



ST. TAMMANY PARISH

APPEAL # 5

DEPARTMENT OF PLANNING
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PC APPROVED: 10/9/12

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: October 11, 2012
TO: ST. TAMMANY PARISH COUNCIL
FROM: Paul J. Mayronne
RE: AGGRIEVED BY DECISION MADE BY THE ST. TAMMANY PARISH PLANNING COMMISSION

I, Paul J. Mayronne, 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 October 9, 2012 meeting.

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

SD12-08-005

River Club, Ward 1, District 1

Developer/Owner: Delta Land Holding, L.L.C. Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

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 J. Mayronne

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

ADDRESS: P.O. Box 1810

CITY: Covington STATE: LA ZIP: 70434 PHONE NO: (985) 892-4801

SIGNATURE: [Handwritten Signature]

XC: **ALL ST. TAMMANY PARISH PLANNING COMMISSIONERS**

Department of Planning

1. The proposed development has jurisdictional wetlands. Therefore, the developer should be required to submit a copy of an approved Army Corps of Engineers Permit to the Department of Engineering, if applicable, prior to receiving a "work order" in conjunction with the preliminary subdivision review process.
2. 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.
3. The entrance to the subdivision development from East Brewster Road has been secured pursuant to a "Predial Servitude of Access" from Maurmont Properties, L.L.C. in favor of the developer.
4. The maximum block length of 1500' has been exceeded for River Club Drive by approximately 200' from the intersection with Delta Lane to the intersection with River Club Loop.
5. The maximum cul-du-sac length of 700' has been exceeded for River Club Drive by approximately 200' from the intersection with River Club Loop to the terminus of the cul-du-sac.
6. A "preliminary draft" copy of the declaration of covenants and restrictions should be remitted to this department for review prior to the developer receiving a "work order" in conjunction with the preliminary subdivision approval process.
7. 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.
8. The developer has incorporated all of the requirements, conditions and stipulations for a Planned Unit Development, where applicable, on the tentative plat, pursuant to the rezoning.

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

However, if the commission decides to grant the tentative subdivision request, a waiver of the regulations are required relative to staff comment numbers 4. and 5. 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 Engineering

1. The drainage plan and hydrological study must be compatible with existing and proposed

Conditions for Tchefuncta Club Estates and the proposed River Chase Development Drainage Analysis.

2. Floodplain storage must be maintained for a 100 year riverine storm event. No net fill calculations must be submitted for areas filled or cut below this elevation.
3. Off-site water, if any must be accepted and passed through the site. Any off-site drainage laterals must be designed for a 100 year storm event within the subdivision.
4. Covenant #6 should be modified to require the finished floor to also be at least 12" above the crown of the road.
5. A scenic river permit may be required. Verification will be needed.
6. Retention can be waived in areas draining directly to the river if desired by the developer. A fee in lieu of retention would then be required.
7. A separate Traffic Impact Analysis was not required of this development because it was taken into account as part of the Stirling PUD TIA. All turn lanes, etc. as required in the original TIA shall be constructed.
8. Please show where the proposed entrance/access road is located with respect to the Tchefuncta Interchange.
9. Need stormwater site plan indicating BMP selection & placement with legend & BMP details for Preliminary.
10. Need copy of LDEQ Stormwater Permit letter with Agency Interest Number prior to Work Order.
11. Need copy of SWPPP maintained on construction site for stormwater inspections.

Department of Environmental Services

None