

APPEAL # 1

PC DENIED: 07/13/21



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

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

APPEAL REQUEST

DATE: July, 19 2021



2020-2122-FP
Hunter's Haven, Phase 1
Developer/Owner: Favret Investments, LLC
Engineer/Surveyor: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Michael Lorino
General Location: The property is located on the west side of Penn's Chapel Road, south of LA Highway 22, Mandeville, Louisiana. Ward 4, District 4
Developer requests to amend conditions of the Final Subdivision Approval

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 SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

FAVRET INVESTMENTS, L.L.C.
BY: [Signature]
(SIGNATURE)

PRINT NAME: Uncas B. Favret, Jr., Manager

ADDRESS: 68359 Taulla Dr., Covington, La. 70433

PHONE #: 985-807-5906

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of November 30, 2020)

CASE NO.: 2020-2122-FP

SUBDIVISION NAME: Hunter's Haven, Phase 1

DEVELOPER: Favret Investments, LLC
68359 Taulla Drive
Covington, LA 70433

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.
845 Galvez Street
Mandeville, LA 70448

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)
 X OTHER (Multi family, commercial or industrial) (PUD)

GENERAL LOCATION: The property is located on the west side of Penn's Chapel Road, south of LA Highway 22, Mandeville, Louisiana

TOTAL ACRES IN DEVELOPMENT: 14.512 Acres

NUMBER OF LOTS: 32 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "A13"

STAFF COMMENTARY:

This project was postponed for one month at the November 10, 2020 Planning Commission meeting.

Department of Planning and Development

Periodic inspections have been made by this office during construction and a confirmation final inspection was made on November 24, 2020. The inspection disclosed that all of the asphalt roads are constructed, but the roadside ditches need final grading.

The following uncompleted items existed at the time of the final inspection and will be completed before the plats are signed:

General Comments:

1. Provide a recreation/amenity plan for the "Park Area", including a schedule on when the amenities will be installed.
2. The roadside ditch front slopes need to be reworked to provide the required slide slope. (Typical Comment)
3. The roadway cross culvert near Lots #15 & #16 needs to have erosion control measures installed on the upstream and downstream side of the culvert.

Final Plat:

4. The developer will need to contact the 911 Addressing Office to have road names and addresses verified and approved for this development.
5. Revise restrictive covenant #14 to state that the H.O.A. will be responsible to maintain the greenspace area, the park area, and all associated amenities within this phase of Hunter's Haven.

Water & Sewer Plan:

6. Provide a letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer systems from Tammany Utilities.

Informational Items:

The developer is responsible for contacting the USPS Regional Growth Management Coordinator to verify the appropriate mail delivery location for this development.

Should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 2,000 linear feet x \$22.00 per linear foot = \$44,000.00 for a period of two (2) years.

Mandatory Developmental Fees are required as follows:

Road Impact Fee = \$1,077.00 per lot x 32 lots = \$34,464.00

Drainage Impact Fee = \$1,114.00 per lot x 32 lots = \$35,648.00

Fees are due before subdivision plats can be signed.

This subdivision is within the Urban Growth Boundary Line.

Revised drawings will not be accepted for review or placement in the packet prior to the December 15, 2020 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

July 6, 2021

St. Tammany Parish Planning Commission
P.O. Box 628
Covington, LA 70434

OLD BUSINESS
July 13, 2021 Agenda

Re: Hunter's Haven Subdivision, Phase 1 - Final Subdivision No. 2020-2122-FP
Developer requests to amend conditions of the Final Subdivision Approval

Honorable Commissioners,

The attorney for the above captioned project, Mr. Paul Mayronne, has requested to amend the conditions for Hunter's Haven Subdivision, Phase 1, which received Final Approval at the December 15, 2020 Planning Commission meeting.

Sincerely,

Handwritten signature of Christopher P. Tissue in cursive.

Christopher P. Tissue, P.E.

