



ST. TAMMANY PARISH
 DEPARTMENT OF PLANNING
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APPEAL # 6

PC Approved :

10/11/11

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: 10-20-11
 TO: ST. TAMMANY PARISH COUNCIL
 FROM: CARLO HERNANDEZ
 RE: AGGRIEVED BY DECISION MADE BY THE ST. TAMMANY PARISH PLANNING COMMISSION

I, CARLO HERNANDEZ, 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 _____ meeting.

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

SD 11-10-004

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: CARLO HERNANDEZ

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

ADDRESS: 2818 MESA COURT

CITY: MANDERVILLE STATE: LA ZIP: 70448 PHONE NO: 626-7578

SIGNATURE: Carlo Hernandez

XC: ALL ST. TAMMANY PARISH PLANNING COMMISSIONERS

TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(As of October 4, 2011)

CASE NO.: SD11-10-004

PROPOSED SUBDIVISION NAME: FALCONBRIDGE

DEVELOPER: Weyerhaeuser Real Estate Development Company

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTION: 4 & 33 WARD: 4
TOWNSHIP: 7 & 8 South PARISH COUNCIL DISTRICT: 7
RANGE: 12 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 just south of the intersection of Interstate 12 and LA Highway 1088, northeast of Mandeville, Louisiana

SURROUNDING LAND USES: North - undeveloped
 South - undeveloped
 East - undeveloped
 West - single family residential

TOTAL ACRES IN DEVELOPMENT: 358

NUMBER OF LOTS: 603 TYPICAL LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: Planned Unit Development (existing)

FLOOD ZONE DESIGNATION: C

STAFF COMMENTARY:

Department of Planning

1. Since the develop has only one entrance that ties into Loretta Drive, said entrance must meet the standards pursuant to Sec. 40-032.0, 3., Ord. No. 499, which requires an 80' x 100' minimum right-of-way at the entrance to all subdivisions with only one ingress/egress.
2. Proposed Falconbridge Boulevard located to the north of the development that ties the

subdivision into the only means of access, to Loretta Drive, is not owned by the developer. The developer currently has a right-of-way agreement with Land Holding Company, L.L.C. to use said boulevard. Further, the developer intends to purchase the right-of-way for the subdivision at a future date.

3. Since Huntingbridge Loop essentially services most of the 603 lots within the subdivision, the staff feels that consideration should be given to said roadway being made into a boulevard, which requires an 80' wide right-of-way, with 4 travel lanes a minimum of 10' wide each, and a center median.
4. The developer has depicted greenspace and amenities within the development pursuant to parish code requirements. Therefore, the developer should be prepared to present a "**Recreational Development Plan**" for staff review and approval prior to the developer receiving a "work order" in conjunction with the preliminary subdivision approval process. Said plan should be presented in document form inclusive of the amenities that are being provided, a landscape plan if applicable, a time schedule for development, and the entity or entities whom shall be responsible for the liability and maintenance of the greenspace areas.
Additionally, It should also be noted that since this development will be done in phases, it is imperative that the first phase include at a minimum some active and passive amenities.

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

Department of Engineering

1. At preliminary, a model showing the 100 year flood height of Bayou Castine where it runs through this subdivision will be required. If floodplain storage exists, it must be maintained;
2. If bridges are required, they shall be made from reinforced concrete. This crossing will be determined at preliminary;
3. The drainage servitude along Bayou Castine shall include at least 25' cleared along each side of channel for maintenance;
4. The drainage servitude along Bayou Castine is shown as 175'. The original LADOTD I-12 ROW map shows the right-of-way width as 125'. (Sheet No. 14, File No. 2-3-1-2, date 2-8-65). Is an additional 50' proposed? Please identify the current owner of the servitude, and if it's LADOTD, will this servitude be transferred to St. Tammany Parish?
5. At preliminary, show and quantify all off-site water entering this site;
6. Restrictive covenants need to state if STP is to maintain detention ponds;
7. Entry Boulevard (Falconbridge Blvd.) needs to be dedicated to STP since it is not part of the legal description;
8. P.O.B. in legal description needs to be correctly stated;
9. Will need copy of your Notice of Intent, NOI to LDEQ for Preliminary review;
10. A SWPPP must be prepared prior to NOI and maintained on site for Stormwater Inspections;
11. The Traffic Impact Analysis for this development was received by the Engineering department on September 28, 2011. Therefore, the review of the TIA is not yet completed. It is not known at this time what traffic mitigation measures, if any, will be required by the development.

Department of Environmental Services

None