



DEPARTMENT OF PLANNING
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Kyria Davis
 Crisis Evidence

Appeal 11

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: December 22, 2005

SD05-06-013
 Houltonville Estates, Ward 4, District 4
 Developer/Owner: Favret Investments, LLC Engineer: Cooper Engineering, Inc.
 Parish Council District Representative: Hon. Patricia Briser

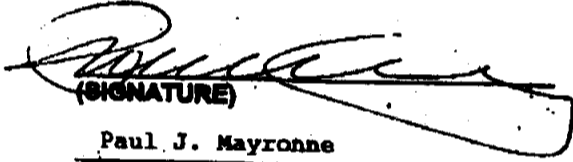
Appealing Planning Commission Denial of Tentative Subdivision Review.

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


 (SIGNATURE)

Paul J. Mayronne
P.O. Box 1810
Covington, LA 70434
 PHONE #: 985.892.4801



TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(As of June 13, 2005)

CASE NO.: SD05-06-013

PROPOSED SUBDIVISION NAME: HOULTONVILLE ESTATES

DEVELOPER: Favret Investments, L.L.C.

ENGINEER/SURVEYOR: Cooper Engineering, Inc.

SECTION: 40 & 54

WARD: 4

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 4

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

GENERAL LOCATION: The property is located on the east of Penn's Chapel Road and south of LA Highway 22, east of Madisonville, Louisiana.

SURROUNDING LAND USES:

- North - single family residential and commercial
- South - undeveloped
- East - single family residential
- West - low density residential and commercial

TOTAL ACRES IN DEVELOPMENT: 90.4 acres

NUMBER OF LOTS: 75 TYPICAL LOT SIZE: varies

SEWER AND WATER SYSTEMS: Central Water & Community Sewage

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

FLOOD ZONE DESIGNATION: A

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 needs to indicate the location of the sewer and water treatment facilities on the tentative plat. If on-site, the sewerage and water facilities must be screened with an opaque ornamental fence, that blends into the surrounding environment, to a height consistent with the height of the facilities, as well as a 70% living screen comprised of trees, bushes and shrubs

planted on the exterior or outward side of the fence. A notation should be placed on the tentative plat indicating facility locations.

3. As requested by staff, the cul-de-sac to the north in Fairview Oaks has been removed in favor of a through street that will connect into Loggers Trail which shall provide safe and efficient traffic flow for the subdivision development.
4. Only one entrance is being provided for the southern portion of this development. Sec. 40-032.0, 3., Ord. No. 499, requires an 80' x 100' minimum right-of-way at the entrance to all subdivisions with only one ingress/egress. A waiver by the commission would be required for this provision.
5. A "preliminary draft" copy of the declaration of covenants and restrictions should be submitted prior to the developer filing for preliminary subdivision review.
6. The developer has depicted green space 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.
7. The developer has incorporated all of the requirements, conditions and stipulations, where applicable, on the tentative plat, pursuant to the Planned Unit Development (P.U.D.) zoning hearing that was held previously before the zoning commission.

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

If the commission decides to grant tentative subdivision approval, a waiver of the regulations is required for staff comment No. 4. pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499, which requires a 2/3rds majority vote of the full commission in order to grant said waiver.

Department of Engineering

The updated Traffic Impact Analysis (TIA) for this project has been received. The consultant has addressed all of our concerns. The updated report shows that no impacted intersections will operate below LOS "D", except for Fairview Oaks at Hwy. 22. At this intersection, the traffic exiting Fairview Oaks Drive will experience LOS "E" conditions in the PM Peak. The Consultant recommends signalization as a mitigation, however it is not known if DOTD would consider signalizing this intersection. The exit from Fairview Oaks Drive will consist of two outbound lanes.

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

Department of Environmental Services

None