



DEPARTMENT OF PLANNING
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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: 4/20/06
TO: ST. TAMMANY PARISH COUNCIL
FROM: John Saucier
RE: AGGRIEVED BY DECISION MADE BY THE
ST. TAMMANY PARISH PLANNING COMMISSION

I, John Saucier, 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 April 11, 2006 meeting.

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

Preliminary subdivision approval for Logan Tract "SD04-08-023"

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: John Saucier

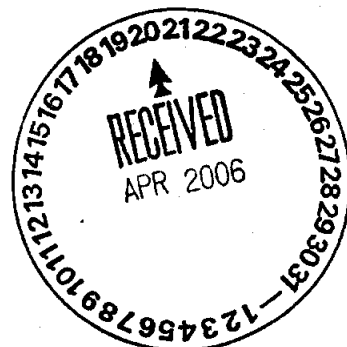
ASSOCIATION TO CASE (PLEASE CHECK ONE): Developer ☐ Neighbor ☒ Group ☐

39159
ADDRESS: J Bar Y Rd

CITY: Pearl River STATE: LA ZIP: 70452 PHONE NO: 985-960-1050

SIGNATURE: John Saucier

XC: ALL ST. TAMMANY PARISH PLANNING COMMISSIONERS



PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of April 4, 2006)

CASE NO.: SD04-08-023

PROPOSED SUBDIVISION NAME: LOGAN'S TRACE

DEVELOPER: Paris Properties, L.L.C.

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTION: 39 & 41

WARD: 9

TOWNSHIP: 9 South

PARISH COUNCIL DISTRICT: 11

RANGE: 13 & 14 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 northeast corner of LA Highway 433 (a.k.a. Thompson Road) and Reilly Road, southwest of Slidell, Louisiana.

SURROUNDING LAND USES:

- North - undeveloped
- South - single family (across from Reilly Road)
- East - single family
- West - single family (across from LA Hwy. 433)

TOTAL ACRES IN DEVELOPMENT: 60.129

NUMBER OF LOTS: 97 TYPICAL LOT SIZE: 75-80 x 125'

SEWER AND WATER SYSTEMS: Central Water & Community Sewage

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

FLOOD ZONE DESIGNATION: A10 & B

TENTATIVE APPROVAL GRANTED: August 10, 2004

STAFF COMMENTARY:

Department of Engineering

1. The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site.

2. It is recommended that Preliminary submittal be approved subject to the following:

Drawing Details

- a. Engineer shall define meets and bounds for pond perimeter and drainage servitudes on recorded plat.
- b. Engineer shall note in the restrictive covenants on the recorded plat that all homes located in Floodzone "A" shall be raised and that no fill will be allowed for this area.

Hydrologic Analyses

- c. Engineer shall submit pre-development hydro-graphs and a table summarizing pre-4.development and post-development flows.

Sedement

- d. Sedimentation barrier plans OK.

3. No Maintenance Obligation is required since the subdivision fronts LA Hwy 433.
4. No Mandatory Developmental Impact fee is required at Final Submittal in accordance with Ordinance No. 04-0990 since a public hearing was held prior to January 1, 2005.

Department of Environmental Services

1. Plans and specifications for the construction of the project's water distribution lines and sewage collection lines have not yet been approved by the Department of Health and Hospitals as required.

The staff recommends approval of the proposed preliminary subdivision request. No work order will be issued until the DHH has approved the submitted plans and specifications.

Department of Planning

1. 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.
2. This development has been in process prior to the passage of the parish's mandatory impact fees. Therefore, the developer has agreed in principle to participate in the parish's voluntary developmental agreement process by donating either a \$1,000.00 per lot cash impact fee, or providing same dollar in-kind services for improvements within the council district in which the subdivision is located.