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Kevin Davis
 Parish President

appeal #2

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

PC approved 8/9/05

DATE: 12 Aug 05
 TO: ST. TAMMANY PARISH COUNCIL
 FROM: Hazel Sinclair
 RE: AGGRIEVED BY DECISION MADE BY THE ST. TAMMANY PARISH PLANNING COMMISSION

I, Hazel Sinclair, 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 9 Aug 05 meeting.

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

SD05-08-020

Weston Glen, Ward 1, District 1

Developer/Owner: Webber Land and Development Corp. Engineer: Richard Lambert Consultants, Inc.
 Parish Council District Representative: Hon. Marty Dean

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: Hazel Sinclair

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

ADDRESS: 16583 Bricker Rd

CITY: Covington STATE: LA ZIP: 70433 PHONE NO: 898-0188

SIGNATURE: Hazel Sinclair

XC: ALL ST. TAMMANY PARISH PLANNING COMMISSIONERS



TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(As of August 2, 2005)

CASE NO.: SD05-08-020

PROPOSED SUBDIVISION NAME: WESTON GLEN

DEVELOPER: Webber Land & Development, Corp.

ENGINEER/SURVEYOR: Richard C. Lambert, Consultants, LLC

SECTION: 45

WARD: 1

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 1

RANGE: 10 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 (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION:

The property is located on the south side of LA Highway 1085 (Bootlegger Road) at the intersection with Bricker Road, west of Covington, Louisiana.

SURROUNDING LAND USES:

- North - undeveloped
- South - single family residential
- East - undeveloped
- West - undeveloped

TOTAL ACRES IN DEVELOPMENT: 49.3

NUMBER OF LOTS: 99 TYPICAL LOT SIZE: 80' x 110'

SEWER AND WATER SYSTEMS: Community

PROPOSED ZONING: Planned Unit Development (P.U.D.)

FLOOD ZONE DESIGNATION: A & C

STAFF COMMENTARY:

1. The proposed development has jurisdictional wetlands. Therefore, the developer should be required to submit a copy of an approved Army Corps of Engineers Permit to the Department of Engineering prior to receiving a "work order" in conjunction with the preliminary subdivision review process.
2. The zoning designation on the plat needs to be amended to reflect the proposed zoning: Planned Unit Development (P.U.D.).

3. The developer has depicted greenspace and amenities within the development pursuant to parish code requirements. Therefore, the developer should be prepared to present a "**Recreational Development Plan**" for staff review and approval prior to the developer receiving a "work order" in conjunction with the preliminary subdivision approval process. Said plan should be presented in document form inclusive of the amenities that are being provided, a landscape plan if applicable, a time schedule for development, and the entity or entities whom shall be responsible for the liability and maintenance of the greenspace areas.
4. The staff is curious as to why Highland Ridge terminates with a cul-de-sac when it could easily tie into the main entrance (Weston Way) and provide better traffic circulation for the development.

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

Department of Engineering

The Traffic Impact Analysis (TIA) for this project has been reviewed. There are minor changes that are needed in the report, and these changes have already been discussed with the consultant. These changes to the report are required prior to the applicant's next appearance in front of the commission.

The report recommends the signalization of the intersection of I-12 @ Hwy. 1077 as well as the addition of a right turn lane on Hwy. 21 Southbound turning onto Hwy. 1085.

No increase in the surface elevation of the property should be allowed within the food plain and within the wetland storage area. If the wetland area becomes mitigated then the storm water storage must be included in the detention volume at preliminary. Significant wetlands are impacted and must be permitted. The loss of critical and sensitive habitats are very likely to cause measurable water quality impacts to two Natural and Scenic Streams.

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

Department of Environmental Services

None