doors and windows that operate as sliders are prohibited along frontages. _____
- 15. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that porches may be attached sheds with slopes no less than 2:12. _____
- 16. Flat roofs shall be enclosed by parapets a minimum of forty-two (42") inches high, or as required to conceal mechanical equipment to the satisfaction of the Developer, Board or Directors and Architectural Control Committee. _____
- A statement indicating whether streets or roads (and pedestrian ways as appropriate) are proposed for public ownership and maintenance and whether approval is sought as part of the General Implementation Plan for private roads, if any, within the TND. _____
- A statement indicating what proposed arrangements are made with the appropriate agencies for the provision of needed utilities to and within the TND, including, if appropriate, water supply, treatment and distribution where on site treatment is proposed; storm drainage collection and disposal; electric power, gas, sewage collection, treatment and disposal where on-site treatment is proposed; and communications (telephone, cable television) _____

IV. Submittal:

- Plat (Ten (10) full scale prints, one (1) 11" x 17" reduced print), and one (1) 11" x 17" reduced print submitted in electronic form (.pdf file) _____
- Adjoining Property Owners Form (electronic). The subdivider must submit, in electronic format, a copy of the list indicating the names of the adjacent property owners, addresses and lot and square numbers as shown in the parish assessor's records. At least fourteen (14) days prior to review and determination by the Commissions, all Abutting property Owners shall be notified by regular mail by the Zoning Official of the Traditional Neighborhood Development and given an opportunity to submit written comments. Notice shall also be published in a newspaper of regular and general circulation in St Tammany Parish at least ten (10) days prior to the review. _____
- Review Fees as required by the subdivision ordinance and/or the development code _____
- Checklist that is fully completed and signed and dated by the Surveyor, Engineer, or Architect _____
- Legal Description of Site. This description shall be prepared by a land surveyor and shall be accompanied by a map showing bearings and dimensions at a suitable scale as determined by the Planning Commission Staff for reproduction, advertising and public hearing. _____
- Drainage Impact Study-Drainage Impact Analyses in accordance with the current Drainage Impact Policy. The requirements for the drainage impact study will be determined by the Engineering Department at the Pre-Application Conference. The applicant should indicate on a map the methods proposed for handling offsite discharge of storm water. _____
- Traffic impact study of the TND project on the surrounding area. The requirements for the traffic study and the intersections that are to be analyzed will be determined by the Engineering Department at the Pre-Application Conference. _____

Elizabeth Sonoy

2022-2839-ZC

HONEYBEE HOLDINGS, LLC
7283 WOODSTOCK DR.
BATON ROUGE, LA 70809

April 5, 2022

To Whom It May Concern:

Please allow this letter to serve as the statement required by St. Tammany Parish Ordinance Section 130-1517. Honeybee Holdings, LLC has sufficient funds to complete the public improvements shown on the conceptual plan provided.

If you have any further questions or need additional information, please don't hesitate to contact me. I can be reached at 225-326-4689.

Sincerely,



George "Adam" Kurz



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, NEW ORLEANS DISTRICT
7400 LEAKE AVENUE
NEW ORLEANS, LOUISIANA 70118-3651

September 19, 2022

2022-2839-ZC

Project Manager:
Stephanie Castaing
(504) 862-1564
Stephanie.L.Castaing@usace.army.mil

Permit Application Number: MVN-2021-00435-EPP

PUBLIC NOTICE

Interested parties are hereby notified that a permit application has been received by the New Orleans District of the U.S. Army Corps of Engineers pursuant to: [] Section 10 of the Rivers and Harbors Act of March 3, 1899 (30 Stat. 1151; 33 USC 403); and/or [X] Section 404 of the Clean Water Act (86 Stat. 816; 33 USC 1344).

SINGLE-FAMILY RESIDENTIAL DEVELOPMENT IN ST. TAMMANY PARISH

NAME OF APPLICANT: D.R. Horton, c/o Hydrik Wetlands Consultants, Attn: Michael Henry, 2323 Highway 190, Suite 2, Hammond, Louisiana 70401 or mike@hydrik.com

LOCATION OF WORK: At approximately Latitude: 30.31021, Longitude: -89.86569, off Highway 190 at Honeybee Road, in Slidell, Louisiana, in St. Tammany Parish, as shown on the enclosed drawings.

Hydrologic Unit Code: 08090201 (Liberty Bayou-Tchfuncta River)

CHARACTER OF WORK: Clear, grade, excavate and fill for a single-family residential development-Honeybee Subdivision. The project will include 1,005 residential lots, ponds, roadways, associated utilities, and drainage infrastructure. The project as proposed would directly impact approximately 182.9 acres of wetlands and/or waterbottoms. The applicant proposed to contract with an approved mitigation bank to offset the adverse impact to jurisdictional wetlands.

