



# APPEAL #2

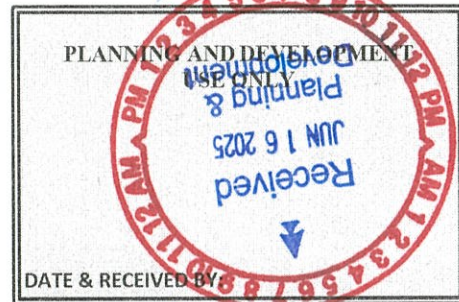
## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

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

Fee: \$250.00

CHECK, CASH, OR MONEY ORDER PAYMENTS ONLY



HL

Case Number: 1072022-2903-PP Planning & Zoning Commission Meeting Date: JUNE 10, 25

Planning & Zoning Commission Action Being Appealed: The approval of Maison du Village and the cut-through street through Timber Ridge Dr.

Name of Appellant: Candice Polen  
(PLEASE PRINT)

Address: 719 Timber Ridge Dr.

Phone # 985-787-8605 Email Address cpolen08245@outlook.com

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

If "Other" Checked,  
Please Explain: \_\_\_\_\_

Reason(s) for Appeal: The approval ignored major concerns about environment impact, strained infrastructure and school overcrowding and the committee's confusion of key streets raises concerns about the accuracy and basis for their decision.

Appellant's Signature: Candice Polen Date: JUNE 16, 25

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.

**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of June 3, 2025)*

CASE NO.: 2022-2903-PP

SUBDIVISION NAME: Maison du Village

DEVELOPER: MidSouth Developers, LLC  
2160 E. Gause Boulevard; Suite 100  
Slidell, LA 70461

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

SECTION: 40 & 37

WARD: 9

TOWNSHIP: 8 South

PARISH COUNCIL DISTRICT: 11

RANGE: 13 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 west of LA Highway 433, south of US Highway 190,  
Slidell, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 39.22 Acres

NUMBER OF LOTS: 89 Lots

AVERAGE LOT SIZE: 70' x 125'

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

PUD APPROVAL GRANTED: February 2, 2006

NUMBER OF POSTPONEMENTS: 11

**STAFF COMMENTARY:**

**Department of Planning and Development**

This case was previously postponed at the June 14, 2022, the July 12, 2022, the August 9, 2022, the September 13, 2022, the October 11, 2022, the December 13, 2022, the January 10, 2023, the March 8,

2023, the April 11, 2023, the April 8, 2025, and the May 13, 2025 meetings.

The final plat, the construction subdivision plans, and the drainage impact study have been reviewed by this office and an inspection was made of the site on May 26, 2025. Final Plat and Construction Subdivision Plans approval of this case shall be subject to the developer complying with comments #1 - #7. In addition, all informational items below and no work order to be issued until all required items are satisfactorily completed and submitted.

**General Comments:**

Per Section 800-3.4(F) – Action by the Planning and Zoning Commission, the Planning and Zoning Commission has the authority to approve Final Subdivision Plat and Construction Plan submissions with modifications. The Planning and Engineering Departments have reviewed the proposed subdivision layout and offer the following recommendations for the Commission's consideration to enhance safety, connectivity, and long-term community value for the future residents of the subdivision:

1. As of the most current recreation plan, the proposed 8-acre "Open Recreational Area" does not include any programmed recreational amenities and is currently planned as a maintained grass field. As a majority of the "open recreational area" appears to be wetlands and is adjacent to a nearby proposed path to the Tammany Trace and a pavilion, staff recommends that this area be preserved in a largely undisturbed state to maintain the site's natural character and ecological function. Rather than allowing clear-cutting or intensive land clearing, staff suggests limited vegetation removal to maintain a park-like aesthetic and low impact improvements such as a continuation of the proposed walking path and boardwalks where needed across wet areas.
2. The original Maison du Village PUD plan approved the southern buffer to be 20' in width. Staff recognizes the PUD plan is conceptual in nature as wetland delineations and servitude information are not required at this phase. However, the reduction of the originally approved 20' buffer to 10' does not meet the intent of the approved PUD plan. Per Sec. 130-1977(a), "A buffer planting area is defined as an area of land located along the side and rear property lines, common to adjacent properties, designated for the preservation of trees and landscaping."

If the intention of this plan is to eliminate 10' of the approved buffer area for the implementation of drainage ROW, staff recommends the applicant remove all existing pine trees which will now be susceptible to high winds with a low support system. Instead, staff recommends this plan plant the proposed 10 ft. buffer for at least 1,650 linear feet in-between the existing Timber Ridge Subdivision lots and the proposed Maison du Village lots with Class B trees which provide shade, reduce noise pollution, and provide visual screening.

If the reduced buffer width and subsequent landscaping is approved by the Planning Commission, it shall be subject to the applicant providing a landscape plan stamped by a Louisiana registered landscape architect providing size, species, spacing, and planting timeline.

