

APPEAL # 5



PC APPROVED: 05/09/23

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 17, 2023

TO: ST. TAMMANY PARISH COUNCIL

FROM: LORETTO O'REILLY

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

I, LORETTO O'REILLY, 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: #6 VIEUX CARRE PRELIMINARY ~~APPROVAL~~ APPROVAL

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.

2023-3248PP
Vieux Carre Subdivision
Developer/Owner: All State Financial Company

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the south and west sides of Bricker Road, east of LA Highway 1085, north of LA Highway 21, Louisiana. Ward 1, District 1

POSTPONED AT THE MARCH 8, 2023 AND THE APRIL 11, 2023 MEETINGS FOR ONE MONTH

(PLEASE PRINT THE FOLLOWING INFORMATION)

APPELLANT(S) NAME: LORETTO O'REILLY

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

MAILING ADDRESS: 2217 NORTH ST.

CITY: ABITA SPRINGS STATE: LA ZIP: 70420 PHONE NO: 985-502-1004

SIGNATURE: Loretto O'Reilly

XC: ALL ST. TAMMANY PARISH PLANNING COMMISSIONERS

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

CASE NO.: 2023-3248-PP

SUBDIVISION NAME: Vieux Carre Subdivision

DEVELOPER: All State Financial Company
321 Veterans Boulevard, Suite 201
Metairie, LA 70005

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

SECTION: 46

TOWNSHIP: 7 South

RANGE: 11 East

WARD: 1

PARISH COUNCIL DISTRICT: 1

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 south and west sides of Bricker Road, east of LA Highway 1085, north of LA Highway 21, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 157.60 Acres

NUMBER OF LOTS: 381 Lots

AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: PUD

FLOOD ZONE DESIGNATION: Zones "A", "B" & "C"

PUD APPROVAL GRANTED: March 23, 2022

STAFF COMMENTARY:

Department of Planning and Development

This case was previously postponed at for one month at the March 8, 2023 and the April 11, 2023 Planning Commission meetings.

The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site on April 26, 2023. Preliminary Approval of this case shall be subject to the developer complying with comment #1 and the informational items below and no work order to be issued until all required items are satisfactorily completed and submitted.

General Comments:

1. In accordance with comments from the Zoning Staff Report the developer and his engineer agree that the low portion of Bricker Road where Timber Branch crosses needs to be evaluated and improved as a part of this project. The evaluation of this crossing will require additional modeling to accurately determine the correct improvements and modifications for the roadway and crossing in this location. The required modeling and associated information will be required to be completed by the developer's engineer of record and submitted to the Parish. The aforementioned improvements must show a no net increase in the water surface elevation over the existing conditions and shall be accomplished within the limits of the existing Bricker Road right-of-way and Vieux Carre development. Staff is requiring a Performance Obligation in the amount of \$275,000.00 (see below) to ensure the required modeling and determined improvements are completed in conjunction with the proposed Armstrong Parkway connection to Bricker Road.

Informational Items:

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

A D.E.S. Letter of No Objection will be required for this project regarding the water and sewer lines and systems associated with this project.

A LDH approval letter will be required for this project regarding the water and sewer lines and systems associated with this project.

