



APPEAL # 1

PC APPROVED: 12/13/16

ST. TAMMANY PARISH
PATRICIA P. BRISTER
PARISH PRESIDENT

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: 12/13/16

TO: ST. TAMMANY PARISH COUNCIL

FROM: Beth Allbritton

RE: AGGRIEVED BY DECISION MADE BY THE ST. TAMMANY PARISH PLANNING COMMISSION

I, Beth Allbritton, 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 meeting.

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

2016-482-PP Brentwood Estates

2016-482-PP
Brentwood Estates, Ward 4, District 5
Developer/Owner: Brentwood Land Development, L.L.C. Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Rykert Toledano

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: Beth Allbritton

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

ADDRESS: 60 Parc Place

CITY: Mandeville STATE: LA ZIP: 70471 PHONE NO: 985-624-5633

SIGNATURE: Beth Allbritton

XC: ALL ST. TAMMANY PARISH PLANNING COMMISSIONERS



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(NOTE: FINAL SUBDIVISION APPROVAL CANNOT BE APPEALED EXCEPT BY THE DEVELOPER)

APPEAL REQUEST LETTER

DATE: 12/13/16
TO: ST. TAMMANY PARISH COUNCIL
FROM: PAUL D. BROUSSARD
RE: AGGRIEVED BY DECISION MADE BY THE ST. TAMMANY PARISH PLANNING COMMISSION

I, PAUL D. BROUSSARD, 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 2017 meeting.

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

- 2016-482-PP
- Brentwood Estates, Ward 4, District 5
- Developer/Owner: Brentwood Land Development, L.L.C. Engineer: Kelly McHugh & Associates, Inc.
- Parish Council District Representative: Hon. Rykert Toledano

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: PAUL D. BROUSSARD

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

ADDRESS: 313 LAKE SHORE DRIVE

CITY: Mand. STATE: LA ZIP: 70471 PHONE NO: 985-626-4185

SIGNATURE: [Handwritten Signature]

XC: ALL ST. TAMMANY PARISH PLANNING COMMISSIONERS



ST. TAMMANY PARISH
PATRICIA P. BRISTER
PARISH PRESIDENT

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(NOTE: FINAL SUBDIVISION APPROVAL CANNOT BE APPEALED EXCEPT BY THE DEVELOPER)

APPEAL REQUEST LETTER

DATE: 12-13-2016
TO: ST. TAMMANY PARISH COUNCIL
FROM: Dan Shapiro
RE: AGGRIEVED BY DECISION MADE BY THE ST. TAMMANY PARISH PLANNING COMMISSION

I, Dan Shapiro, 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 2017 meeting.

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

- 2016-482-PP
- Brentwood Estates, Ward 4, District 5
- Developer/Owner: Brentwood Land Development, L.L.C. Engineer: Kelly McHugh & Associates, Inc.
- Parish Council District Representative: Hon. Rykert Toledano

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: Dan Shapiro

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

ADDRESS: 123 Blue Hwy

CITY: Warrick STATE: LA ZIP: 70471 PHONE NO: 504-481-1938

SIGNATURE: [Signature]

XC: ALL ST. TAMMANY PARISH PLANNING COMMISSIONERS

PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of December 6, 2016)

CASE NO.: 2016-482-PP

SUBDIVISION NAME: Brentwood Estates

DEVELOPER: Brentwood Land Development, LLC
845 Galvez St.
Mandeville, LA 70448

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTION 39
TOWNSHIP 7 South
RANGE 11 East

WARD: 4
PARISH COUNCIL DISTRICT: 5

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 North side of Sharp Rd. & East of Westwood Drive

TOTAL ACRES IN DEVELOPMENT: 107.635

NUMBER OF LOTS: 102 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: C

PUD APPROVAL GRANTED: Zoning Commission Approval - September 6, 2016
 Parish Council Approval - November 3, 2016

STAFF COMMENTARY:

Department of Development - Engineering

The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site.

It is recommended that Preliminary submittal be approved subject to the following:

Preliminary Plat

1. Revise the 15' drainage servitude between Lots # 32 and #31 to call-out a "Private Drainage Servitude".
2. Revise the 20' Drainage Servitude North of the West Pond to read "Private Drainage Servitude".
3. Remove the conservation area from within the road ROW.
4. The Drainage Servitude between Lots #98 and #99 must be revised to read "Private 15' Drainage Servitude".

Paving and Drainage Plan

5. Revise the 15' drainage servitude on the Paving and Drainage Plan between Lots # 32 and #31 to call-out a "Private Drainage Servitude".
6. Revise the culvert schedule; it does not match culvert calculations.
7. The Drainage Servitude between Lots #98 and #99 must be revised to read "Private 15' Drainage Servitude".

Informational Items

8. Plans and Specifications for the construction of the project's water distribution lines and sewer collection lines have not yet been approved by the Louisiana Department of Health.

No work order will be issued until the submitted plans and specifications are approved by the Department of Health.

9. Gravity Drainage District 5 comments must be addressed before a work order is issued.

A funded Maintenance Obligation in the amount of \$10,000 is required in accordance with Subdivision Ordinance #499; Section 40.061.08 funded letters of credit for existing Parish roads to ensure the repair of any damage to the Parish roads resulting from construction activity in connection with the subdivision.

Mandatory Developmental fees will be required at Final Submittal in accordance with Subdivision Ordinance #499 since no public hearing was held prior to January 1, 2005.

Revised drawings will not be accepted prior to the December 13th Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.

Department of Development - Planning

1. A typical inset detail needs to be depicted on the plat for the roadway width and radius for the cul-du-sacs. The minimum requirements for a cul-du-sac calls for a 60' minimum radius with a 26' minimum inside turning radius.