3. The latest approved 2023 Minor Amendment to the PUD removed the second access to the subdivision from LA 433 as requested by LADOTD due to insufficient spacing requirements from the existing Timber Ridge Drive access and the southernmost Lake Castle driveway. As such, staff

recommends the applicant apply for the Enter the Parish ROW process to construct the dedicated right of way and provide a second access point for both subdivisions. Policies which have been adopted by the St. Tammany Parish Comprehensive Plan and support this recommendation include:

- a. Policy 1:2:1 - Parish decision makers, including the Planning Commission should consider the impact of proposed changes to existing land use regulations on traffic and drainage in adjacent areas.
  - b. Goal 2:1 - A connected grid of roadways will reduce congestion and provide multiple routes to destinations.
  - c. Strategy 2:1:5 - Require new roads in developments to connect with roadways serving adjacent areas where feasible to improve network connectivity.
  - d. Strategy 2:1:6 - In new residential developments, require walking and biking connections to existing, adjacent networks.
4. The proposed location of Maison du Village Parkway, which is currently the only access point for the proposed subdivision intersects with Sylve Road at an offset, catty-corner from an existing 90-degree turn in Sylve Road. This configuration raises several concerns related to roadway safety and traffic operations. Staff recommends realigning the proposed access to intersect Sylve Road in alignment with the existing road bend to form a conventional three-way intersection. This recommendation is based on the following considerations:
- a. Safety and Visibility: An offset intersection at or near a 90-degree curve can create sight distance challenges and confusion for drivers approaching from either direction on Sylve Road, which is 18 feet wide.
  - b. Traffic Control Feasibility: Aligning the roads would allow for a properly functioning three-way stop, which would regulate turning movements, calm traffic, and provide clearly defined right-of-way for all users.
  - c. Emergency Access: A properly aligned intersection simplifies navigation for emergency vehicles, improves response times, and reduces turning hazards.

**Final Plat:**

5. 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 on June 3, 2025.

**Drainage Plan & Drainage Impact Study:**

6. The Drainage & Grading Plans and the Drainage Impact Study 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 June 3, 2025.

**Water & Sewer Plan:**

7. The Water & Sewer Plans needs to be updated to reflect and account for the previous comments and markup summaries issued to the developer and the engineer of record on June 3, 2025.

**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.

A funded **Maintenance Obligation** in the amount of **\$10,000.00** 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.

**No Mandatory Developmental fee** is required at Final Submittal in accordance with St. Tammany Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations," since a public hearing was held prior to January 1, 2005.

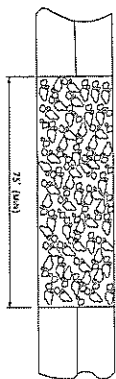
Revised drawings will not be accepted for review or placement in the packet prior to the June 10, 2025 Planning Commission meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.





The floor plan shows a rectangular building divided into two units, 101 and 102. Unit 101 is on the left and Unit 102 is on the right. Each unit has a living area, a kitchen, a bathroom, and a bedroom. The dimensions for each unit are provided in feet and inches.

Unit	Living Area	Kitchen	Bathroom	Bedroom
101	10' 0" x 10' 0"	6' 0" x 6' 0"	5' 0" x 6' 0"	10' 0" x 10' 0"
102	10' 0" x 10' 0"	6' 0" x 6' 0"	5' 0" x 6' 0"	10' 0" x 10' 0"

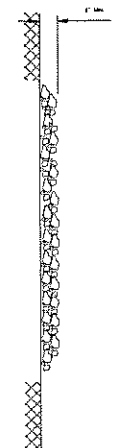


TEMPORARY STONE CONSTRUCTION ENTRANCE

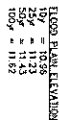
NOTES

A STONE OR STABILIZED PAD LOCATED AT POINTS OF VEHICULAR INCIDENTS AND EGRESS ON THE CONSTRUCTION SITE TO REDUCE THE AMOUNT OF WASH TRANSPORTED ONTO PUBLIC ROADS. IF THE ACTION OF THE VEHICLE TRAVELING OVER THE PAD IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF WASH, THEN THE TIRE'S MUST BE WASHED BEFORE THE GRAVEL ENTERS A PUBLIC ROAD. A STEEL ROLLER CONTAINER, SEE:

1. THE SHIRT CUFFS MUST BE AT LEAST 8" WIDE.
2. THE SHIRT CUFFS MUST BE AT LEAST 12" LONG.
3. THE SHIRT CUFFS MUST BE AT LEAST 1/2" THICK AND MUST LIE ON THE FLAT WITHIN OF THE REMOVED ACCESS.
4. A COVERTED FABRIC WASHMACHINE IS REQUIRED. THE COVERTED FABRIC SHALL BE IN ACCORDANCE WITH SECTION 01071-PF-D.
5. IF A WASH ROOM IS SPECIFIED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT OF THE LAUNDRY STANDARD SPECIFICATIONS.