The comment period for the Department of the Army Permit will close **20 days** from the date of this public notice. Written comments, including suggestions for modifications or objections to the proposed work, stating reasons thereof, are being solicited from anyone having interest in this permit and must be mailed so as to be received before or by the last day of the comment period. Letters and/or comments concerning the subject permit application must reference the Applicant's Name and the Permit Application Number and can be preferably emailed to the Corps of Engineers project manager listed above or forwarded to the Corps of Engineers at the address above, ATTENTION: REGULATORY DIVISION, RGE, Stephanie Castaing. This public notice is also available for review online at <https://go.usa.gov/xennJ>. Individuals or parties may also request an extension of time in which to comment on the proposed work by mail or preferably by emailing the specified project manager listed above. Any request for an extension of time to comment must be specific and substantively supportive of the requested extension and received by this office prior to the end of the initial comment period. The Branch Chief will review the request and the requestor will be promptly notified of the decision to grant or deny the request. If granted, the time extension will be continuous and inclusive of the initial comment period and will not exceed a total of 30 calendar days.

Corps of Engineers Permit Criteria

The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership and, in general, the needs and welfare of the people.

The U.S. Army Corps of Engineers is soliciting comments from the public, federal, state, and local agencies and officials, Indian Tribes, and other interested parties to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the U.S. Army Corps of Engineers to determine whether to make, modify, condition, or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

The New Orleans District has determined that additional information is required for NHPA compliance review. The possibility exists that the proposed work may damage or destroy presently unknown archeological, scientific, prehistorical, historical sites, or data. Issuance of this public notice solicits input from the State Archeologist and State Historic Preservation Officer regarding potential impacts to cultural resources.

The New Orleans District has determined that the activity will have no effect on the threatened Gopher Tortoise and the endangered Red-cockaded Woodpecker, based on the Information & Planning Consultation for Endangered Species in Louisiana (IPaC), dated January 27, 2020, between the U.S. Army Corps of Engineers, New Orleans and U.S. Fish and Wildlife Service, Ecological Services Office.

Our initial finding is that the proposed work is Not Likely to Adversely Affect any species listed as endangered by the U.S. Departments of Commerce, nor affect any habitat designated as critical to the survival and recovery of such species.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The applicant's proposal would result in the destruction or alteration of 0.0 acres of EFH utilized by various life stages of red drum and penaeid shrimp. Our initial determination is that the proposed action would have no adverse impact on EFH or federally managed fisheries in the Gulf of Mexico. Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the National Marine Fisheries Service.

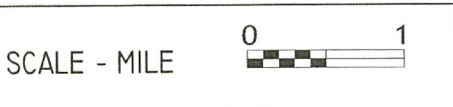
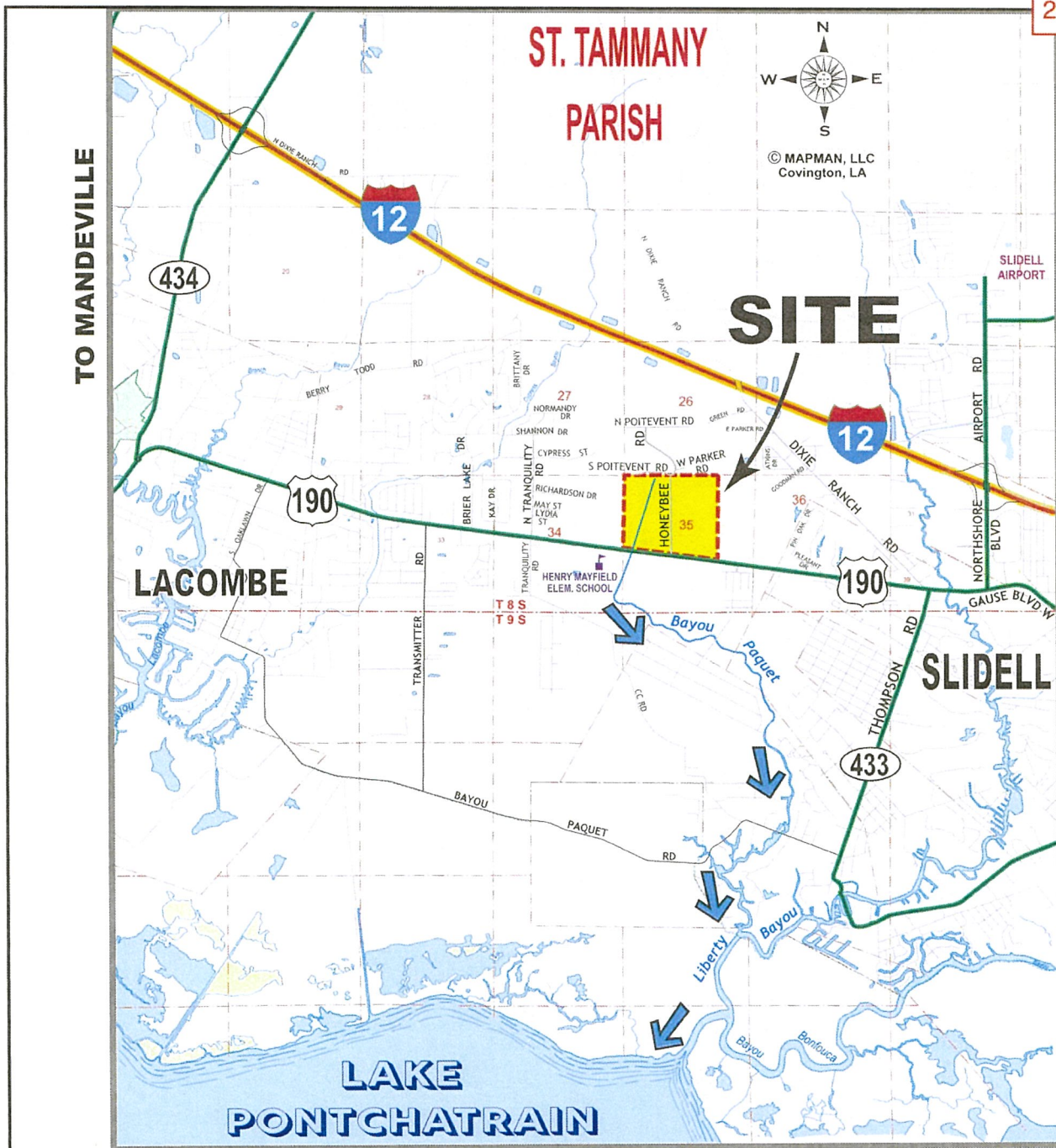
If the proposed work involves deposits of dredged or fill material into navigable waters, the evaluation of the probable impacts will include the application of guidelines established by the Administrator of the Environmental Protection Agency. Also, a certification that the proposed activity will not violate applicable water quality standards will be required from the Department of Environmental Quality, Water Quality Certifications, before a permit is issued.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

