



St. Tammany Parish

Department Of Planning

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Appeal # 2

*Kevin Davis
Parish President*

**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: 12/14/04

TO: ST. TAMMANY PARISH COUNCIL

FROM: _____

RE: AGGRIEVED BY DECISION MADE BY THE ST. TAMMANY PARISH PLANNING COMMISSION

I, Morris C. Gottesmann, 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 12/14/04 meeting.

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

SD04-11-034 House Creek Estates Phase 1, Sub 2, Parish 2

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: MORRIS C. GOTTESMANN

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

ADDRESS: 85379 House Creek RD.

CITY: Rush STATE: LA ZIP: 70131 PHONE NO: (985) 893-3814

SIGNATURE: [Signature]

XC: ALL ST. TAMMANY PARISH PLANNING COMMISSIONERS



Appeal #2

TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(As of December 7, 2004)

CASE NO.: SD04-12-034

PROPOSED SUBDIVISION NAME: HOUSE CREEK ESTATES, PHASE 1

DEVELOPER: Alaska Seaboard Limited Partnership

ENGINEER/SURVEYOR: Cooper Engineering, Inc.

SECTION: 35 & 36

WARD: 2

TOWNSHIP: 4 & 5 South

PARISH COUNCIL DISTRICT: 2

RANGE: 11 East

TYPE OF DEVELOPMENT: ___ URBAN (Residential lots less than 1 acre)
 ___ SUBURBAN (Residential lots between 1-5 acres)
 X RURAL (Residential Farm Tract lots 5 acres plus)
 ___ OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: The property is located approximately 1/4 mile north of the intersection of LA Highway 1129 (a.k.a. Lee Road), north-northeast of Folsom, Louisiana.

SURROUNDING LAND USES: North - undeveloped
 South - undeveloped
 East - sparse residential and undeveloped
 West - undeveloped

TOTAL ACRES IN DEVELOPMENT: 931.28

NUMBER OF LOTS: 146 TYPICAL LOT SIZE: Varies (5 acre minimum)

SEWER AND WATER SYSTEMS: Individual Water & Sewer

PROPOSED ZONING: A-1 Suburban

FLOOD ZONE DESIGNATION: A and C

STAFF COMMENTARY: (Red-line Comments)

1. You have indicated that the proposed development has jurisdictional wetlands. Therefore, the staff will recommend to the Planning Commission that the developer be required to submit a copy of an approved Army Corps of Engineers Permit, relative to the designated wetlands, to the Department of Engineering prior to the project receiving a "work order" in conjunction with the Preliminary Subdivision approval process.
2. It is my understanding that the property has a lot of elevation. Therefore, it is unknown to us,

Appeal 2

since we do not have a topo map of the property, if building envelopes may be compromised on any of the sites (i.e. hills with severe slopes that might prohibit the location of a reasonable building site). Therefore, can you please provide documentation or by notation on the plat that each lot will have a reasonable building envelope. (If this comment cannot be satisfactorily addressed, then it will be reported as a concern in the form of a staff comment to the commission.)

3. The maximum block length of 1500' has been exceeded in several locations. You will need to request a waiver from the commission regarding this issue.
4. Please explain by written response or note on the plat, the specific use of the "60' access servitude" that appears to tie into lot 138 from the west.
5. Parish code requires that A-1 lots have a minimum width of 300'. This must be consistent from front to back. Lots 112 & 113 do not meet this requirement. (Please reconfigure lots to meet parish code.)
6. Parish code requires that A-1 lots have a minimum frontage on a cul-de-sac of at least 100'. Therefore, lots 138, 16, 65, 66, 110, 99, 94, 95, 43 & 48 do not meet this requirement. (Please reconfigure lots to meet parish code.)
7. Indicate your form of detention.

The staff recommends approval of the proposed tentative subdivision request subject to the developer complying with all comments.

Department of Engineering

1. The Traffic Impact Analysis has been reviewed for this project. The Department of Engineering has not been able to duplicate the calculations of the projected traffic used in the analysis. We will be contacting Cooper Engineering to discuss this issue further. A revised TIA shall be required if the projected counts are inaccurate. Currently, the TIA shows that the LOS will not be diminished to below an LOS "D". It is not anticipated that the revised TIA would result in a LOS of below "D" at any of the studied intersections. However, if that were to occur, traffic mitigation would be required in order to keep all intersections functioning at LOS "D" or above.

We do not know the impact of this project from the results of the TIA.

Department of Environmental Services

None