



ST. TAMMANY PARISH
PATRICIA P. BRISTER
PARISH PRESIDENT

APPEAL # 2

PC DENIED: 12/13/16

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 DEVELOPMENT ON OR BEFORE THE TENTH DAY. (NOTE: FINAL SUBDIVISION APPROVAL CANNOT BE APPEALED EXCEPT BY THE DEVELOPER)

RECEIVED

4/11/17

APPEAL REQUEST LETTER

DATE: 1/11/2017
TO: ST. TAMMANY PARISH COUNCIL
FROM: Michael Decoteau - Perriloux Properties, LLC
RE: AGGRIEVED BY DECISION MADE BY THE ST. TAMMANY PARISH PLANNING COMMISSION

I, Michael Decoteau, 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 January 10, 2017 meeting.

The case for which I am aggrieved by, as depicted on the docket of the Planning Commission is as follows: CASE NO: 2016-533-TP Perriloux Trace Subdivision

I am appealing the commission's rejection of the tentative subdivision request. The tentative subdivision request was denied since the commission would not allow a waiver from the Parish Col. du-Sac standards of a maximum length of 700'. The proposed street is 1260' and would require a waiver.
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: Michael Decoteau
Perriloux Properties, LLC
ASSOCIATION TO CASE (PLEASE CHECK ONE): Developer Neighbor Group

ADDRESS: 484 Broadmoor
CITY: Baton Rouge STATE: LA ZIP: 70815 PHONE NO: 225-284-7245

SIGNATURE: [Handwritten Signature]

XC: ALL ST. TAMMANY PARISH PLANNING COMMISSIONERS

TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(As of January 3, 2017)

CASE NO.: 2016-533-TP

PROPOSED SUBDIVISION NAME: PERRILOUX TRACE

DEVELOPER: Perriloux Properties, L.L.C.

ENGINEER/SURVEYOR: Arrow Engineering & Consulting, Inc.

SECTION: 16

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 on the east side of Perriloux Road and south of Brewster Road, west of Madisonville, Louisiana.

SURROUNDING LAND USES: North - undeveloped
 South - undeveloped
 East - Single Family Residential
 West - undeveloped

TOTAL ACRES IN DEVELOPMENT: 10.0

NUMBER OF LOTS: 25 TYPICAL LOT SIZE: 90' x 135'

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: A-4 Single Family Residential (existing)

FLOOD ZONE DESIGNATION: A & C

STAFF COMMENTARY:

Department of Development - Planning

1. Subdivisions with only one ingress/egress shall be designed at a minimum, one (1) 14' wide ingress travel lane on one side of the median and a minimum of two (2) 10' wide each egress travel lanes on the other side of the median. The developer is only depicting 15' wide single egress lane. Therefore, the developer needs to add an additional five (5') feet to the egress in order to provide two travel lanes, a left and right hand turning lanes.

2. Section 40-032.0 of Ordinance No. 499 only permits a maximum cul-du-sac length of 700'; and since the proposed street exceeds that requirement, the developer is seeking a waiver of the cul-du-sac standards (see letter from developer attached).

Informational Items:

1. Parish code requires that a land clearing permit be applied for and obtained through the Department of Planning prior to the developer receiving a work order in conjunction with the preliminary subdivision review process.

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

In addition, if the commission decides to grant the tentative subdivision request, a waiver of the regulations are required relative to the cul-du-sac issue pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499, which requires a 2/3rds majority vote of the full membership of the commission (8 members) in order to grant said waiver.

Department of Development-Engineering

Tentative Plan

1. Side buffer minimum 10' for landscaping and tree preservation - per 7.01707
2. Landscape and tree preservation buffer of 30' minimum required - per 7.0106

Drainage

3. Need to show cross section for ditch to determine adequate maintenance area and state if it will be a public or private Drainage easement.
4. Include in the Restrictive Covenants as well as the Dedication Statement that the Detention Ponds will be maintained by the H.O.A.
5. Minimum 20' between existing ditch along Perrilloux Road and Detention pond.
6. Detention Pond surface buffer, side slopes, access servitudes shall be shown. Set back requirements must be met for Sewage Treatment Site.

Traffic Comments

7. This is a typical section for an 80' ROW but the property line (ROW line) is shown at an unknown distance outside of the 80'. Is this area supposed to be the utility easement?
8. This is a typical section for a 60' ROW but the property line (ROW line) is shown at an unknown distance outside of the 60'. Is this area supposed to be the utility easement?
9. This section does not conform to subdivision ordinance 499. The entrance of the subdivision is required to have one (1) 14' wide ingress travel lane and two (2) 10' wide egress travel lanes.

10. The entrance detail must conform to subdivision ord. 499 and include the following information:
min. median length = 100'
min. median width = 6'
min. median end radii = 3'
min. ROW width = 80'
min. ROW length = 100'
11. In accordance with subdivision ord. 499 the curbing shall have a minimum of five inches (5") in height and eight inches (8") in width.
12. This detail should be Re-drawn to scale, to provide verification that the proposed Radii and two 11 foot lanes can be accomplished within the provided 60' Right-of-Way.

Utility Site

13. Verify with Tammany Utilities that this site will be large enough to accommodate the proposed WWTP, and the location in relation to the pond is acceptable.

Watershed Comments

14. Need drainage easement at rear of these lots to direct sheet flow runoff to the pond for retention, prior to discharge of stormwater.
15. Include a note as to who is the wetlands consultant that performed the determination.

General Comments

16. Revise "30R" to state "30' " for the distance between Median Curbs for the proposed Auto Turnaround.
17. Corps permit MVN-2007-1083-EOO has an expiration date of 2007. Please provide a revised Corps permit before a work order is issued. Also, an updated Water Quality Certification is required for this project.
18. This is not a preliminary submittal. "Preliminary" should be changed to "Tentative".
29. Subdivision Note: This is the same developer; therefore "RESUBMITTAL" should be added to the S/D Name.
20. Subdivision Note: This S/D received Preliminary Approval on March 13, 2007 and a Limited Work Order for clearing and grubbing on March 7, 2008.

No work was accomplished and the developer requested release of the Maintenance Obligation. Dept. of Finance released the M.O. on April 26, 2013.
21. Need to show the distance from Perrilloux road and roadside ditch.