Assistant Director, Department of Engineering - Development

Enclosure: Letter from Mr. Paul Mayronne dated June 23, 2021

Hunter's Haven Subdivision, Phase 1 Final Staff Report dated November 30, 2020

xc: Honorable Michael Cooper
Honorable Michael Lorino, Jr.
Mr. Daniel Hill, P.E.
Mr. Jay Watson, P.E.
Mr. Ross Liner, AICP, PTP, CFM
Ms. Helen Lambert
Mr. Ted Reynolds, P.E.
Mr. Uncas Favret, Jr., Favret Investments, LLC
Mr. Kelly McHugh, P.E., P.L.S., Kelly McHugh & Associates, Inc.
Mr. Paul Mayronne, Jones Fussell, LLP

WILLIAM J. JONES, JR.
JEFFREY D. SCHOEN
JOHN R. WALKER
MARGARET H. KERN
CALVIN P. BRASSEAU
THOMAS H. HUVAL
PAUL J. MAYRONNE
BAILEY DIRMANN MORSE
ANDREW J. WALKER

JONES FUSSELL, L.L.P.

ATTORNEYS AT LAW
NORTHLAKE CORPORATE PARK, SUITE 103
1001 SERVICE ROAD EAST, HIGHWAY 190
P.O. BOX 1810
COVINGTON, LOUISIANA 70434-1810
TELEPHONE (985) 892-4801
FAX (985) 892-4925

HOWARD R. FUSSELL
(1937-2015)

June 23, 2021

VIA EMAIL AND U.S. MAIL

Mr. Chris Tissue, P.E., Assistant Director
St. Tammany Parish Department of Engineering
21545 Koop Drive, Suite 1B
Mandeville, LA 70471

Re: Hunter's Haven, Phase 1

Dear Chris:

As you know, we have received final approval for Hunter's Haven, Phase 1, and are now in the process of marketing the lots to various builders. In accordance with this process, and given the history of the project, we wanted to take the opportunity and present the details of how we intend to have the homes constructed on the lots. In this regard, we would also ask that this matter be placed under old business at the St. Tammany Parish Planning Commission's next available meeting so that we might make the presentation to the Commission.

In particular, we propose the following for your consideration and for consideration by the Commission:

- I. **Home Construction on Interior Lots (Lots 22-32) and Lot 1.** The existing elevation of these lots is between seven (7) and eight (8) feet. The base flood elevation in this area is only eleven (11) feet. Therefore, we propose to use fill to bring the house pad to ten (10) feet, and the placement of a finished floor at 11' elevation. This will allow the finish floor elevation to meet the required FEMA based flood elevation. The intent is for the fill to be used under the house pad with a limited amount adjacent thereto in order to transition from the house pad to the surrounding elevations. This method of construction is consistent with the approval set forth in our Coastal Use Permit, a cross section of which is attached hereto as Exhibit "A". I also attach hereto as Exhibit "B" the elevation and design of a typical home to be constructed on these lots, in accordance with the foregoing and the design guidelines established by the Developer. It should be noted that at no time

will fill be placed within any wetland areas nor will it have any impact on the surrounding areas or impede any of the drainage ways within the property.

- II. **Home Construction on Exterior Lots (2-21).** The existing ground elevation of these lots is several feet below the interior lots referenced above. Accordingly, the homes on these lots will be raised. Please find attached hereto as Exhibit "C" an elevation and design of a typical home to be constructed on these lots, in accordance with the foregoing and with the design guidelines established by the Developer. While homes on these lots will be raised, we propose to ensure that each lot has at least two (2) parking spaces which is built to at least five (5) foot elevation. While our roadways are at six (6) feet, having parking areas at five (5) feet will create a smooth transition from the street to the homes and significantly reduce the occasions where the residents will need to relocate their vehicles in the event of a tropical event. In order to accomplish the foregoing, we propose to place a limited amount of fill under the parking area to achieve this elevation. The parking area under which the fill will be used will be no wider than twenty (20') feet in width and will be located within one hundred (100') feet of Loggers Circle or Hunter's Haven Drive, as the case may be. As stated above, at no time will fill be placed within any wetland areas nor will it have any impact on the surrounding areas or impede any of the drainage ways within the property.

