



ST. TAMMANY PARISH

DEPARTMENT OF PLANNING
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Kevin Davis
Parish President

Appeal 11

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: 9/22/06
TO: ST. TAMMANY PARISH COUNCIL
FROM: Robert Meltz
RE: AGGRIEVED BY DECISION MADE BY THE ST. TAMMANY PARISH PLANNING COMMISSION



I, Robert Meltz 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 Sept 12, 2006 meeting.

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

Tiger Trace Development, Ward 8, District 9
(SD06-09-030)

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: Robert E. Meltz

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

ADDRESS: 806 Pine Alley Dr

CITY: Pearl River STATE: LA ZIP: 70452 PHONE NO: 985-863-9724

SIGNATURE: Robert E. Meltz

XC: ALL ST. TAMMANY PARISH PLANNING COMMISSIONERS

TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(As of September 5, 2006)

CASE NO.: SD06-09-030

PROPOSED SUBDIVISION NAME: TIGER TRACE

DEVELOPER: FMG-LTL., L.L.C.

ENGINEER/SURVEYOR: Scalfano Engineering, Inc.

SECTION: 19 WARD: 8
TOWNSHIP: 8 South PARISH COUNCIL DISTRICT: 9
RANGE: 15 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 south side of Morgan Bluff Road, east of LA Highway 1090 (a.k.a. Military Road), north-northeast of Slidell, Louisiana.

SURROUNDING LAND USES: North - single family residential
 South - single family residential
 East - single family residential
 West - single family residential

TOTAL ACRES IN DEVELOPMENT: 13.48

NUMBER OF LOTS: 33 TYPICAL LOT SIZE: 60' x 130'

SEWER AND WATER SYSTEMS: Central

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

FLOOD ZONE DESIGNATION: A, B & C

STAFF COMMENTARY:

Department of Planning

As required per the Parish Council upon appeal of this development, the developer amended his subdivision plan by: reducing the number of lots from 37 to 33, a site for a detention pond was added, the volleyball court and gazebo was relocated on the property and the greenspace was increased from 4.05 acres to 5.15 acres (approximately 38%)

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. A "preliminary draft" copy of the declaration of covenants and restrictions should be submitted prior to the developer filing for preliminary subdivision review.
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.

Department of Engineering

None

Department of Environmental Services

None