The applicant has certified that the proposed activity described in the application complies with and will be conducted in a manner that is consistent with the Louisiana Coastal Resources Program. The Department of the Army permit will not be issued unless the applicant received approval or a waiver of the Coastal Use Permit by the Department of Natural Resources.

You are requested to communicate the information contained in this notice to any other parties whom you deem likely to have interest in the matter.

Brad P. LaBorde
Chief, Eastern Evaluation Branch



SITE VICINITY
HONEY BEE SUBDIVISION
 SLIDELL, LOUISIANA
 SECTION 35, T8S-R13E
 ST. TAMMANY PARISH

APPLICANT:
D.R. HORTON, INC. - GULF COAST

SITE COORDINATES:
 30.31021 N, -89.86569 W

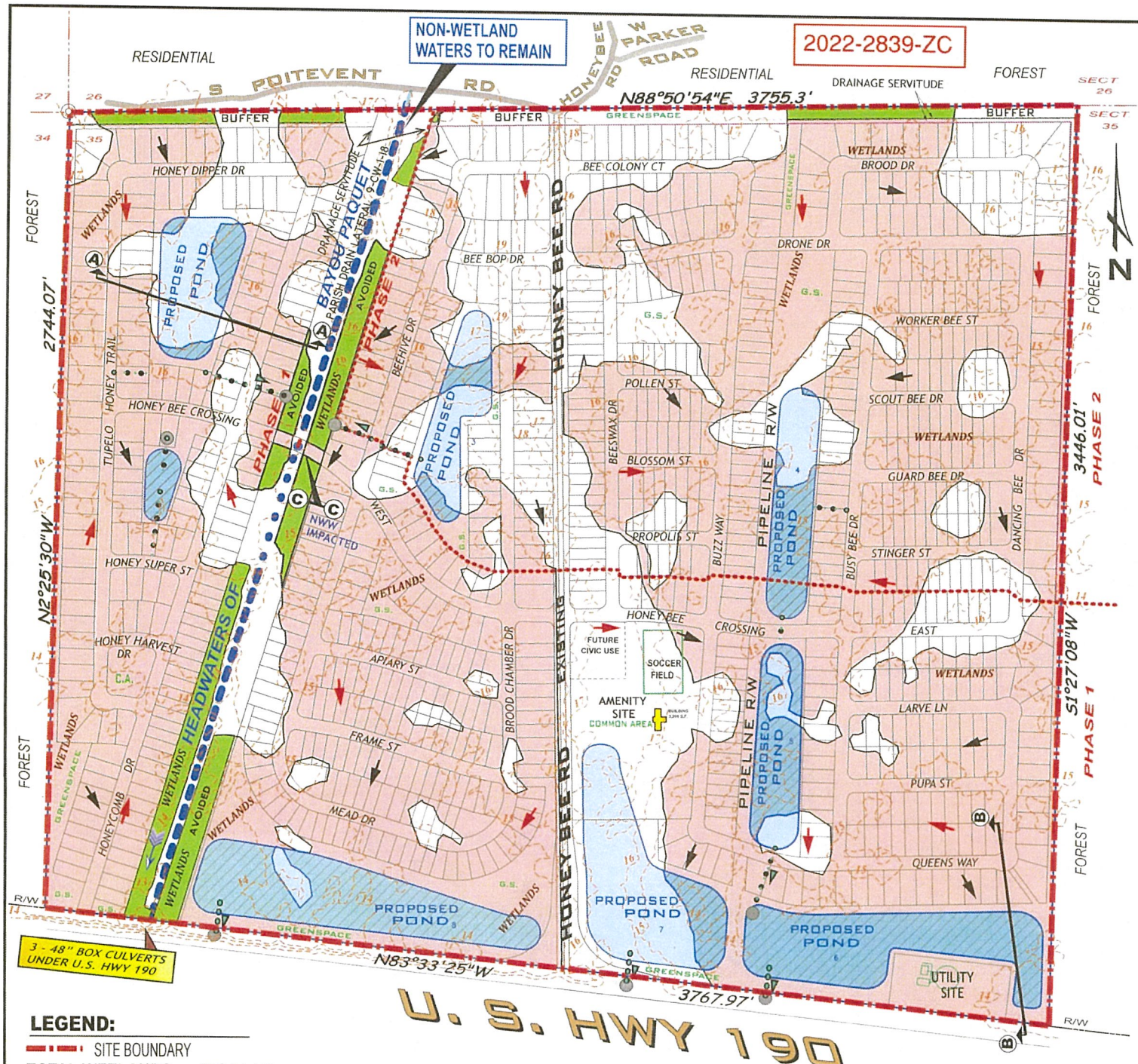
PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS NOT A LEGAL SURVEY AND SHOULD NOT BE USED AS SUCH.



