

APPEAL #1



CK # 1044

Northshore Riverwatch

ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

APPLICATION FOR APPEAL PLANNING & ZONING COMMISSION DEPARTMENT OF PLANNING AND DEVELOPMENT

Fee: \$250.00

* Exemptions. If a financial hardship is demonstrated by an applicant defined as a situation where the demonstrated income of the property owner falls within the parameters set by the most recent U.S. Department of Housing and Urban Development - Public Housing and Section 8 Income Limits for Very Low Income (50 percent of regional median income) documentation shall be presented to the impact fee administrator to determine qualifications for said waiver of appeal fee.

PLANNING AND DEVELOPMENT
USE ONLY
RECEIVED
FEB 20 2026
DATE & RECEIVED BY:
BY: Grette Accardo

Case Number: 2025-4297-TP Planning & Zoning Commission Meeting Date: 2/10/2026

Planning & Zoning Commission Action

Being Appealed: Approval of Conceptual Plan

Name of Appellant: Matthew Allen for Northshore Riverwatch
(PLEASE PRINT)

Address: 13058 Major Lane, Folsom, LA, 70437

Phone # 985-590-1385 Email Address nsriverwatch@att.net

Appellant's Standing: Owner () Developer () Adjacent Property Owner () Other
(Please Check One)

If "Other" Checked, Please Explain: Northshore Riverwatch representing members of the residents of area ~~at~~ and downstream areas

Reason(s) for Appeal:

~~to~~ Did Conceptual Plan not proven to be feasible due to floodplain management and planned increased sewerage discharge into scenic stream.

Appellant's Signature: [Signature] Date: 2/20/2025

Notice of appeal shall be filed within 10 days of the Planning & Zoning Commission's decision.

Note that this appeal will be placed on the next available Parish Council Agenda.

Comments

1. The subject property is zoned S-1 Suburban Residential District which requires 11,000 sq. ft. parcel sizes with a minimum lot width of 90'. Per Sec. 600-3.2(D), the Planning and Zoning Commission may consider the use of the Major Subdivision Incentives which encourage high quality, sustainable development by offering developers certain regulatory benefits in exchange for meeting enhanced design and community benefit standards. The Piney Ridge Concept Plan is utilizing the following incentives to obtain a maximum 20% reduction on the required lot width or lot area structured in 5% increments.
 - Sidewalk Construction – 10 percent decrease in minimum lot width or area when sidewalks are provided throughout at least 50% of the subdivision
 - 5' sidewalks shown on both cross sections of 80' and 60' right of way = 10% decrease
 - Dedication of Public Space for Civic and/or Recreational Use – 15% decrease in minimum lot width or area for dedication of space 3x the average lot area in the proposed subdivision
 - 2.32 acre Civil Lot shown on Concept Plat “to be dedicated for Civic Use” = 15% decrease
 - Additional Natural Area Preserved – Either a 5% decrease in minimum lot width or area or 5% credit on the total impact fee for every 5 percent of additional natural area preserved
 - 0.255 sq. ft. greenspace provided beyond the required 2.83 acre - 50' buffer along Penn Mill Road and the required 2.05 acres of greenspace for passive and active greenspace = 5% decrease
2. The Concept 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 August 5, 2025.
3. The Traffic Assessment Memo 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 August 5, 2025.

Informational Items

Sec. 800-3.3-E. Action by the Planning and Zoning Commission.

The standards and procedures for the conduct of Planning and Zoning Commission public hearings are set forth in Sec. 100-2.2.H of the UDC. Applicants shall familiarize themselves with the Commission’s meeting procedures prior participation at a Planning and Zoning Commission meeting. The Planning and Zoning Commission shall review whether the subdivision plans meet the minimum requirements and align with the best interests of public health, safety, and welfare. The Commission reserves the right to mandate additional reasonable requirements for subdivisions, which are related to, but not limited to, the subdivision’s recreational areas, general street design, construction specifications, buffer zones and screening, and lot designs and configurations. The Planning and Zoning Commission shall decide whether to approve, approve with modifications, defer, or deny the concept subdivision plan.

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 final plat and construction plans subdivision review process.

