

APPEAL # 2

PC DENIED: 09/12/2023



ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

RECEIVED  
SEP 18 2023

BY: [Signature]

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: September 14, 2023

TO: ST. TAMMANY PARISH COUNCIL

FROM:

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

I, Andrew Cahanin, 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 November 2023 9/12/23 AC meeting. The case for which I am aggrieved by, as depicted on the docket of the Planning Commission is as follows:

**2023-3417-TP Jessikat Estates Subdivision Developer/Owner: First Horizon, Inc. Engineer/Surveyor: McLin Taylor, Inc. Parish Council District Representative: Hon. Marty Dean General Location: The property is located on the northwest side of Rex Avenue, north of Brewster Road, west of LA Highway 1077, south of Interstate 12, Madisonville, Louisiana. Ward 1, District 1**

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: First Horizon, Inc

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

MAILING ADDRESS: 7660 Pecue Ln

CITY: Baton Rouge STATE: LA ZIP: 70809 PHONE NO: 225-287-0277

SIGNATURE: [Signature]

XC: ALL ST. TAMMANY PARISH PLANNING COMMISSIONERS

**TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of September 5, 2023)*

CASE NO.: 2023-3417-TP

PROPOSED SUBDIVISION NAME: Jessikat Estates Subdivision

DEVELOPER: First Horizon, Inc.  
7660 Pecue Lane  
Baton Rouge, LA 70809

ENGINEER/SURVEYOR: McLin Taylor, Inc.  
P.O. Box 1266  
Livingston, LA 70754

SECTION: 10                                  WARD: 1  
TOWNSHIP: 7 South                        PARISH COUNCIL DISTRICT: 1  
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 northwest side of Rex Avenue,  
north of Brewster Road, west of LA Highway 1077, south of  
Interstate 12, Madisonville, Louisiana.

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

TOTAL ACRES IN DEVELOPMENT: 52.637 Acres

NUMBER OF LOTS: 89 Lots        TYPICAL LOT SIZE: 100' x 130', 100' x 150'

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: A-3 Suburban

FLOOD ZONE DESIGNATION: "C"

NUMBER OF POSTPONEMENTS: 2

*Department of Planning and Development*

This case was previously postponed at the July 11, 2023 and the August 8, 2023 Planning Commission meetings.

The Tentative plans and documentation have been reviewed by this office and an inspection was made of the site on August 29, 2023. Tentative approval shall be subject to the below informational items, approval of the required waivers and comments #1 - #5 being completed and addressed.

*General Comments:*

1. Pursuant to Ordinance Section 125-56(d)(2) the developer is requesting a waiver of the maximum cul-de-sac length of 700', see attached email. A waiver of this section requires a 2/3rds majority affirmative vote of the Planning Commission Membership.
2. The developer is requesting a waiver of Section 125-25 (a) so that "unmitigated wetlands" are not deducted from the "area, net" for the project when calculating the project density, see attached email and wetland letter from the wetlands consulting firm. A waiver of this section requires a 2/3rds majority affirmative vote of the Planning Commission Membership.
3. In accordance with STP Ordinance Section 125-56(c) subdivisions where only one entrance is provided shall be required to provide a boulevard entrance meeting Section 125-56 (c) standards. The current subdivision configuration does not account for the minimum boulevard entrance standards, as such the developer is requesting a waiver of this section, see attached email. A waiver of this section requires a 2/3rds majority affirmative vote of the Planning Commission Membership.
4. A revised Traffic Impact Analysis 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 September 5, 2023.
5. The Tentative Plat and supporting documentation need to be updated to reflect and account for the previous comments and markup summaries issued to the developer and the engineer of record on September 5, 2023.

*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 subdivision is proposing to connect to the existing parish-maintained local road "Vista Street" which is approximately 14 to 16 feet wide. Considerations will need to be made to increasing the width of this roadway to an acceptable standard during the Preliminary design phase.

Per the T.I.A. received on 8/15/2023, the developer is requesting to work with The Parish and pursue in kind contributions from the developer to The Parish to allow for a more global solution along Brewster Road in lieu of installing an EB Left Turn Lane on Brewster Road. The Parish is in discussions with the developer regarding this request, and will need a finalized plan prior to Preliminary Approval being granted.

