

APPEAL # 3

PC DENIED: 03/05/2024



ST. TAMMANY PARISH

MICHAEL B. COOPER
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: March 13, 2024
TO: ST. TAMMANY PARISH COUNCIL
FROM: Centerfire, LLC (John T. Campo Jr.)
RE: AGGRIEVED BY DECISION MADE BY THE ST. TAMMANY PARISH PLANNING COMMISSION

I, John T. Campo Jr., 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 March 5, 2024 meeting.

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

2024-3682-TP Brewster Place Subdivision Developer/Owner: Centerfire, LLC
Engineer/Surveyor: J.V. Burkes & Associates, Inc. Parish Council District Representative: Hon. Kathy Seiden
General Location: The property is located on the west of Dummyline Road, south of Brewster Road, west of LA Highway 1077, south of Interstate 12, Madisonville, Louisiana, Ward 1, District 4

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: John T. Campo Jr.

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

MAILING ADDRESS: 124 Sanctuary Dr.

CITY: Mandeville STATE: LA ZIP: 70471 PHONE NO: (504) 289-4372

SIGNATURE: John T. Campo Jr.

2024-3682-TP

Brewster Place Subdivision

Developer/Owner: Centerfire, LLC

Engineer/Surveyor: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Kathy Seiden

General Location: The property is located on the west of Dummyline Road, south of Brewster Road, west of LA Highway 1077, south of Interstate 12, Madisonville, Louisiana, Ward 1, District 4

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BY:

TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(As of February 27, 2024)
(February 14, 2023 Meeting – Rescheduled to March 5, 2023)

CASE NO.: 2024-3682-TP

PROPOSED SUBDIVISION NAME: Brewster Place Subdivision

DEVELOPER: Centerfire, LLC
400 Poydras Street; Suite 1410
New Orleans, LA 70130

ENGINEER/SURVEYOR: J.V. Burkes & Associates, Inc.
1805 Shortcut Highway
Slidell, LA 70458

SECTION: 15 WARD: 1
TOWNSHIP: 7 South PARISH COUNCIL DISTRICT: 4
RANGE: 10 East

TYPE OF DEVELOPMENT: X URBAN (Residential lots less than 1 acre)
 SUBURBAN (Residential lots between 1-5 acres)
 RURAL (Residential Farm Tract lots 5 acres plus)
 OTHER (Multi family, commercial or industrial) (PUD)

GENERAL LOCATION: The property is located on the west of Dummyline Road, south of
Brewster Road, west of LA Highway 1077, south of Interstate 12,
Madisonville, Louisiana.

SURROUNDING LAND USES: North - A-2 Suburban (Residential)
 South - A-4 Single Family Residential
 East - A-4 Single Family Residential
 West - A-3 Suburban (Residential)

TOTAL ACRES IN DEVELOPMENT: 7.747 Acres

NUMBER OF LOTS: 18 Lots TYPICAL LOT SIZE: 90' x 140'

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: A-4 Single Family Residential

FLOOD ZONE DESIGNATION: "C"

NUMBER OF POSTPONEMENTS: 0

STAFF COMMENTARY:

Department of Planning and Development

The Tentative plans and documentation have been reviewed by this office and an inspection was made of the site on February 2, 2024. Tentative approval shall be subject to the below informational items and comments #1 - #3 being completed and addressed.

Comments

1. Section 130-5 defines "area, net" as "area actually occupied not including accessory unoccupied areas." In order to calculate the allowable density for a proposed Major Subdivision, the developer of a property must reduce the total acreage by the unbuildable portions of the site including the total acreage proposed for detention, streets, unmitigated wetlands, etc. and then multiply by the maximum net density allowable under the appropriate zoning classification. Confirm the total ROW acreage is .813 acres, total all servitudes and easements, and provide total of all retention/detention. The tentative plan must provide the acreage and subsequent calculation for these areas.
2. Provide letter from utility companies indicating sufficient water and sewer capacity for this development.
3. The Tentative Plat needs to be updated to reflect and account for the previous comments and markup summary issued to the developer and the engineer of record on February 6, 2024.

New Directions Information

Residential: Medium-Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

Sec. 125-94. - Miscellaneous.

The planning commission shall review whether subdivision plans meet the minimum requirements, and shall consider whether the plans ensure and conform to the best interests of public health, safety and welfare. The planning commission shall reserve the right to stipulate any reasonable additional requirements for subdivisions. These considerations may include, but are not limited to the following:

- (1) Recreational areas.
- (2) General street design and construction specifications.
- (3) Buffer zones and screening.
- (4) Lot designs and configurations

Informational Items

The developer is responsible for contacting the USPS Regional Growth management Coordinator to

verify the appropriate street names, addresses and mail delivery location for this development. Offsite drainage from the eastern and southern properties will be evaluated at the time of Preliminary Approval once surveying data is acquired for the drainage design. The developer acknowledges that drainage servitudes are not allowed within private lots which would change the size of the lots if a drainage servitude is required.

The developer acknowledges that traffic/speeding measures will be addressed at the time of Preliminary Approval with the Paving and Drainage Plan design.

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.

Revised drawings will not be accepted for review or placement in the packet prior to the March 5, 2024 Planning Commission Meeting (Rescheduled from February 14, 2024) to ensure that any additional comments at the meeting can be incorporated into the revised plans.



