



St. Tammany Parish

Department Of Planning

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Appeal # 9

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: February 14, 2006

TO: ST. TAMMANY PARISH COUNCIL

FROM: Darby Holding LLC

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

I, Darby Holding LLC ^{through its representative R. TOLEANO}, 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 February 14, 2006 meeting.

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

Palm Courts Preliminary Approval
5095-11-929P

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: Darby Holding LLC Rep. by Judy Darby & Ryker Toleano

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

ADDRESS: 70439 COURTANO DR

CITY: COV STATE: LA ZIP: 70434 PHONE NO: 8939963

SIGNATURE: Ryker Toleano for DARBY Holding LLC

XC: ALL ST. TAMMANY PARISH PLANNING COMMISSIONERS

PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of February 7, 2006)

CASE NO.: SD05-11-029P

SUBDIVISION NAME: Palm Courts

DEVELOPER: M. Properties

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTION: 10

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 (Multi family, commercial or industrial)

GENERAL LOCATION:

Property is located on the north side of Vista Street, north of Brewster Road and west of LA Highway 1077, north-west of Madisonville, Louisiana

SURROUNDING LAND USES:

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

TOTAL ACRES IN DEVELOPMENT: 25.02

NUMBER OF LOTS: 56

AVERAGE LOT SIZE: 98' X 129'

SEWER AND WATER SYSTEMS: Central Water & Community Sewage

ZONING: A-4 Single Family Residential

FLOOD ZONE DESIGNATION: C

TENTATIVE APPROVAL GRANTED: November 8, 2005

STAFF COMMENTARY:

Department of Engineering

This subdivision was tabled at the January 10, 2006 meeting.

- I. 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
 - a. Engineer shall submit parcel survey showing dedicated drainage servitude in favor of St. Tammany Parish for ditch draining north pond.
 - b. Engineer shall provide lot drainage details for lots 43, 48 and 50. Lot drainage details shall also be provided on recorded plat.
 - c. **General**
 1. Need traffic signage;
 2. Need sedimentation barrier.
 3. A funded Maintenance Obligation in the amount of \$10,000 is required in accordance with Subdivision Ordinance #499; Section 40.061.08 funded letters of credit for existing Parish roads to ensure the repair of any damage to the Parish roads from construction activity in connection with the subdivision.
 4. No mandatory Developmental 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 proposed sewage treatment plant were not received.
2. Plans and specifications for the interconnection to Black River Water System were not received.
3. Information on the final treatment site for sewage from this development along with a schedule for connection needs to be provided.
4. 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

None