



**ST. TAMMANY PARISH**

DEPARTMENT OF PLANNING  
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*Appeal # 8*  
**Kevin Davis**  
*Parish President*

**THE PETITIONER OR ANY AGGRIEVED PERSON HAS TEN (10) DAYS TO APPEAL THE DECISION OF THE ZONING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.**

**APPEAL REQUEST**

DATE: 02-14-07

(Reference Case on Planning Commission Agenda)

**SD07-02-003**

Highland Oaks Estates, Phase III, Ward 1, District 1  
Developer/Owner: Aymond Development, L.L.C.      Engineer: Cooper Engineering, Inc.  
Parish Council District Representative: Hon. Marty Dean

We are hereby appealing to the St. Tammany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Tammany Parish Planning Commission.

This letter shall serve as official notice to put the above referenced matter on the Parish Council Agenda.

Sincerely,

PLEASE PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW  
SIGNATURE

  
(SIGNATURE)

Paul J. Mayronne  
P.O. Box 1810  
Covington, LA 70434

PHONE #: 985/892-4801



**TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of February 7, 2007)*

CASE NO.: SD07-02-003

PROPOSED SUBDIVISION NAME: HIGHLAND OAKS ESTATES, PHASE III

DEVELOPER: Aymond Development, L.L.C.

ENGINEER/SURVEYOR: Cooper Engineering, Inc.

SECTION: 9

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 (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION:           The property is located west of Perrilloux Road, north of LA Highway 22 and northwest of Madisonville, Louisiana.

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

TOTAL ACRES IN DEVELOPMENT: 4.9

NUMBER OF LOTS: 18       TYPICAL LOT SIZE: 55' x 110'

SEWER AND WATER SYSTEMS:   Central

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

FLOOD ZONE DESIGNATION:     C

**STAFF COMMENTARY:**

**Department of Planning**

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.    The developer needs to indicate his proposed form of detention by notation on the plat or by showing a detention pond(s).
3.    Alder Drive has been expanded to meet Parish minimum requirements for right-of-way width as was requested per staff; however the edge of the right-of-way abuts the rear lot line of lot 89 in Fox Branch Subdivision. Therefore, the staff recommends that either a 20' wide planting buffer exclusive of the right-of-way be provided between Alder Drive and lot 89, or some type of ornamental solid opaque fencing.
4.    A north directional arrow is required on the plat per Parish code requirements.

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

**Department of Engineering**

None

**Department of Environmental Services**

None