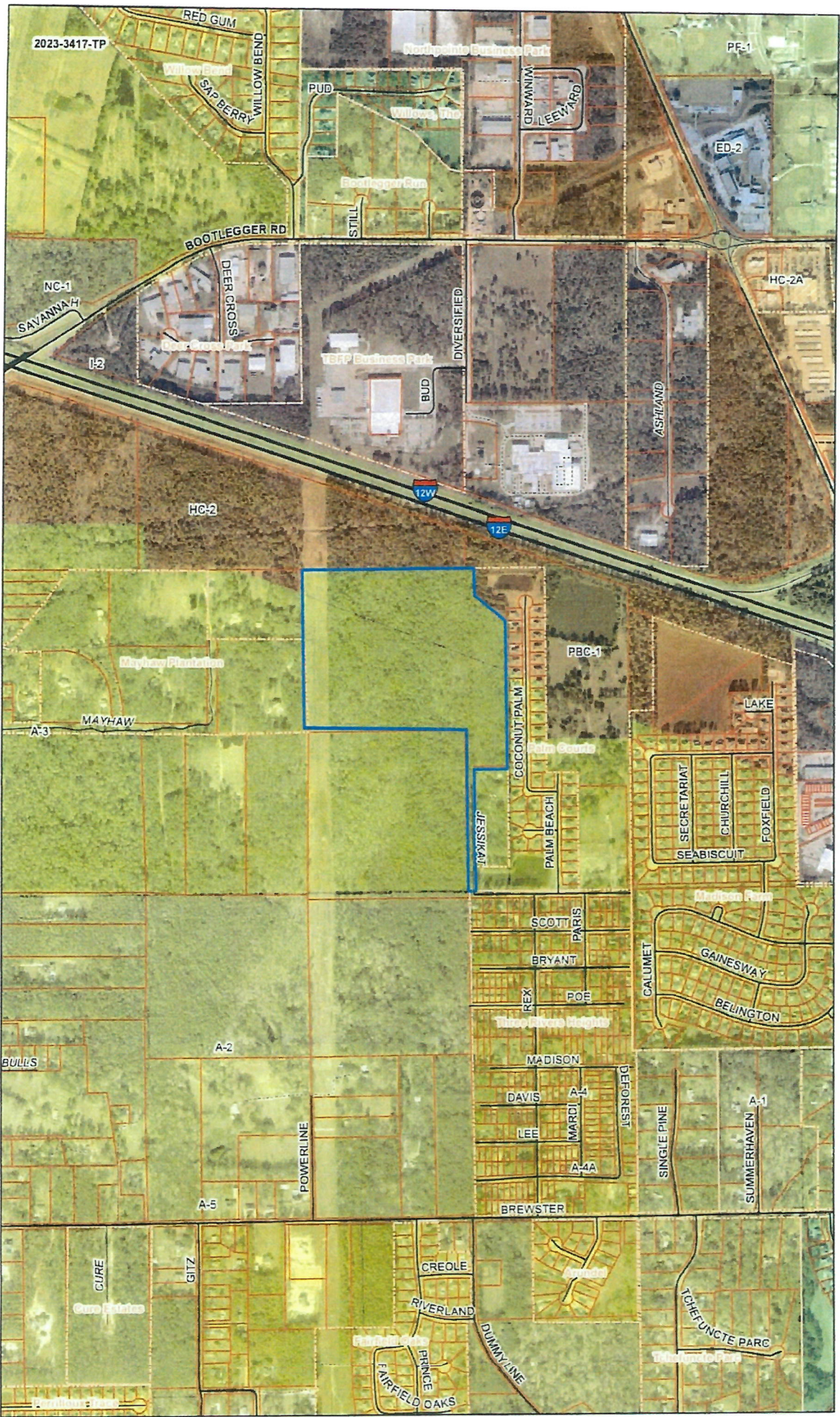
In accordance with STP Ordinance Section 125-95(a) green space must be set aside for recreational purposes. Provide recreational activity plan for the subdivision including a schedule of implementation prior to Preliminary Approval.

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.

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 September 12, 2023 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.