LEGEND
 = PROJECT LOCATION
 = DRAINAGE DISCHARGE DIRECTION

FIGURE
1

HF: 21011 BC DATE: 3-01-2021 APPROVED:



2022-2839-ZC

NON-WETLAND
WATERS TO REMAIN

- LEGEND:**
- SITE BOUNDARY
 - TOTAL WETLANDS = 191.04 AC.
 - PS WETLANDS TO BE IMPACTED VIA FILL / GRADING 165.05 AC.
 - PS WETLANDS TO BE IMPACTED VIA EXCAVATION: 17.90 AC.
 - PS WETLANDS AVOIDED: 8.09 AC.
 - NON-WETLAND WATERS**
 - IMPACTED - BAYOU PAQUET CROSSING 50 LIN. FT / 0.026 AC.
 - AVOIDED - 3,126 LIN. FT / 0.131 AC. - BAYOU PAQUET
 - PROPOSED DETENTION POND
 - DRAINAGE FLOW: PRE-CONSTRUCTION
 - DRAINAGE FLOW: POST CONSTRUCTION
 - DET. POND OUTFALL W/ RIP-RAP
 - ELEVATION / CONTOUR

NOTE:
EXISTING HONEY BEE RD
AREA = 2.84 ACRES.

PROJECT DATA

PROJECT AREA = 275.34 ACRES
 TOTAL RESIDENTIAL LOTS = 1005
 TOTAL GREENSPACE AREA = 79.72 AC.
 AMENITY PARCEL = 4.24 AC.
 TOTAL POND AREA = 23.40 AC.
 UTILITY SITE AREA = 2.50 AC.
 TOTAL VOLUME OF FILL MATERIAL OF CLEAN SILT FILL FROM ON SITE EXCAVATION:
 - 320,795 CU. YDS.
 SEE FIG. 2A FOR LOT SIZE DATA

NOTE:
BASE DRAWINGS PROVIDED BY:
DUPLANTIS DESIGN GROUP, PC
COVINGTON, LA.

SCALE

THIS SITE IS LOCATED IN FLOOD ZONE "C" PER FEMA FLOOD INSURANCE RATE MAP NUMBERS 225205 0405C (10/17/89) 225205 0415C (4/02/91)

