



ST. TAMMANY PARISH

DEPARTMENT OF PLANNING

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Kevin Davis

Parish President

Appeal #6

*PC approved w/conditions
7/12/05*

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. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 7-18-05

SD05-07-018

Eagle Landing, Ward 1, District 1

Developer/Owner: Ruelle Du Chene Developers, LLC Engineer: Cooper Engineering, Inc.

Parish Council District Representative: Hon. Marty Dean

Appealing condition attached to tentative subdivision approval.

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 PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW

SIGNATURE

[Handwritten Signature]

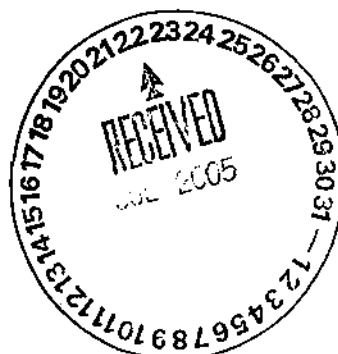
(SIGNATURE)

Paul J. Mayronne

P.O. Box 1810

Covington, LA 70434

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TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT

(As of July 5, 2005)

CASE NO.: SD05-07-018

PROPOSED SUBDIVISION NAME: EAGLE LANDING

DEVELOPER: Ruelle du Chene Developers, LLC

ENGINEER/SURVEYOR: Cooper Engineering, Inc.

SECTION: 17

WARD: 1

TOWNSHIP: 6 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)
 X OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: The property is located on the west side of LA Highway 1077
 approximately 1/4 south of the intersection Gottschalk Road, northwest
 of Covington, Louisiana.

SURROUNDING LAND USES: North - undeveloped
 South - undeveloped
 East - undeveloped
 West - undeveloped

TOTAL ACRES IN DEVELOPMENT: 78.7

NUMBER OF LOTS: 101 TYPICAL LOT SIZE: 45'x115' - 85'x125'

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 developer is proposing streets within his development where some will be public and some

private. The staff does not know if this kind of proposal will present any difficulties in terms of maintenance and/or infrastructure issues.

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. A "preliminary draft" copy of the declaration of covenants and restrictions should be submitted prior to the developer filing for preliminary subdivision review. Said covenants and restrictions should include, but are not limited to, the following: (a) language that establishes the rights of the developer and the homeowner, (b) entity or entities responsible for enforcement of the covenants and restrictions; and (c) language relative to any amenities that are being provided, inclusive of a time schedule for their development, and the entity or entities whom shall be responsible for the liability and maintenance thereof.
5. The developer has incorporated all of the requirements, conditions and stipulations for a Planned Unit Development, where applicable, on the tentative plat, pursuant to the rezoning.

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 several changes that are needed in the report, and these changes have already been discussed with Cooper Engineering. These changes to the report are required prior to the applicant's next appearance in front of the commission.

A recent report also shows that the LOS will be diminished to LOS E & F at the intersection of LA 1077 @ US 190 during the peak hours of the day once further development is completed. St. Tammany Parish has sent a request to DOTD for the signalization of this intersection. It is anticipated that this request will be approved, however it is not known when the signalization would take place.

The intersection of I-12 @ LA 1077 is also in need of signalization with the rapid growth in the area. It is anticipated that this intersection will be signalized by 2007.

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

Department of Environmental Services

None