## Theodore C. Reynolds

---

**From:** Andrew Cahanin <acahanin@dslldhomes.com>  
**Sent:** Wednesday, June 28, 2023 3:30 PM  
**To:** Maria T. Robert  
**Cc:** Carl Cleland; Chris A Cloutet; Daniel P. Hill; Elizabeth D. Smythe; Erin D. Cook; Heidi Hayes; Helen Lambert; Holly O'Neal; Jay Watson; Joey Lobrano; Mitchell D. Roniger; Regan K. Contois; Ross P. Liner; Sabrina Schenk; Sean M. Ladreyt; Shelby R. Vorenkamp; Tanya M. Washington; Theodore C. Reynolds; billy@mclintaylor.com; pjim@jonesfussell.com; Nick Ferlito  
**Subject:** RE: [EXTERNAL] Jessikat Estates Subdivision - Tentative Submittal Markups & Summary  
**Attachments:** 2220370\_Tentative PLAT.pdf; Tentative Plat (06.07.2023) Jessikat Estates (Markup Plan & Summary)\_Comment Responses.pdf; Madisonville 53-Acre Tract-Email Response.pdf

### EXTERNAL EMAIL - THINK BEFORE YOU CLICK

Maria,

Please see the attached revised Tentative Plat for Jessikat Estates as well as the Mark Up plan and summary with comments addressed. I have handed the 12 hard copies of the plat as well as the Mark Up Summary with comments addressed earlier today to Erin Cook. Also, please see below our request for 3 waivers as listed on the comment responses.

1. The acreage for the wetlands to be mitigated is 12.59 acres and the acreage for the wetlands that will not be mitigated is 8.76 acres. It is the desire and the goal of the developer to preserve, and thereby not disturb or mitigate, as much of the on-site wetlands as possible. It is the developer's belief that the preservation of these wetlands is in the best interest of the project, the surrounding area and the Parish. Accordingly, the developer is requesting a waiver of Section 130-5 so that "unmitigated wetlands" are not deducted from the "area, net" for the project when calculating the project density. We have also attached our wetlands delineation for the site as well as a letter from our wetlands consulting confirming that the wetlands on site could be permitted, mitigated and developed.
2. In an effort to provide the larger lots required by the A-3 zoning, preserve on-site wetlands and create perimeter buffers along the project, we will need to exceed the maximum cul-da-sac length. Therefore, we are requesting a waiver of this requirement. Please note that we are only exceeding the maximum length by less than 200 feet.
3. The shape of the subject property is unique and irregular. The portion of the subject property that abuts the Vista Street right way is only sixty (60') feet wide and this width is maintained for a depth of approximately one thousand (1,000) feet. Accordingly, we physically do not have the room necessary to provide a boulevard entrance. Accordingly, we are requesting a waiver of this requirement.

I will be sending out in a separate email shortly following this one, with the Will Serve letter from Tammany Utilities for water and sewer. Thanks again and let us know if you need anything else.

**From:** Maria T. Robert <mtrobert@stpgov.org>  
**Sent:** Wednesday, June 21, 2023 4:21 PM  
**To:** Andrew Cahanin <acahanin@dslldhomes.com>  
**Cc:** Carl Cleland <cclceland@stpgov.org>; Chris A Cloutet <cacloutet@stpgov.org>; Daniel P. Hill <dphill@stpgov.org>; Elizabeth D. Smythe <edsmythe@stpgov.org>; Erin D. Cook <edcook@stpgov.org>; Heidi Hayes <HHayes@stpgov.org>;

Helen Lambert <hlambert@stpgov.org>; Holly O'Neal <honeal@stpgov.org>; Jay Watson <jwatson@stpgov.org>; Joey Lobrano <joeyl@stpgov.org>; Mitchell D. Roniger <mdroniger@stpgov.org>; Regan K. Contois <rkcontois@stpgov.org>; Ross P. Liner <rliner@stpgov.org>; Sabrina Schenk <sschenk@stpgov.org>; Sean M. Ladreyt <smladreyt@stpgov.org>; Shelby R. Vorenkamp <srvorenkampdev@stpgov.org>; Tanya M. Washington <tmwashington@stpgov.org>; Theodore C. Reynolds <creynolds@stpgov.org>; billy@mclintaylor.com; pjw@jonesfussell.com; Nick Ferlito <nick.ferlito@neel-schaffer.com>

**Subject:** [EXTERNAL] Jessikat Estates Subdivision - Tentative Submittal Markups & Summary

Mr. Cahanin,

This office is in receipt of your Tentative approval check sheet and plans for Jessikat Estates Subdivision.