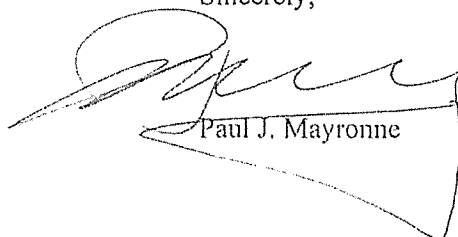
The foregoing represents my client's vision for how the homes within Hunter's Haven will be constructed. It should be noted that each of the homes to be constructed will be a high-end custom home so some components of the construction process will ultimately be decided by the homeowner and the builder, subject to review and approval by the Parish, of course. As you know, this property is within the Lake Pontchartrain coastal plain. Therefore, we understand and would expect that individual requests by builders or homeowners would be evaluated by the Parish consistent with its evaluation of similar projects within the coastal plain such as Guste Island, Fairview Oaks Business Park, Claiborne Oaks and Pontchartrain Oaks.

Finally, during the hearing for final subdivision approval for this project, I was asked by a member of the commission if the homes would be built on piers. I responded to that question in the affirmative. Therefore, I feel that it is important that I have this opportunity to present the foregoing to the commission for the purpose of clarity. Furthermore, we would ask the commission to clarify that there is no requirement that the homes to be constructed on Lot 1 and the interior lots be raised. Finally, we would ask that the commission confirm that each of the lots within Phase 1, including the exterior lots, be permitted to have two parking spaces at the finished elevation of five (5) feet.

Mr. Chris Tissue
June 17, 2021
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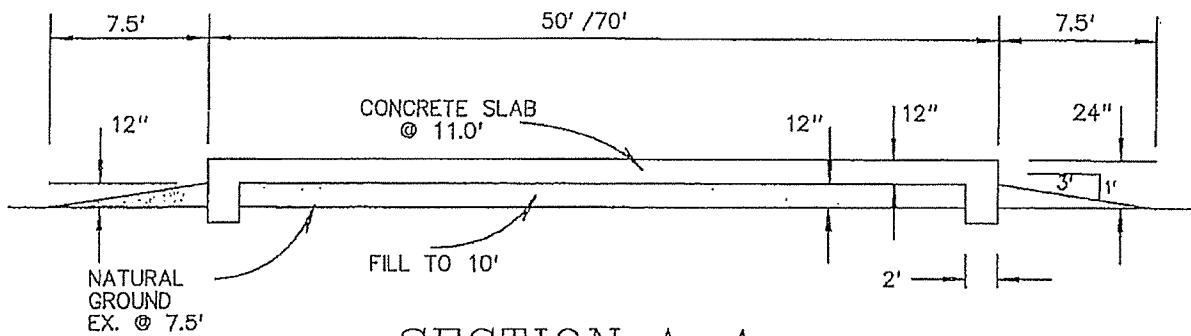
Thank you for your assistance in this matter, and should you have any questions regarding the foregoing or our requests, please do not hesitate to contact me.

