



APPEAL # 1

PC APPROVED: 12/5/17

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

APPEAL REQUEST LETTER

DATE: November 24, 2017

TO: ST. TAMMANY PARISH COUNCIL

FROM: HENRY GAFFNEY

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

I, HENRY GAFFNEY, hereby request that the St. Tammany Parish Council review the below mentioned case and consider reversing the decisions made by the Council on November 2, 2017, and by the Tammany Parish Planning Commission at their November 14, 2017 meeting.

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

Subdivision approvals for Versailles Business Park, Phase 2 (Cases 2017-825-PP & 2017-826-FP)

1. Case 2017-825-PP Versailles Business Park, Phase 2, Ward 3, District 5 Developer/Owner: Dobbins Group Engineer: Duplantis Design Group, PC Parish Council District Representative: Hon. Rykert Toledano
2. Case 2017-826-FP Versailles Business Park, Phase 2, Ward 3, District 5 Developer/Owner: Dobbins Group Engineer: Duplantis Design Group, PC Parish Council District Representative: Hon. Rykert Toledano that had NO Final Review Report

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: HENRY GAFFNEY

ASSOCIATION TO CASE (PLEASE CHECK ONE): Developer Neighbor Group AND Resident of Versailles Subdivision X with whom the subject PUDS were supposed to represent a protection of the interests of ALL residents of the Versailles Subdivision(s)

ADDRESS: 427 AVENUE PALAIS ROYAL

CITY: Covington STATE: LA ZIP: 70433 PHONE NO: 504-701-5277

SIGNATURE: [Handwritten Signature]

XC: ALL ST. TAMMANY PARISH PLANNING COMMISSIONERS

PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of November 7, 2017)

CASE NO.: 2017-825-PP

SUBDIVISION NAME: Versailles Business Park, Phase 2

DEVELOPER: Versailles Business Park, LLC
c/o Mike Saucier, Managing Partner
109 New Camellia Boulevard; Suite 100
Covington, LA 70433

ENGINEER/SURVEYOR: Duplantis Design Group, PC

SECTION: 15 & 16 WARD: 3
TOWNSHIP: 7 South PARISH COUNCIL DISTRICT: 5
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 in the northwest quadrant of I-12 and Hwy 190,
 just east of Avenue De Bellevue and south of Covington

TOTAL ACRES IN DEVELOPMENT OR PHASE: 24.512

NUMBER OF LOTS: 1 AVERAGE LOT SIZE: 24.512 Acres

SEWER AND WATER SYSTEMS: N/A

PROPOSED OR EXISTING ZONING: PUD

FLOOD ZONE DESIGNATION: "C", "B" & "A9"

PUD APPROVAL GRANTED: By way of PUD Amendment dated August 5, 2014

STAFF COMMENTARY:

Department of Development - Engineering

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

It is recommended that Preliminary Submittal be approved.

No Maintenance Obligation is required since no construction is proposed.

Since the developer has no "end users," the mandatory developmental fees are not due prior to signing the subdivision plat, but are due upon building permit application.