The staff has reviewed your submittal and our comments are attached. To assist in our review, please reply to each comment directly on the Markup Summary attached to this email. Once the staff comments have been addressed, please submit twelve (12) hard copies of the revised plat, as well as delivered digitally as a PDF document or dropped off at the office along with the twelve (12) hard copies.

Please be advised that the attached information and hardcopy submittal must be answered and received by this office before C.O.B. on Wednesday, June 28<sup>th</sup>, 2023 so that our report to the Planning Commission can be completed. Once we receive the information needed to comply with the attached comments, our review will continue and additional comments may arise.

If you have any questions or need further clarification regarding the attached comments please feel free to contact this office.

Kindly,



**Maria T. Robert, MSCE, PE**

Engineer III - Department of Engineering  
**St. Tammany Parish Government**  
21454 Koop Drive, Building B, Mandeville, LA 70471  
985.898.2552 [mrobert@stpgov.org](mailto:mrobert@stpgov.org)  
[www.stpgov.org](http://www.stpgov.org)

*Any e-mail may be construed as a public document, and may be subject to a public records request. The contents of this e-mail reflect the opinion of the writer, and are not necessarily the opinion or policy of St. Tammany Parish Government.*

## Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware and may have been automatically archived by Mimecast, a leader in email security and cyber resilience. Mimecast integrates email defenses with brand protection, security awareness training, web security compliance and other essential capabilities. Mimecast helps protect large and small organizations from malicious activity, human error and technology failure; and to lead the movement toward building a more resilient world. To find out more, visit our website.





March 16, 2023

TENTATIVE S/D PLANS  
RECEIVED  
06/28/2023  
DEVELOPMENT  
ENGINEERING

**ENGINEERING  
REVIEW COPY**

Paul J. Mayronne  
Jones Fussell, L.L.P.  
Northlake Corporate Park  
Suite 103 1001 Service Rd.  
East, Highway 190

ATTN: Mr. Paul J. Mayronne

RE: Information requested in email dated March 1<sup>st</sup> 2023; Madisonville 53 Acre Tract

Dear Mr. Mayronne:

I am an Environmental Scientist with ELOS Environmental LLC. I have five years of experience in the field, earned a Wetland Delineation Certificate from The Wetland Training Institute, and additionally earned a Bachelor of Science in Biology.

Through use of our proposed delineation and the proposed design provided on 03/07/2023, ELOS is of the opinion that the entire 21.35 acres of wetlands on the tract can be permitted through DNR and USACE Section 404 permitting process; however, the proposed site design will impact only 12.94 acres. Thus preserving 8.41 acres of wetlands within the site. Using historical imagery and current vegetation located on the site ELOS opines the wetlands will be classified as pine savannah. Over time without prescribed and/or natural burning of savannah habitat, it can become overgrown and present vegetation more akin to pine flatwoods. However, we believe the USACE will agree with our professional opinion and push for pine savannah mitigation credits to be purchased. Through section 404 of the Clean Water Act, a joint permit application will be submitted to both the Department of Natural Resources (DNR) and the U.S. Army Corps of Engineers (USACE). Once a jurisdictional determination is made agencies involved will require compensatory mitigation for any wetlands impacted. These credits will have to be purchased before issuance of a permit can occur.

Please note that this is strictly a professional opinion based on readily available data and minimal field assessment. This assessment is not an official wetland determination, only the U.S. Army Corps of Engineers (USACE) has the authority to make an official jurisdictional wetland determination.

If you would like to discuss the request, please do not hesitate to contact me at the office by phone at 985-662-5501, fax at 985-662-5504, or e-mail at [bdardar@elosenv.com](mailto:bdardar@elosenv.com).

Sincerely,  
**ELOS Environmental, LLC**

Basile Dardar  
*Environmental Scientist*