



ST. TAMMANY PARISH
 DEPARTMENT OF PLANNING
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APPEAL # 4

PC Approved :
11/9/11

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: November 10, 2011
 TO: ST. TAMMANY PARISH COUNCIL
 FROM: Kelly U. Hilderbrand
 RE: AGGRIEVED BY DECISION MADE BY THE ST. TAMMANY PARISH PLANNING COMMISSION

I, Kelly U. Hilderbrand, 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 11/9/11 meeting.

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

REV 11-10-004 Revocation of Red Rooster Rd

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: Kelly U. Hilderbrand

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

ADDRESS: 600 Leighton Court

CITY: Pearl River STATE: LA ZIP: 70452 PHONE NO: _____

SIGNATURE: Kelly U. Hilderbrand

XC: ALL ST. TAMMANY PARISH PLANNING COMMISSIONERS

REVOCATION STAFF ANALYSIS REPORT

CASE NO.: REV11-10-004

NAME OF STREET OR ROAD: Red Rooster Road

NAME OF SUBDIVISION: Dawes

WARD: 8 PARISH COUNCIL DISTRICT: 9

PROPERTY LOCATION: The property is located east of Robert Road and just south of Abney Farm Road, north of Slidell, Louisiana

SURROUNDING ZONING: Residential

PETITIONER/REPRESENTATIVE: Chris Jean

STAFF COMMENTARY:

The petitioner's mother owns the land on both sides of Red Rooster Road, lots 6 and 7 of Dawes Subdivision, where it runs perpendicular to Robert Road. The owner wants to incorporate said portion of roadway into both properties in order to create one large lot on which to build a single family home.

Technically, the road needs to be revoked; however, realistically, the roadway is not being removed from commerce, but rather the proposal seeks to realign said roadway from an existing north-south direction to an east-west direction tying into Abney Farm roadway to the west. This shall be accomplished by the owner dedicating a right-of-way along the north side of her property line (see attached survey plat depicted said proposal).

Recommendation:

The Department of Engineering has raised concerns that the proposed roadway does not meet the parish minimum standards for a new roadway relative to the width of the road which requires sixty (60') feet. However, the proposed roadway would be an improvement over the existing one relative to the right-of-way width (35' versus 15'-20' feet), paved roadway service width (20' versus 12'-14') which would allow for two-way traffic, and provide drainage ditches that the current road does not have, that could result in improved drainage flow within the area.

Another concern is relative to the site/distance traffic safety issue at the intersection at both Red Rooster Road and Abney Farm with respect to Robert Road. Red Rooster currently appears to

have adequate site/distance clearance at the intersection; however, Abney Farm road has obscured site/distance clearance issues for southbound traffic leaving the development due to the abundance of foliage and vegetation located within the right-of-way and on adjacent private property to the west.

Therefore, the staff recommends approval of the proposed revocation only if the following conditions are met:

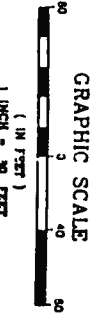
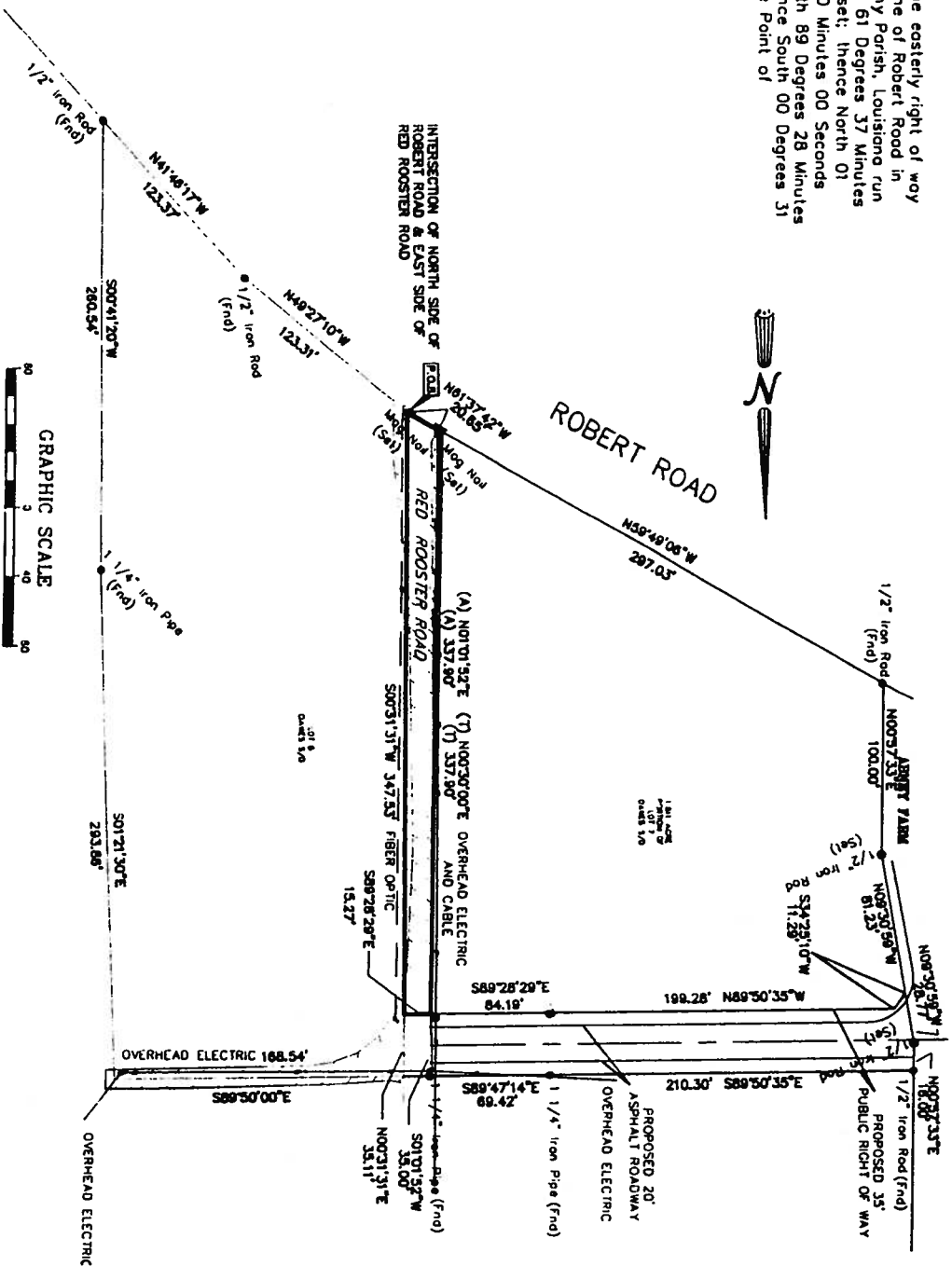
- a.) The owner agree to dedicate a sixty (60') foot wide right-of-way in lieu of the thirty-five (35') feet proposed, and provide an adequate turning radius at the intersection with Abney Farm road for large vehicles, RV's and other vehicles that tow to safely traverse the turn.
- b.) Obtain a perpetual servitude agreement with the land owner on the west side of the entrance to Abney Farm Estates Subdivision that would provide for the permanent removal of vegetation, other than surface grass, at the corner of the property that would provide adequate site/distance measures.
- c.) Extend the proposed roadway and improvements approximately thirty-five (35') feet more to the north right-of-way line where Red Rooster Road makes a ninety (90) degree turn to the east.
- d.) The revocation should not be effective until the aforementioned items have been satisfied.

PROPERTY DESCRIPTION REVOCATION

A certain parcel of land being a portion of Lots 6 & 7, Dawes S/D, situated in Section 24, Township 8 South, Range 14 East, Saint Tammany Parish, Louisiana and more fully described as follows:

Commencing from a Mog Nail set at the intersection of the easterly right of way line of Red Rooster Road and the northerly right of way line of Robert Road in Section 24, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana run along the northerly right of way line of Robert Road North 61 Degrees 37 Minutes 42 Seconds West a distance of 20.65 feet to a Mog Nail set; thence North 01 Degrees 01 Minutes 52 Seconds East (North 00 Degrees 30 Minutes 00 Seconds East-tile) a distance 337.90 feet to a point; thence South 89 Degrees 28 Minutes 29 Seconds East a distance of 15.27 feet to a point; thence South 00 Degrees 31 Minutes 31 Seconds West a distance of 347.53 feet to the Point of Commencement.

Containing 0.1321 acres of land, more or less of land.



REVOCATION OF LAND FROM LOTS 6 & 7 OF DAWES SUBDIVISION FOR THE PROPOSED RED ROOSTER ROAD EXTENSION ST. TAMMANY PARISH LOUISIANA

SCALE:	1" = 80'
DATE:	09/01/2011
DRAWN BY:	AKGE
CHECKED BY:	SMB
DWG. NO.:	20110231
SHEET:	1 OF 1

I certify that this plot does represent an actual ground survey and that to the best of my knowledge no encroachments exist either on or from the property lines, except as shown. Every effort has been made to ensure that all necessary encumbrances of a record are shown on this plot upon request, as surveyor has not performed any title search or abstract.

I have consulted the Flood Insurance Rate Maps and found this property is in a Special Flood Hazard Area.

F.I.R.M.: 223205 0410 D
DATE: 04/21/1999
ZONE: C
B.F.E.: EL N/A

Verify prior to construction with local governing body.

Description is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent heirs. The only party who has original deed of survey, property is surveyed in accordance with the Louisiana "Uniform System of Property Boundary Surveys" for a Class "C" survey. Bearings are based on record bearings unless noted otherwise.

J.V. Burkes & Associates, Inc.
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SEAN M. BURKES
LA REG. NO. 4785

9/1/11