



**ST. TAMMANY PARISH**  
 DEPARTMENT OF DEVELOPMENT  
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**APPEAL # 4**

**PC APPROVED: 5/12/15**

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: 5-12-15  
 TO: ST. TAMMANY PARISH COUNCIL  
 FROM: Rachel Schuler  
 RE: AGGRIEVED BY DECISION MADE BY THE ST. TAMMANY PARISH PLANNING COMMISSION

I, Rachel Schuler, 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 May 12, 2015 meeting.

The case for which I am aggrieved by, as depicted on the docket of the Planning Commission is as follows:

SD12-06-003P

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Planche Estates, Ward 3, District 3

Developer/Owner: MCK Associates Engineer: Kelly McHugh & Associates, Inc.

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

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: Rachel Schuler

ASSOCIATION TO CASE (PLEASE CHECK ONE): Developer  Neighbor  Group

ADDRESS: 116488 M.P. Planche Rd

CITY: Covington STATE: LA ZIP: 70435 PHONE NO: 504-554-0791

SIGNATURE: Rachel Schuler

XC: ALL ST. TAMMANY PARISH PLANNING COMMISSIONERS

**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of May 5, 2015)*

CASE NO.: SD12-06-003P

SUBDIVISION NAME: Planche Estates (Resubmitted)

DEVELOPER: MCK Associates, Corp.  
101 Ashland Way  
Madisonville, LA 70447

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTIONS 18 WARD: 3  
TOWNSHIP 6 South PARISH COUNCIL DISTRICT: 3  
RANGE 11 East

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:        39.53 Acres

NUMBER OF LOTS: 129                    AVERAGE LOT SIZE:        7200 Sq. Ft.

SEWER AND WATER SYSTEMS:        Central

ZONING:        A-4A

FLOOD ZONE DESIGNATION:        "C"

TENTATIVE APPROVAL GRANTED: June 12, 2012

**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. **Subdivision Plat**
    - 1) The developer's engineer is requesting a waiver of Sec. 40-074.01(g) Parish Enforced S/D Restrictions and/or Covenants, since the lots are only 60' wide, which would eliminate a front loading driveway on corner lots. The request is for a minimum distant of 40' opposed to 60'.

The following action is required -

SECTION 40-100.0 WAIVER OF REGULATIONS

- 1) Cases will occur where certain articles of the regulations cannot reasonably be complied with without causing undue hardship. If the developer or property owner of record cannot comply with certain articles, he may make a request in writing to the Chairman of the Planning Commission, stating that: He is requesting a waiver of a particular section or sections that effect him and the reasons therefor.
  - 2) The Planning Commission may grant any such waiver as it deems proper by a resolution adopted by not less than two-thirds majority (2/3) affirmative vote of the Planning Commission membership.
  - 3) Such approved waivers shall be filed with the Director of the Department of Engineering and or Development and will be so noted in the files.
- 2) Revise restrictive covenant #9 from 40' to 60' (see attached waiver statement)
  - 3) Label benchmark location, datum, and geoid; permanent location
  - 4) Show typical of Planche Boulevard entrance; waiver required for less than 80' ROW - show 3:1 side slopes typical Blvd section (P & D Plan too)

b. Paving and Drainage

- 1) Show typical of Planche Boulevard entrance; waiver required for less than 80' ROW
- 2) Label benchmark location, datum, and geoid; permanent location
- 3) Label proposed inverts at each property corner for rear 10' private servitude
- 4) Label existing street elevations of M.P. Planche Road at entrances
- 5) Verify adequate fill over pond inlet pipe to prevent floating; Plan calls for 12", letter calls for 24"
- 6) All manholes and lift station need to be at same elevation of road or higher; Label manhole at Lot #99

c. Hydrologic Analysis

- 1) Revise allowable discharge
- 2) Revise pond calculations for tailwater conditions

d. Traffic and Signage

- 1) The developer is required to install a right turn lane on Planche Road on its eastbound approach to LA 25. In addition, a left turn lane on LA 25 turning into the development will be required. A driveway permit from DOTD is required in order to install these improvements and the turn lanes shall conform to DOTD

standards and requirements, including but not limited to, required storage lengths. The cost of these turn lanes, including any right-of-way cost, is the sole responsibility of the developer and will be in addition to any mandatory impact fees that are assessed

e. Sewer and Water

- 1) Submit plans for the wastewater treatment plant and water well
- 2) Plans and specifications for the construction of the project's water distribution lines and sewage collection lines have not yet been approved by the Department of Health and Hospitals as required.
- 3) No work order will be issued until the submitted plans and specifications are approved by the DHH.

f. General

- 1) Explain the use of .5' of fill for yards I cut/fill calculations
- 
3. A funded Maintenance Obligation in the amount of \$10,000 is required in accordance with Subdivision Ordinance #499; Section 40.061.08 funded letters of credit for existing Parish roads to ensure the repair of any damage to the Parish roads resulting from construction in connection with the subdivision.
  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

None

Department of Development - Planning

1. The developer needs to provide a minimum 10' wide pedestrian servitude either through lot 46 or the "Utility Site" area in order for the residences to gain access to the southern greenspace area as depicted on the preliminary plat.