APPLICANT:
D.R. HORTON, INC. - GULF COAST

HYDRİK
WETLANDS - GIS CONSULTING
WWW.HYDRİK.COM (985)429-0333

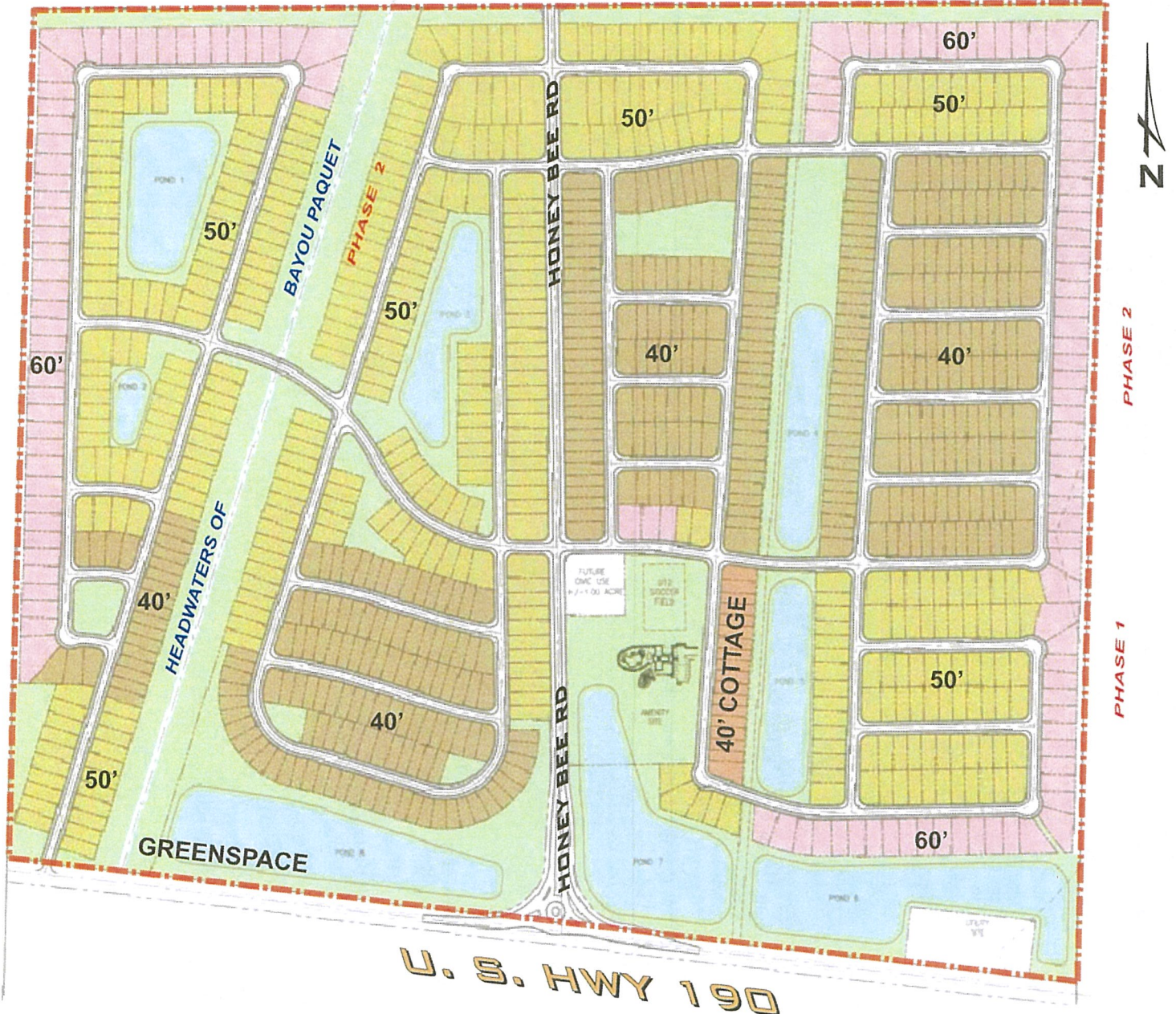
HONEY BEE SUBDIVISION **FIGURE 2**

SLIDELL, LOUISIANA
SECTION 35, T8S-R13E
ST. TAMMANY PARISH

HF: 21011 BC DATE: 3/1/21, 4/28/21, 7/8/21, 8/25/21 APPROVED:

PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS NOT A LEGAL SURVEY AND SHOULD NOT BE USED AS SUCH.

2022-2839-ZC



LOT SIZE KEY MAP

COLORING REFERENCED ABOVE:

- 40' x 120' LOTS
- 50' x 120' LOTS
- 60' x 120' LOTS
- 40' x 120' COTTAGE STYLE HOME



APPLICANT:
D.R. HORTON, INC. - GULF COAST

HYDRIK
WETLANDS - GIS CONSULTING
WWW.HYDRIK.COM (985)429-0333

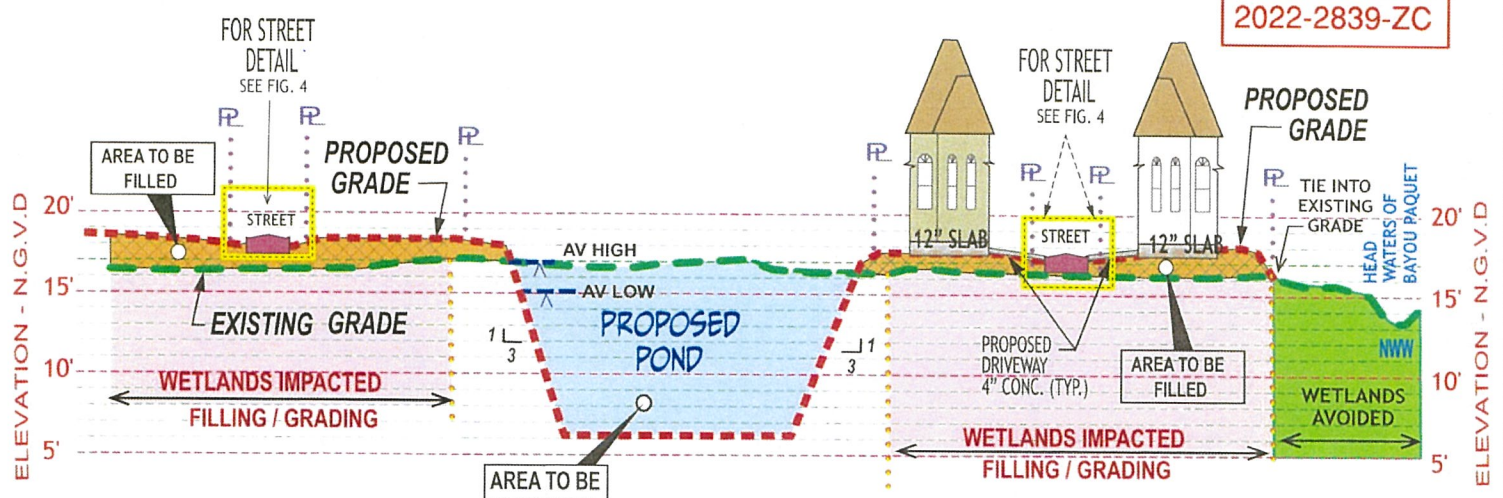
HONEY BEE SUBDIVISION
SLIDELL, LOUISIANA
SECTION 35, T8S-R13E
ST. TAMMANY PARISH