Revised drawings will not be accepted for review or placement in the packet prior to the February 10, 2026 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



NOTES:
 MEASURED BEARINGS ARE BASED ON GRID NORTH,
 LOUISIANA STATE PLANE SOUTH ZONE (1702) NAD 83 AS
 DERIVED FROM THE LSU C4G RTK NETWORK (2024-83).

FLOOD ZONE NOTE:

SURVEYOR HAS CONSULTED THE FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS LOCATION AND FOUND THAT THE SUBJECT PROPERTY IS PARTIALLY IN A SPECIAL HAZARD FLOOD HAZARD AREA:

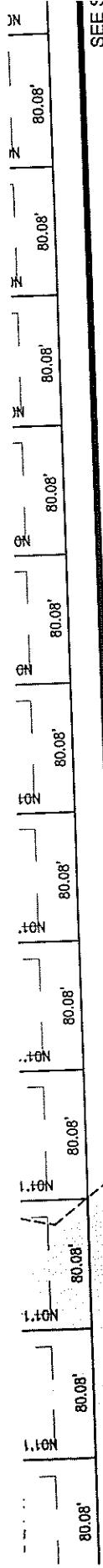
FLOOD ZONE: A4, B, AND C
 BASE FLOOD ELEVATION: 29.5'
 COMMUNITY PANEL NO. 225205 0210 C
 EFFECTIVE DATE: 10/17/1989

(CONTACT ST. TAMMANY PARISH FOR ADDITIONAL ELEVATION REQUIREMENTS FOR THIS LOCATION. PRELIMINARY F.I.R.M. PANEL 22103C0285F, DATED 04/30/2008 FOR THIS LOCATION SHOWS THAT THE SUBJECT PROPERTY IS PARTIALLY IN A SPECIAL HAZARD FLOOD HAZARD AREA.)

FLOOD ZONES: AE, X SHADED AND X

BASE FLOOD ELEVATION: 30' FOR AE, NOT INDICATED FOR X SHADED OR UNSHADED AREAS

- LEGEND**
- CAPPED 5/8" IRON ROD SET (UNLESS OTHERWISE NOTED)
 - FOUND PROPERTY CORNER
 - WETLANDS
 - BUILDING SETBACK LINE
 - SERVITUDE LINE
 - RIGHT OF WAY LINE
 - FLOOD ZONE LINE
 - PHASE LINE
 - [] WETLANDS