Sincerely,

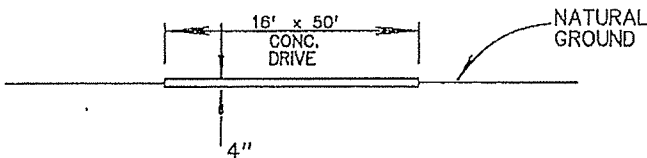


Paul J. Mayronne

PJM/amb
cc: Mr. Uncas B. Favret, Jr.
Mr. Kelly J. McHugh



SECTION A-A



SECTION B-B

QUANTITIES

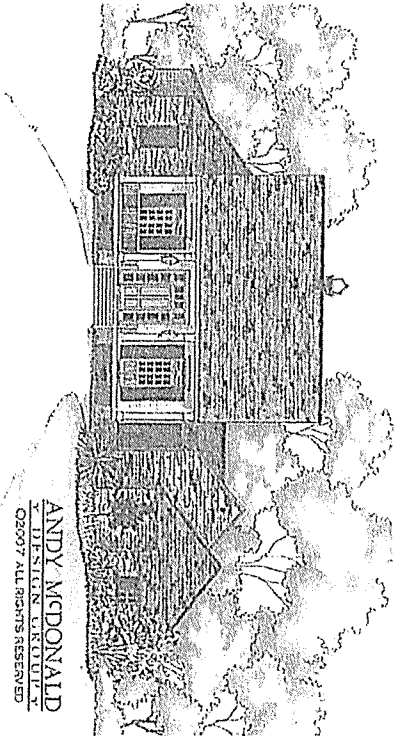
FILL/LOT = 407 CU. YD.
 x 11 LOTS = 4477 CU. YD.
 CONCRETE/LOT = 140 CU. YD.
 x 11 LOTS = 1540 CU. YD.
 LOTS 22-32 (11 LOTS)
 SLAB AND FILL + DRIVEWAYS

SECTION VIEW

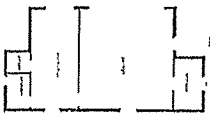
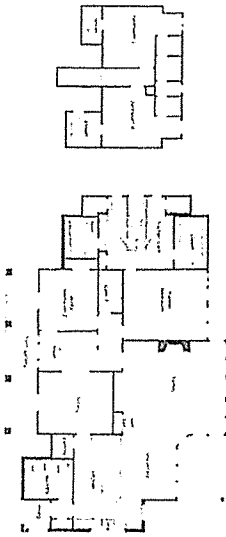


HUNTERS HAVEN,
 SECTION 54, T-7-S, R-11-E,
 GREENSBURG LAND DISTRICT,
 ST. TAMMANY PARISH, LA.

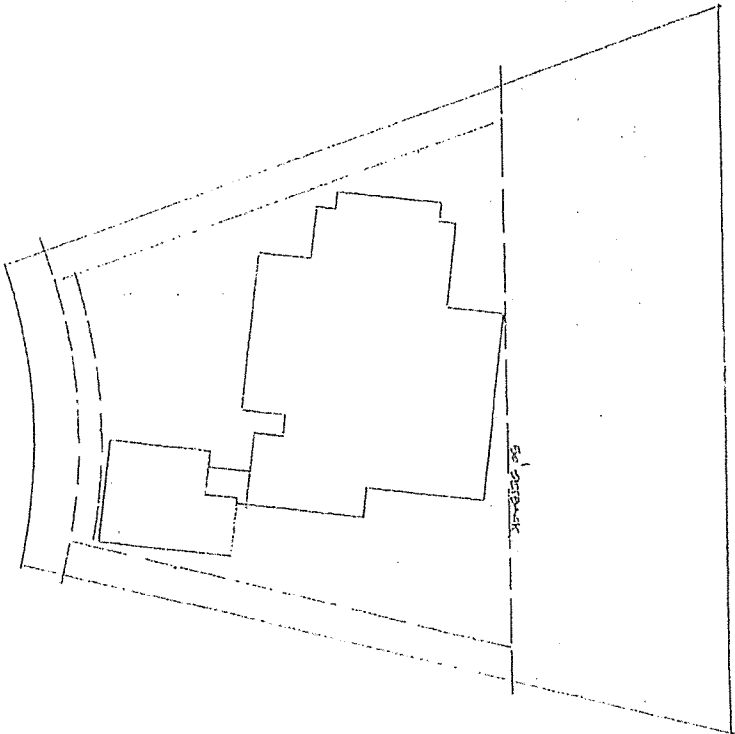
SCALE:	N.T.S.	DATE:	12/18/17
DRAWN:	MDM	JOB NO.:	16-020
REVISED:			



House 72'-5" x 53'-5"



PLAN No. 3076/4992



LOT 2, HAINES & HAINES CO
 SCALE: 1"=20'
 PRELIMINARY CONSTRUCTION #1
 DATE: 06/16/17

