



DEPARTMENT OF PLANNING
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Kevin Davis
 Parish President

Appeal #8

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: Dec. 21, 2006
 TO: ST. TAMMANY PARISH COUNCIL
 FROM: William M. Stephens
 RE: AGGRIEVED BY DECISION MADE BY THE ST. TAMMANY PARISH PLANNING COMMISSION

I, William M. Stephens, 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 Dec. 12, 2006 meeting.

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

SD06-12-048
 Penn Wheel Court, Ward 3, District 3
 Developer/Owner: FMG-LTL, L.L.C. Surveyor: Scalfano Engineering, Inc.
 Parish Council District Representative: Hon. James "Red" Thompson

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 M. Stephens

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

ADDRESS: 73164 Penn Mill Rd cell 504 450-0513

CITY: Covington STATE: LA ZIP: 70435 PHONE NO: 875-9960 work

SIGNATURE: Wm. M. Stephens

XC: ALL ST. TAMMANY PARISH PLANNING COMMISSIONERS



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

CASE NO.: SD06-12-048

PROPOSED SUBDIVISION NAME: PENN WHEEL COURT

DEVELOPER: LTL, L.L.C.

ENGINEER/SURVEYOR: Scalfano Engineering

SECTION: 30 WARD: 3
TOWNSHIP: 6 South PARISH COUNCIL DISTRICT: 3
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 (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: The property is located on the north side of Penn Mill Road, east of the Tchefuncte River and north of U.S. Highway 190 West, west of Covington, Louisiana.

SURROUNDING LAND USES: North - undeveloped
South - undeveloped
East - undeveloped
West - undeveloped

TOTAL ACRES IN DEVELOPMENT: 17.17

NUMBER OF LOTS: 32 TYPICAL LOT SIZE: 70' x 120'

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. A "preliminary draft" copy of the declaration of covenants and restrictions should be submitted prior to the developer filing for preliminary subdivision review. Said covenants and restrictions should include, but are not limited to, the following: (a) language that establishes the rights of the developer and the homeowner, (b) entity or entities responsible for enforcement of the covenants and restrictions; and c.) language relative to any amenities that are being provided, inclusive of a time schedule for their development, and the entity or entities whom shall be responsible for the liability and maintenance thereof.
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. Said plan should be presented in document form inclusive of the amenities that are being provided, a landscape plan if applicable, a time schedule for development, and the entity or entities whom shall be responsible for the liability and maintenance of the greenspace areas.

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

Department of Engineering

None

Department of Environmental Services

None