FIGURE
2A

HF: 21011 BC DATE: 8/24/2021 APPROVED:

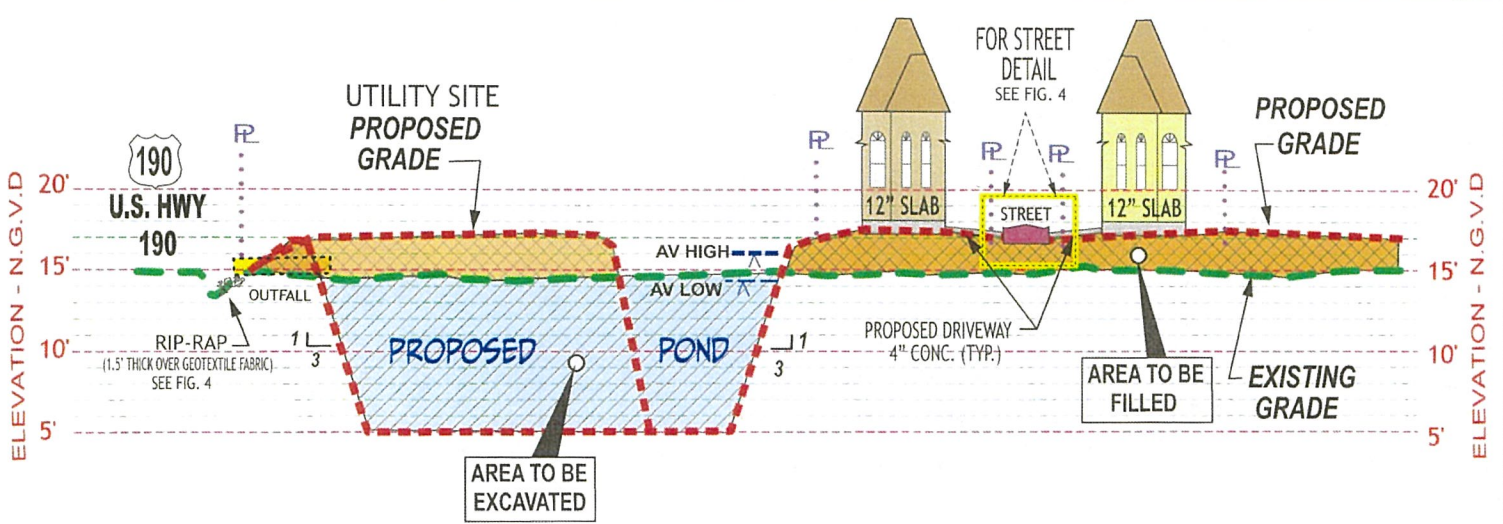
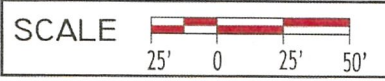
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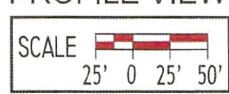
SECTION A-A

PROFILE VIEW



SECTION B-B

PROFILE VIEW



RIP-RAP NOTE:
 RIP-RAP TO BE PLACED AT ALL OUTFALL
 PIPES: 10-25 LB, 1.5 FT. THICK OVER
 GEOTEXTILE FABRIC.

LEGEND:

	EXISTING GRADE
	PROPOSED GRADE
	PROPOSED CONCRETE
	AREA TO BE FILLED
	WETLANDS TO BE FILLED
	WETLANDS TO BE EXCAVATED
	AREA TO BE EXCAVATED

