Pat Brister

Parish President

St. Tammany Parish Government **Department of Development**

P. O. Box 628

Covington, LA 70434 Phone: (985) 898-2529 Fax: (985) 898-3003

e-mail: planning@stpgov.org

APPEAL # 2

PC Approved:

TO:

Theresa Ford

Council Clerk

DATE:

July 23, 2013

RE:

Addendum - Appeal

Please add the below listed appeal(s) to the August 1, 2013 Council Agenda.

PRELIMINARY SUBDIVISION REVIEW

SD06-12-047P (Resubmitted)

Pruden Creek (Resubmitted), Ward 3, District 3 Developer/Owner: Pruden Creek Properties, L.L.C.

Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. James "Red" Thompson

PC DECISION

Approval

APPEALLANT(S)

Matthew Allen-Little Tchefuncte River Association

If you have any questions, regarding this matter, please give me or Cynthia a call at ext. 42529.

Sidney Fontenot, AICP Director of Development

| Attachment | S |
|------------|---|
|------------|---|

| RECEIVED BY: | DATE: | |
|--------------|-------|--|
| | | |
| RECEIVED RV | DATE: | |

Pat Brister Parish President

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Department of Planning P. O. Box 628 Covington, LA 70434 Phone: (985) 898-2529

Fax: (985) 898-3003 e-mail: planning@stpgov.org

A PETITIONER OR ANY AGGRIEVED PROPERTY OWNER HAS TEN (10) DAYS IN WHICH TO FILE AN APPEAL REGARDING A DECISION OF THE PLANNING COMMISSION. APPEALS MUST

| BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING ON OR BEFORE THE TENTH DAY. (NOTE: FINAL SUBDIVISION APPROVAL CANNOT BE APPEALED EXCEPT BY THE DEVELOPER) |
|--|
| APPEAL REQUEST LETTER |
| DATE: $\frac{6/21/2013}{}$ |
| TO: ST. TAMMANY PARISH COUNCIL |
| FROM: Little Tchefunck River Association and Matthew Allen |
| RE: AGGRIEVED BY DECISION MADE BY THE ST. TAMMANY PARISH PLANNING COMMISSION |
| I, Matthew Aller, hereby request that the St. Tammany Parish Council review the below mentioned case and consider reversing the decision made by the St. Tammany Parish Planning Commission at their June 11, 2013 meeting. |
| The case for which I am aggrieved by, as depicted on the docket of the Planning Commission is as follows: |
| 5006-12-0478 Oruden Creek |
| |
| I therefore, respectfully request that the St. Tammany Parish Council consider my appeal at their next appropriate regularly scheduled meeting. |
| This letter shall suffice as official notice to be placed on the docket of the next appropriate regularly scheduled meeting of the St. Tammany Parish Council; whereby, I shall give truthful testimony and present evidence to support my appeal request. |
| (PLEASE PRINT THE FOLLOWING INFORMATION) |
| APPELLANT'S NAME: Matthew Allen bittle Tchefuncte River Association |
| ASSOCIATION TO CASE (PLEASE CHECK ONE): Developer Neighbor 2 Group 4 |
| ADDRESS: 72630 Chark Allan In. |
| CITY: (ovington STATE: LA ZIP: 70433 PHONE NO: 985) 867-1499 |
| SIGNATURE: Management |

XC: ALL ST. TAMMANY PARISH PLANNING COMMISSIONERS

PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT (As of June 4, 2013)

CASE NO.:

SD06-12-047P

SUBDIVISION NAME:

Pruden Creek Subdivision (Resubmitted)

DEVELOPER:

Pruden Creek Partners, LLC

2901 Ridgelake Drive, Suite 213

Metairie, LA 70002

ENGINEER/SURVEYOR:

Kelly J. McHugh & Associates, Inc.

SECTION:

23

WARD:

3

TOWNSHIP: RANGE:

8 South 10 East PARISH COUNCIL DISTRICT:

3

TYPE OF DEVELOPMENT:

___ URBAN (Residential lots less than 1 acre)

SUBURBAN (Residential lots between 1-5 acres)
RURAL (Residential Farm Tract lots 5 acres plus)

OTHER (Multi family, commercial or industrial) PUD

TOTAL ACRES IN DEVELOPMENT:

24.879

NUMBER OF LOTS: 60

AVERAGE LOT SIZE:

60' x 120'

SEWER AND WATER SYSTEMS:

Central

ZONING:

PUD

FLOOD ZONE DESIGNATION:

A4 & B

TENTATIVE APPROVAL GRANTED:

January 9, 2007

STAFF COMMENTARY:

Department of Engineering

- 1. The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site.
- 2. It is recommended that Preliminary submittal be approved subject to the following:
 - a. <u>Drainage Comments</u>
 - 1) Need x-section of south ditch with adequate berm.
 - 2) The hydro study needs to be revised to consider tail water condition just downstream of the pond outfall.

- 3) Show a x-section of the 20' private drainage servitude so that the setback can be verified.
- 4) Culvert calculations need to be furnished.

b. <u>Traffic Comments</u>

1) Add comment to signage plan: "All signage shall conform to all MUTCD and Parish requirements. A copy of requirements can be obtained from the Parish Traffic Engineer".

c. Watershed Comments

- 1) Need copy of Scenic River permit or letter of no objection.
- 2) Revise entrance note to eliminate mention of "straw".
- 3. There is a current \$10,000 Maintenance Obligation on file in the Department of Finance office.
- 4. Mandatory Developmental fees will be required at Final Submittal in accordance with Ordinance No. 04-0990 since no public hearing was held prior to January 1, 2005.

Department of Environmental Services

Informational Items:

None

Department of Development - Planning

Informational Items:

None

ADMINISTRATIVE COMMENTS (SD06-12-047P - Pruden Creek Preliminary Subdivision)

Overview:

The applicant resubmitted his project for preliminary subdivision approval.

Staff Recommendation:

See staff report attached

Planning Commission Recommendation:

The Planning Commission recommended approval unanimoulsy.