

APPEAL # 4

PC DENIED: 05/09/23



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: MAY 10, 2023
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 May 9, 2023 meeting.

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

2023-3317-F

10-Bedico Creek Subdivision, Phase 10-B
Developer/Owner: Bedico Creek Preserve, LLC
Engineer/Surveyor: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean
General Location: The property is located on the northwest side of LA Highway 1085, 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: PAUL J. MAYRONNE

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

MAILING ADDRESS:

CITY: Covington STATE: LA ZIP: 70435 PHONE NO: 985-892-4801

SIGNATURE:

XC: ALL ST. TAMMANY PARISH PLANNING COMMISSIONERS

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of May 2, 2023)

CASE NO.: 2023-3317-FP

SUBDIVISION NAME: Bedico Creek Subdivision, Parcel 10-B

DEVELOPER: Bedico Creek Preserve, LLC
3520 Holiday Drive; Suite 100
New Orleans, LA 70114

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.
845 Galvez Street
Mandeville, LA 70448

SECTION: 6

WARD: 1

TOWNSHIP: 7 SOUTH

PARISH COUNCIL DISTRICT: 1

RANGE: 10 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 (Multi family, commercial or industrial) (PUD)

GENERAL LOCATION: The property is located on the northwest side of LA Highway 1085, South of Interstate 12, Madisonville, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 11.92 Acres

NUMBER OF LOTS: 7 Lots

AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "A"

STAFF COMMENTARY:

Department of Planning and Development

Periodic inspections have been made by this office during construction and the final inspection was made on April 26, 2023. The roadways and roadside ditches associated with the lots located in this phase of Bedico Creek Subdivision were constructed under a previous phase of this development.

The following uncompleted items #1 - #3 existed at the time of the final inspection and will be completed before the plats are signed:

General Comments:

1. The bore pits associated with the direction bore work for this phase of Bedico Creek need to be closed in, returned to existing grade and sodded/matted.
2. Provide verification for the Department of Utilities that the sewer tie-in work has been accepted.

Final Plat:

3. The Final Plat needs to be updated to reflect and account for the previous comments and markup summaries issued to the developer and the engineer of record of May 1, 2023.

Informational Items:

The developer is responsible for contacting the USPS Regional Growth Management Coordinator to verify the appropriate mail delivery location for this development.

No Warranty Obligation is required for this phase of Bedico Creek Subdivision since the infrastructure was apart of a previous phase of this development.

No Mandatory Development fees are required since a public hearing was held prior to January 1, 2005.

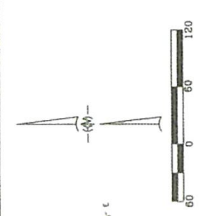
This subdivision is within the Urban Growth Boundary Line.

Revised drawings will not be accepted for review or placement in the packet prior to the May 9, 2023 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

BEDICO CREEK PARCEL 10-B,
SECTION 6, T-7-S, R-10-E,
GREENSBURG LAND DISTRICT,
ST TAMMANY PARISH, LOUISIANA.



MELO DEVELOPMENT, LLC
South, Morgan, Louisiana, Greenburg Land District, St. Tammany Parish,
Louisiana. The project is located on the east side of Audubon Parkway,
between Cypress Crossing Drive and Bedico Parkway. The project
is a residential subdivision consisting of 17 lots, 10 of which are
being subdivided by this plan. The lots are located in the
eastern portion of Parcel 10-B, Section 6, T-7-S, R-10-E,
Greensburg Land District, St. Tammany Parish, Louisiana.
The lots are bounded by Audubon Parkway to the north, Bedico
Parkway to the east, and Cypress Crossing Drive to the south.
The lots are bounded by the following dimensions:
Lot 1001: 33.17' x 112.17' x 112.17' x 33.17'
Lot 1002: 33.17' x 112.17' x 112.17' x 33.17'
Lot 1003: 33.17' x 112.17' x 112.17' x 33.17'
Lot 1004: 33.17' x 112.17' x 112.17' x 33.17'
Lot 1005: 33.17' x 112.17' x 112.17' x 33.17'
Lot 1006: 33.17' x 112.17' x 112.17' x 33.17'
Lot 1007: 33.17' x 112.17' x 112.17' x 33.17'
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Lot 1100: 33.17' x 112.17' x 112.17' x 33.17'



- RESTRICTIVE COVENANTS**
1. THE LOTS OF THIS SUBDIVISION SHALL BE USED ONLY FOR RESIDENTIAL PURPOSES AND SHALL NOT BE USED FOR ANY OTHER PURPOSES.
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REGULATION OF THE STREETS AND HIGHWAYS ON THE E. & W. CITY
SECTION 6, T-7-S, R-10-E, GREENSBURG LAND DISTRICT, ST. TAMMANY
PARISH, LOUISIANA, PARCEL 10-B, SECTION 6, T-7-S, R-10-E,
GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA,
THIS PLAN IS SUBMITTED TO THE BOARD OF SUPERVISORS FOR REVIEW AND
APPROVAL. THE BOARD OF SUPERVISORS SHALL REVIEW THIS PLAN
IN ACCORDANCE WITH THE POLITICAL SUBDIVISION ACT, LA 381,
AS AMENDED, AND THE SUBDIVISION ACT, LA 381,
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IN ACCORDANCE WITH THE POLITICAL SUBDIVISION ACT, LA 381,
AS AMENDED, AND THE SUBDIVISION ACT, LA 381,
AS AMENDED, AND THE POLITICAL SUBDIVISION ACT, LA 381,
AS AMENDED.

DATE: 04/06/2023
PROJECT: BEDICO CREEK PARCEL 10-B, SECTION 6, T-7-S, R-10-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA.
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 04/06/2023

FOR: BEDICO CREEK PARCEL 10-B, SECTION 6, T-7-S, R-10-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA.
OWNER: BEDICO DEVELOPMENT, LLC
ADDRESS: 1000 BEDICO BLVD, SUITE 100, GREENSBURG, LA 70041
APPROVAL: [Signature]
DATE: 04/06/2023

FINAL PLAN
BEDICO CREEK PARCEL 10-B,
SECTION 6, T-7-S, R-10-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA.
KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
805 GULFVIEW ST., SUITE 501, MONROE, LA 70132
DATE: 04/06/2023
PROJECT: BEDICO CREEK PARCEL 10-B, SECTION 6, T-7-S, R-10-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA.
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 04/06/2023

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DEVELOPMENT
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REVIEW COPY

NOTES:
1. ALL LOT CORNERS ARE MARKED WITH 1/2" IRON NAILS.
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4. THE INDIVIDUAL LOTS ARE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT.
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