HONEY BEE SUBDIVISION
 SLIDELL, LA

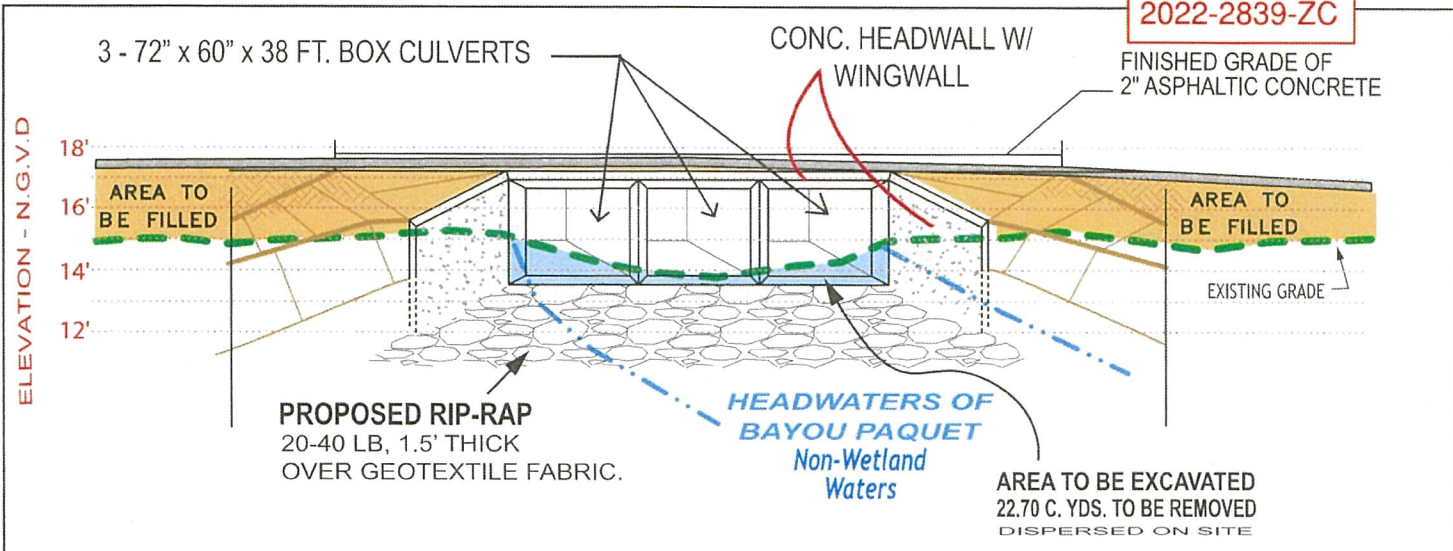
APPLICANT:
 D.R. HORTON, INC. - GULF COAST

HONEY BEE SUBD.
 SECTION 35, T8S-R13E
 ST. TAMMANY PARISH, LA

FIGURE
3

HF: 21011 BC DATE: 3/01/21 / 8/25/21 APPROVED:

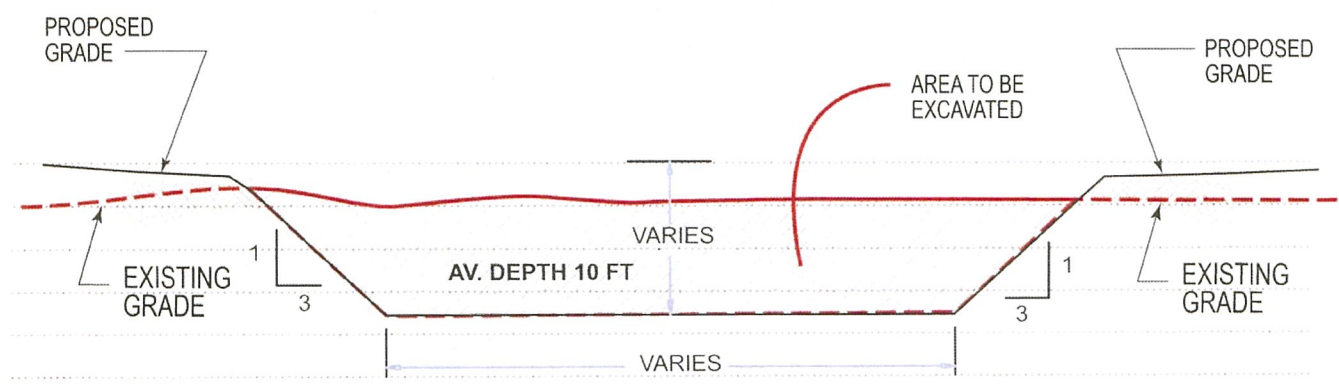
2022-2839-ZC



SECTION C-C
BOX CULVERT - BAYOU PAQUET STREET CROSSING

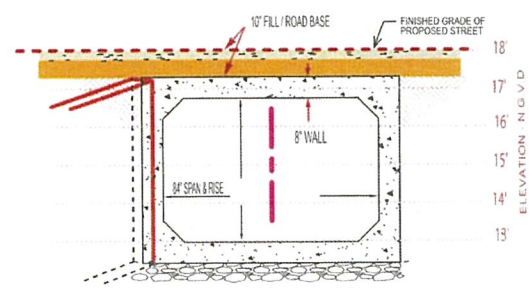
PROFILE VIEW
 NOT TO SCALE

RIP-RAP NOTE:
 20-40 LB RIP-RAP TO BE PLACED
 1.5 FT. THICK OVER GEOTEXTILE FABRIC.



