



St. Tammany Parish

Department Of Planning

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Kevin Davis

Parish President

Appeal 5

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)

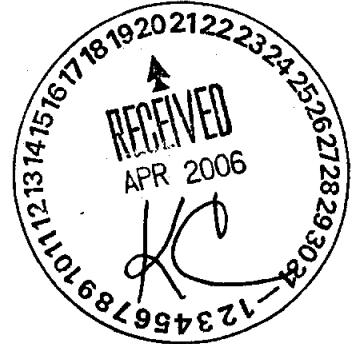
APPEAL REQUEST LETTER

DATE: 4/20/2006

TO: ST. TAMMANY PARISH COUNCIL

FROM: MARK E. JOHNSTON

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



I, MARK E. JOHNSTON, 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 4/11/06 meeting.

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

CASE # SD05-11-027
CANTONCREST

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: MARK E JOHNSTON

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

ADDRESS: 1760 ATALIN ST. (HAZEL DR)

CITY: MANDEVILLE STATE: LA ZIP: 70448 PHONE NO: (985) 727-3029

SIGNATURE: *Mark E Johnston*

XC: ALL ST. TAMMANY PARISH PLANNING COMMISSIONERS

TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(Revised as of April 10, 2006)

CASE NO.: SD05-11-027

PROPOSED SUBDIVISION NAME: CATONCREST

DEVELOPER: Modern American Realty Services

ENGINEER/SURVEYOR: Scalfano Engineering, Inc.

SECTION: 12

WARD: 4

TOWNSHIP: 8 South

PARISH COUNCIL DISTRICT: 10

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 (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION:

The property is located at the far northern end of Atalin Street, south approximately 3/4 of a mile southeast of the intersection of LA Highway 1088 and LA Highway 59, north of Mandeville, Louisiana.

SURROUNDING LAND USES:

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

TOTAL ACRES IN DEVELOPMENT: 5.46

NUMBER OF LOTS: 11 TYPICAL LOT SIZE: 90' x 140'

SEWER AND WATER SYSTEMS: Community

PROPOSED ZONING: A-4 Single Family Residential

FLOOD ZONE DESIGNATION: C

STAFF COMMENTARY:

The developer has amended his original tentative subdivision plan which calls for realigning the entrance road to the east side of the property, creating a 20' no-cut buffer between the road right-of-way itself and the rear lot lines of several lots within Marigny Trace, Phase 4 Subdivision and providing an 8' high wood fence along the eastern edge of the right-of-way. The new plan also reduces the number of lots originally proposed from 14 to 10.

1. The staff supports the proposed amendments to the tentative subdivision plan with one exception. The location of the fence proposed by the developer, coupled with the existing fences along the rear property lines of several of the homes in Marigny Trace, Phase 4 Subdivision, will create in essence, and 20' wide alleyway bordered on both sides by said fences. This in turn could cause a potential maintenance problem due to the growth of vegetation and underbrush that would grow in between both fence lines.

Therefore, in order to avoid this potential problem, the staff recommends that the developer provide fencing along the rear property lines of those lots in Marigny Trace Subdivision that do not have fences, and provide either repair, replacement, or upgrading of the existing fences along the rear property lines that would be consistent relative to materials, design and aesthetics.

2. 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.
3. The developer needs to provide a copy of the exchange agreement for the property swap with the developer of Marigny Trace.
4. The strip of land located behind lots 1 & 2 needs to be depicted as a "private drive" and the roughly triangular shaped area located in the southeast corner of the property should be designated as "greenspace".
5. The developer has indicated that on-site detention will not be provided.

The staff recommends approval subject to the developer complying with all staff comments.

Department of Engineering

1. STP Engineering understands that downstream drainage improvements are being considered in lieu of detention for the subject project. Given poor drainage conditions adjacent to the new development, on-site inspections shall be required at the preliminary submittal prior to a detention waiver being recommended to the Planning Commission.

Department of Environmental Services

None