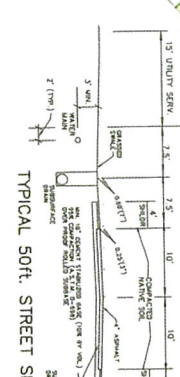
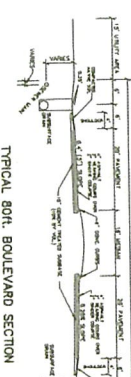
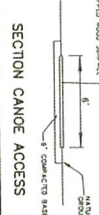
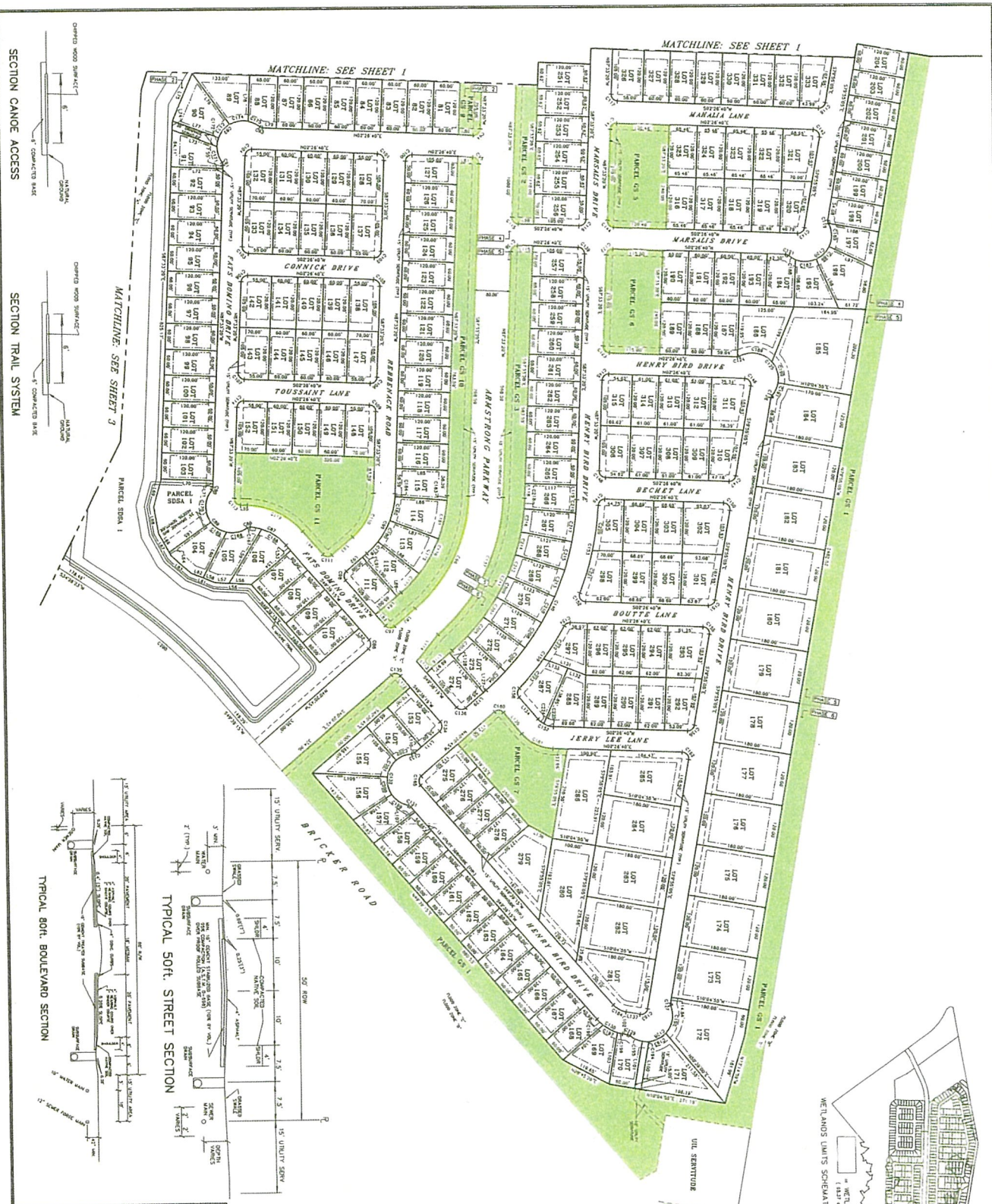
In accordance with comments from the Zoning Staff Report LADOTD concurrence is needed regarding the review of the LA 21 @ Bootlegger Road intersection and "future" signal modifications.

A funded **Maintenance Obligation** in the amount of **\$20,000.00** is required in accordance with St. Tammany Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations," funded letters of credit for existing Parish roads to ensure the repair of any damage to the Parish roads resulting from construction in connection with the subdivision.

A **Performance Obligation** in the amount of **\$275,000.00** will be required to ensure the construction of the required Bricker Road raising associated with the Timber Branch crossing. Since staff has not received any finalized plans or costs estimates associated with this work, this obligation was based on cost estimates associated with similar road rising projects in St. Tammany Parish.

Mandatory Developmental fees will be required at Final Submittal in accordance with St. Tammany Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations."

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.