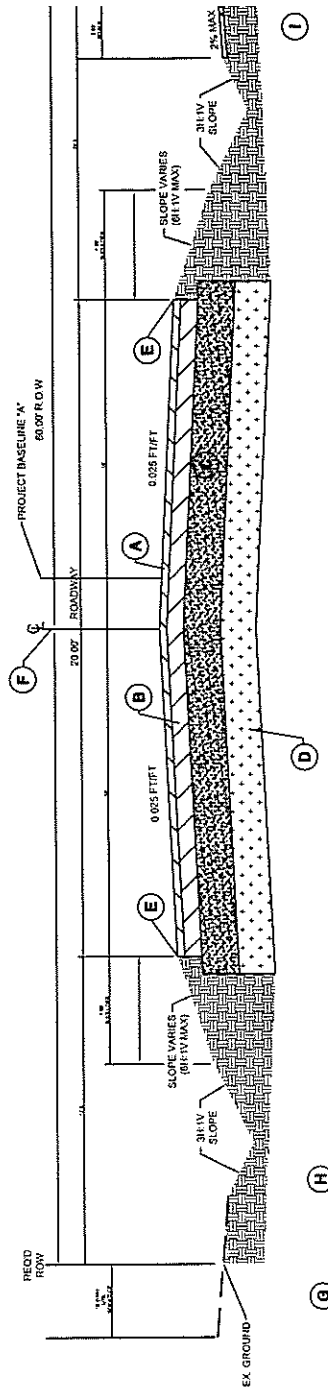
SEE S

MAT

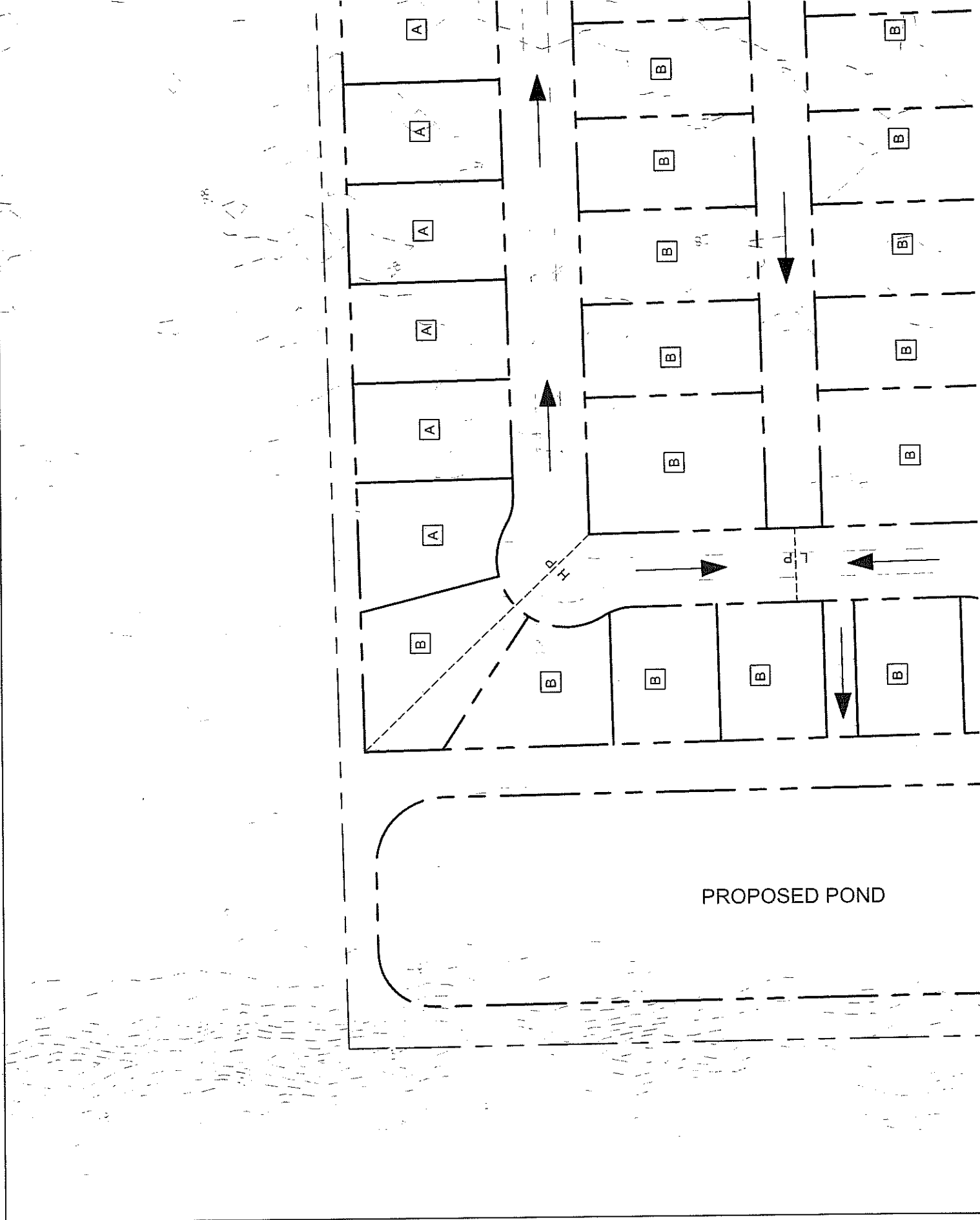
OAK VILLA MH COMMUNITY LLC
 15455 TRLR87 RONALD REAGAN
 HIGHWAY



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 LOUISIANA STATE PLANE SOUTH ZONE (1702) NAD 83 AS
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- NOTES BY SYMBOL:**
- A. REQUIRED ASPHALT WEARING COURSE
 - B. REQUIRED ASPHALT BINDER COURSE
 - C. REQUIRED BASE COURSE
 - D. REQUIRED GRANULAR MATERIAL OR STRUCTURAL FILL
 - E. PAVEMENT EDGE MARKING
 - F. PAVEMENT CENTERLINE MARKING



PROPOSED POND