



DEPARTMENT OF PLANNING  
 P. O. Box 628  
 COVINGTON, LA 70434  
 PHONE: (985) 898-2529  
 FAX: (985) 898-3003  
 e-mail: planning@stpgov.org

Kevin Davis  
 Parish President

*Appeal 12*

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: October 10, 2006  
 TO: ST. TAMMANY PARISH COUNCIL  
 FROM: William Matthews  
 RE: AGGRIEVED BY DECISION MADE BY THE ST. TAMMANY PARISH PLANNING COMMISSION

I, William Matthews, 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 ~~next~~ Oct, 10, 2006 meeting.

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

SD06-07-023P  
Casa Bella

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: William Matthews - Woodlands Sub.

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

ADDRESS: 386 Red Maple Dr

CITY: Mandeville STATE: LA ZIP: 70118 PHONE NO: 727-9880

SIGNATURE: William Matthews

XC: ALL ST. TAMMANY PARISH PLANNING COMMISSIONERS

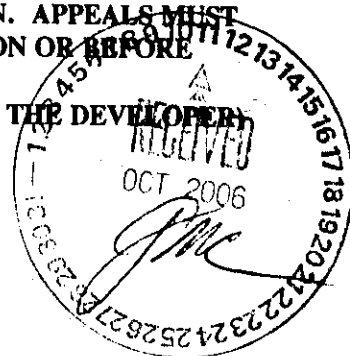


DEPARTMENT OF PLANNING  
 P. O. Box 628  
 COVINGTON, LA 70434  
 PHONE: (985) 898-2529  
 FAX: (985) 898-3003  
 e-mail: [planning@stpgov.org](mailto:planning@stpgov.org)

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: 10/11/2006  
 TO: ST. TAMMANY PARISH COUNCIL  
 FROM: Julie L. McGarry (representing owners of property north of subdivision on Olene Drive.)  
 RE: AGGRIEVED BY DECISION MADE BY THE ST. TAMMANY PARISH PLANNING COMMISSION

I, Julie L. McGarry, representative, 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 10/10/2006 meeting.

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

**SD06-07-023P**

Casa Bella, Ward 4, District 5  
 Developer/Owner: Colley Construction Co., L.L.C.      Engineer: Scalfano Engineering, Inc.  
 Parish Council District Representative: Hon. Gould

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: Julie L. McGarry

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

ADDRESS: 2020 Olene Drive

CITY: Mandeville STATE: LA ZIP: 70448 PHONE NO: Home (985) 624-8748  
 Cell (985) 259-1818  
 wk (985) 624-8583

SIGNATURE: Julie L. McGarry

XC: ALL ST. TAMMANY PARISH PLANNING COMMISSIONERS

**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of October 3, 2006)*

CASE NO.: SD06-07-023P

SUBDIVISION NAME: Casa Bella

DEVELOPER: Colley Construction Co., LLC

ENGINEER/SURVEYOR: Scalfano Engineers

SECTION: 1

WARD: 4

TOWNSHIP: 8 South

PARISH COUNCIL DISTRICT: 5

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 (Multi family, commercial or industrial)PUD

TOTAL ACRES IN DEVELOPMENT: 5.052

NUMBER OF LOTS: 15

AVERAGE LOT SIZE: 7200 Sq Ft

SEWER AND WATER SYSTEMS: Central Water & Community Sewage

ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

TENTATIVE APPROVAL GRANTED: July 12, 2006

**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:
  - a. Engineer shall insert typical lot drainage details on recorded plat and drainage plan;
  - b. Engineer shall specify whether or not pond is to remain private or maintained by the Parish on recorded plat and drainage plan;

- c. Engineer shall specify erosion control (i.e. – hydroseeding, sodding, etc.) for all ditch and pond side slopes;
  - d. Engineer shall note how outfall pipe requirements were derived. STP Department of Engineering recommends using RCP to avoid damage due to future DOTD ditch maintenance;
  - e. Need sedimentation barrier plan with stabilized construction entrance to accompany BMP details already submitted.
  - f. The Cul-de-sac must have a minimum radius of 60'.
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 resulting from construction activity in connection with the subdivision.
  4. Mandatory Developmental fees will be required at Final Submittal in accordance with Ordinance No. 04-0990 since no 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 this office or the Department of Health and Hospitals as required.

2.

The staff recommends approval. No work order will be issued until the submitted plans and specifications are approved by the DHH.

**Department of Planning**

1. A "preliminary draft" copy of the declaration of covenants and restrictions was required to be submitted prior to the developer filing for preliminary subdivision review. This has not been accomplished as of this writing. Therefore the developer should not be permitted to receive a work order until said covenants and restrictions have been submitted for staff review.
2. 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.