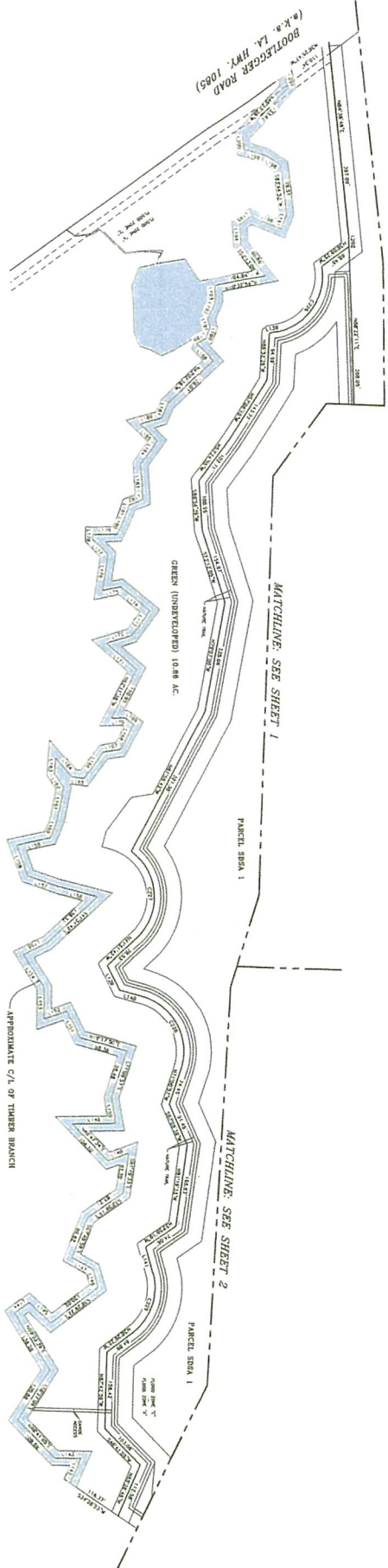
Professional Land Surveyors
LOWE ENGINEERS
 1400 North Third Street, Suite 100
 Metairie, Louisiana 70002
 (504) 885-7777
 www.loweengineers.com

Surveyor's Information
 Surveyed and Plotted by: [Name]
 Date: 02/02/23

Surveyor's Certification
 I, the undersigned, being a duly Licensed Surveyor of the State of Louisiana, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in my office.

APPROVALS:
 [Signatures and Names]

Survey for: ALL STATE FINANCIAL CO. Property: VIEUX CARRE SUBDIVISION PLAT PRELIMINARY SECTION 46, TOWNSHIP 7 SOUTH, RANGE 11 EAST ST. TAMMANY PARISH, LOUISIANA	CHECKED: EJB SCALE: 1" = 100' SURVEY #: 23-10684	DATE: 02/02/23 OFFICE: 02/18/23 OFFICE: 02/20/23 OFFICE: 04/13/23	DRAWN BY: SAC DATE: 02/02/23
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The survey and plat were prepared in accordance with the Louisiana Surveying Code, Title 48, Chapter 1, Part 2, and the Louisiana Professional Land Surveyor Act, Title 48, Chapter 1, Part 1, and the Louisiana Professional Land Surveyor Regulations, Title 48, Chapter 1, Part 3, and the Louisiana Professional Land Surveyor Board Rules and Regulations, Title 48, Chapter 1, Part 4.

CHECKED	JEB
SCALE	1" = 100'
SURVEY #	23-140048
DATE	02/07/23
PERSON	JEB
DATE	02/07/23
OFFICE	02/07/23
OFFICE	04/13/23

APPROVALS

Customer - "I authorize Planning Commission
 Supervisor - "I authorize Planning Commission
 Director of the Commission of Zoning
 Clerk of Court

SUPERVISOR'S CERTIFICATION

I, the undersigned, being a duly qualified and licensed Professional Land Surveyor, do hereby certify that the above is a true and correct copy of the original survey and plat as shown to me by the owner of the land surveyed.

Date: 02/07/23
 Signature: [Signature]

SURVEYOR'S INFORMATION

Professional Land Surveyor - Planners - Consultants
LOWE ENGINEERS
 4801 Lakeview Blvd., Suite 200, Metairie, LA 70002
 (504) 885-1111 • Fax: (504) 885-1112 • www.loweengineers.com

Survey for: ALL STATE FINANCIAL Co.
 Property: VIEUX CARRE SUBDIVISION PLAT PRELIMINARY
 SECTION 46, TOWNSHIP 7 SOUTH, RANGE 11 EAST
 ST. TAMMANY PARISH, LOUISIANA