TYPICAL DETENTION POND SECTION

PROFILE VIEW
 NOT TO SCALE



TYPICAL CONCRETE BOX CULVERT DETAIL
 NOT TO SCALE

HONEY BEE SUBDIVISION
 SLIDELL, LA

APPLICANT:
 D.R. HORTON, INC. - GULF COAST

HYDRIK
 WETLANDS - GIS CONSULTING
 WWW.HYDRIK.COM (985)429-0333

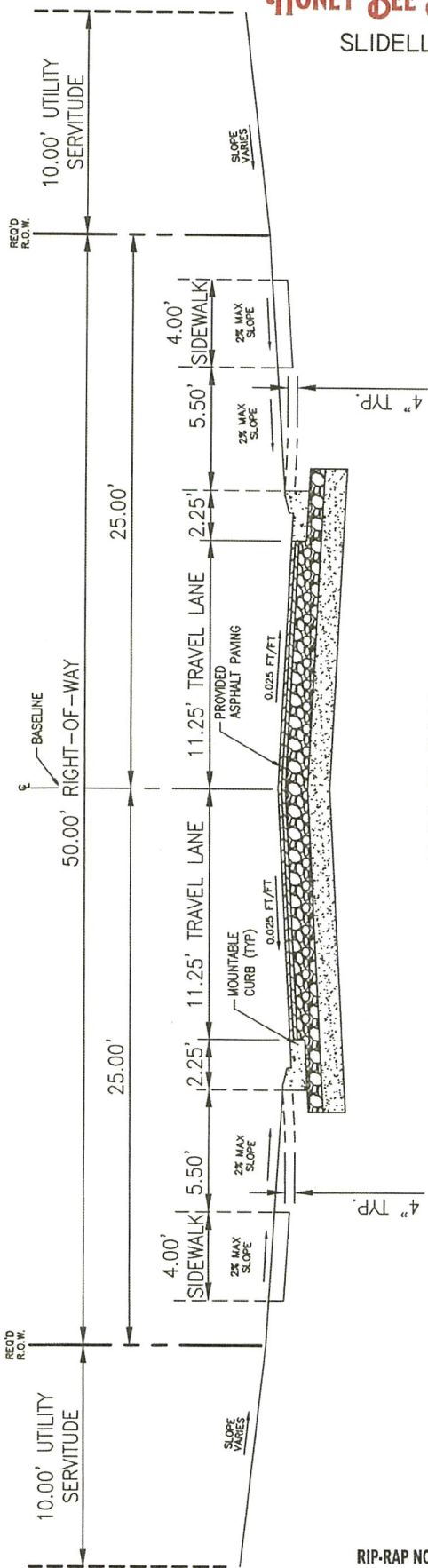
HONEY BEE SUBD.
 SECTION 35, T8S-R13E
 ST. TAMMANY PARISH, LA

FIGURE
3A

HF: 21011 BC DATE: 3-01-2021 APPROVED:

HONEY BEE SUBDIVISION

SLIDELL, LA

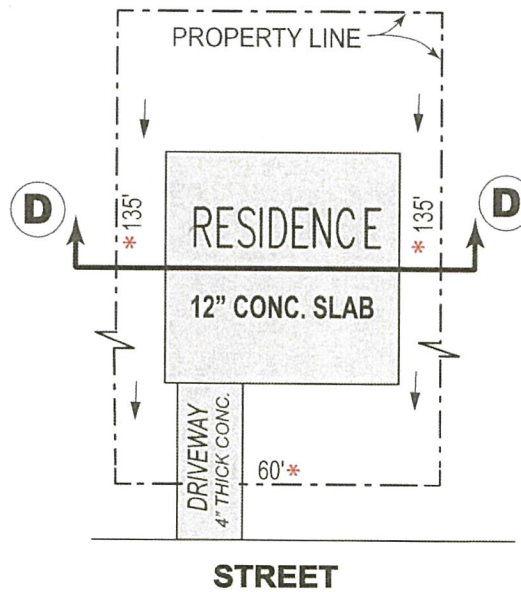
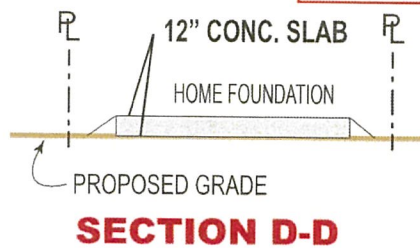


**50' ROW
TYPICAL SECTION**
NOT TO SCALE

RIP-RAP NOTE:

RIP-RAP TO BE PLACED AT ALL OUTFALL PIPES: 10-25 LB, 1.5 FT. THICK OVER GEOTEXTILE FABRIC.

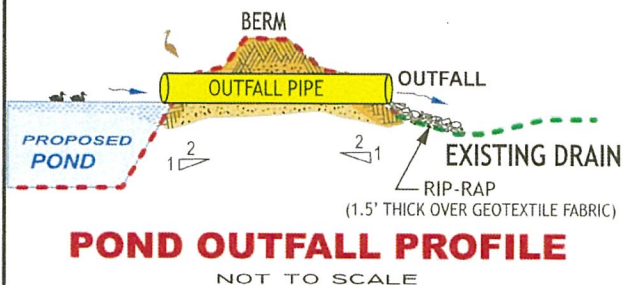
2022-2839-ZC



TYPICAL LOT LAYOUT

NOT TO SCALE

* NOTE: LOT DEMINSON VARIES



POND OUTFALL PROFILE

NOT TO SCALE

APPLICANT:

D.R. HORTON, INC. - GULF COAST

HYDRIK
WETLANDS - GIS CONSULTING
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HONEY BEE SUBD.
SECTION 35, T8S-RI3E
ST. TAMMANY PARISH, LA

FIGURE
4

PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS NOT A LEGAL SURVEY AND SHOULD NOT BE USED AS SUCH.

HF: 21011 BC

DATE 3/1/21 7-09-2021

APPROVED: