



ST. TAMMANY PARISH
 DEPARTMENT OF PLANNING
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 COVINGTON, LA 70434
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Kevin Davis
 Parish President

Appeal # 5

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: 12/13/06
 TO: ST. TAMMANY PARISH COUNCIL
 FROM: Jeffrey D. Schoen on behalf of Richard C. Lamb
 RE: AGGRIEVED BY DECISION MADE BY THE ST. TAMMANY PARISH PLANNING COMMISSION

Jeffrey D. Schoen 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 12/12/06 meeting.

SD06-11-039

Chapel Creek Condominiums and Retail Development, Ward 4, District 4
 Developer/Owner: Richard C. Lambert Surveyor: Krebs, Richard C. Lambert Consultants, L.L.C.
 Parish Council District Representative: Hon. Patricia Brister
 (TABLED AT THE NOVEMBER 14, 2006 MEETING AT THE REQUEST OF DEVELOPER)

Appeal of Denial and Appeal of any requirement for cul de sacs if approved of appeal

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: Jeffrey D. Schoen

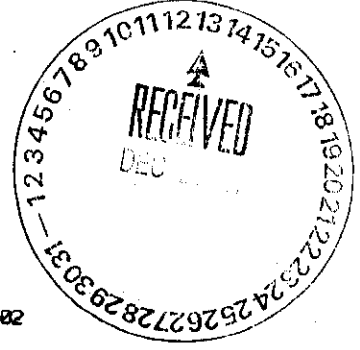
ASSOCIATION TO CASE (PLEASE CHECK ONE): Attorney Developer Neighbor Group

ADDRESS: P.O. Box 1810

CITY: Covington STATE: LA ZIP: 70434 PHONE NO: 812 4801

SIGNATURE: Jeffrey D. Schoen

XC: ALL ST. TAMMANY PARISH PLANNING COMMISSIONERS



TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(As of November 6, 2006)

CASE NO.: SD06-11-039

PROPOSED SUBDIVISION NAME: CHAPEL CREEK CONDOMINIUMS & RETAIL DEV.

DEVELOPER: Richard C. Lambert

ENGINEER/SURVEYOR: Richard C. Lambert Consultants, L.L.C.

SECTION: 54

WARD: 4

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 4

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 south side of LA Highway 22 just east of Penns Chapel Road, west of Mandeville, Louisiana

SURROUNDING LAND USES:

- North - single family residential
- South - single family residential
- East - undeveloped
- West - undeveloped

TOTAL ACRES IN DEVELOPMENT: 11.05

NUMBER OF LOTS: 1 TYPICAL LOT SIZE: N/A

SEWER AND WATER SYSTEMS: Central

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

FLOOD ZONE DESIGNATION: A & B

STAFF COMMENTARY:

Department of Planning

1. The information block where it states the existing zoning, needs to be amended to show the proposed zoning: Planned Unit Development (P.U.D.)
2. In lieu of on-site detention, the developer has stated that drainage impact fees have been paid to the Parish in order to mitigate downstream drainage improvements.

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

Department of Engineering

1. Several intersections along the Hwy. 22 corridor currently operate at LOS "F" and will continue to do so with the development. The Hwy. 22 roadway improvements which are being implemented by St. Tammany Parish will improve operations along the Hwy. 22 corridor.

Department of Environmental Services

None