**GRADING & DRAINAGE INSET - A**  
**(SEE SHEET No. 3)**



SZCZ	TYPE	(CT NUMBER
12	1-1	46-48, 27-33, 75-77, 78-80 (4)
13	R29	4-5, 44-45, 25-26
16-23	R240	8-12, 33-44, 54-60
22-26	R240	14-22, 28-36, 25-30 (4)
27-34	R240	33-37, 48-60

PLEASE REFER TO NAME/PHONE SELLER



GRAPHIC SCALE

2990 East Course Blvd. Suite  
5000, Louisiana 70  
E-mail: jhoback@jhsusa.com

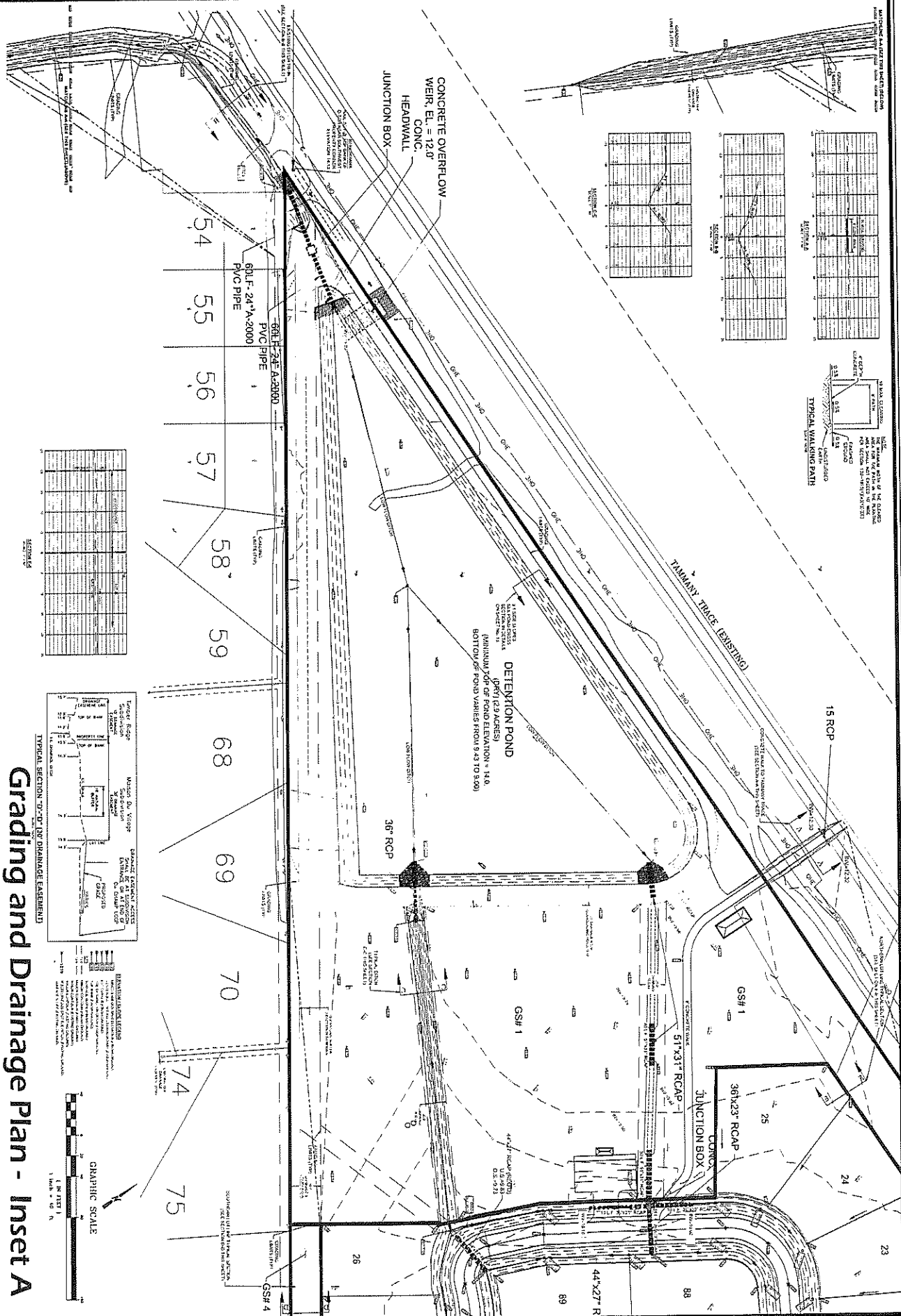
Phone: 425-849-0275 Fax: 365-649-  
Mississippi Phone: 228-425-5800

ELAN M. BURKIS  
LA REC. NO 27642

DATE: 01/27/2023  
TIME: 1:40 PM  
SCALE: 1" = 100'  
OVERALL GRADING & DRAINAGE PLAN FOR MAISON DU VILLAGE  
SEC. 39, T 9 S - R 14 E, SEC. 37, T 9 S - R 13 E,  
AND SEC. 40, T 8 S - R 13 E  
ST. TAMMANY PARISH  
LOUISIANA  
DESIGNED BY: MIDDLESOUTH DEVELOPERS, LLC  
DRAWN BY: MIDDLESOUTH DEVELOPERS, LLC  
CHECKED BY: MIDDLESOUTH DEVELOPERS, LLC  
APPROVED BY: MIDDLESOUTH DEVELOPERS, LLC  
DATE: 01/27/2023  
TIME: 1:40 PM  
SCALE: 1" = 100'

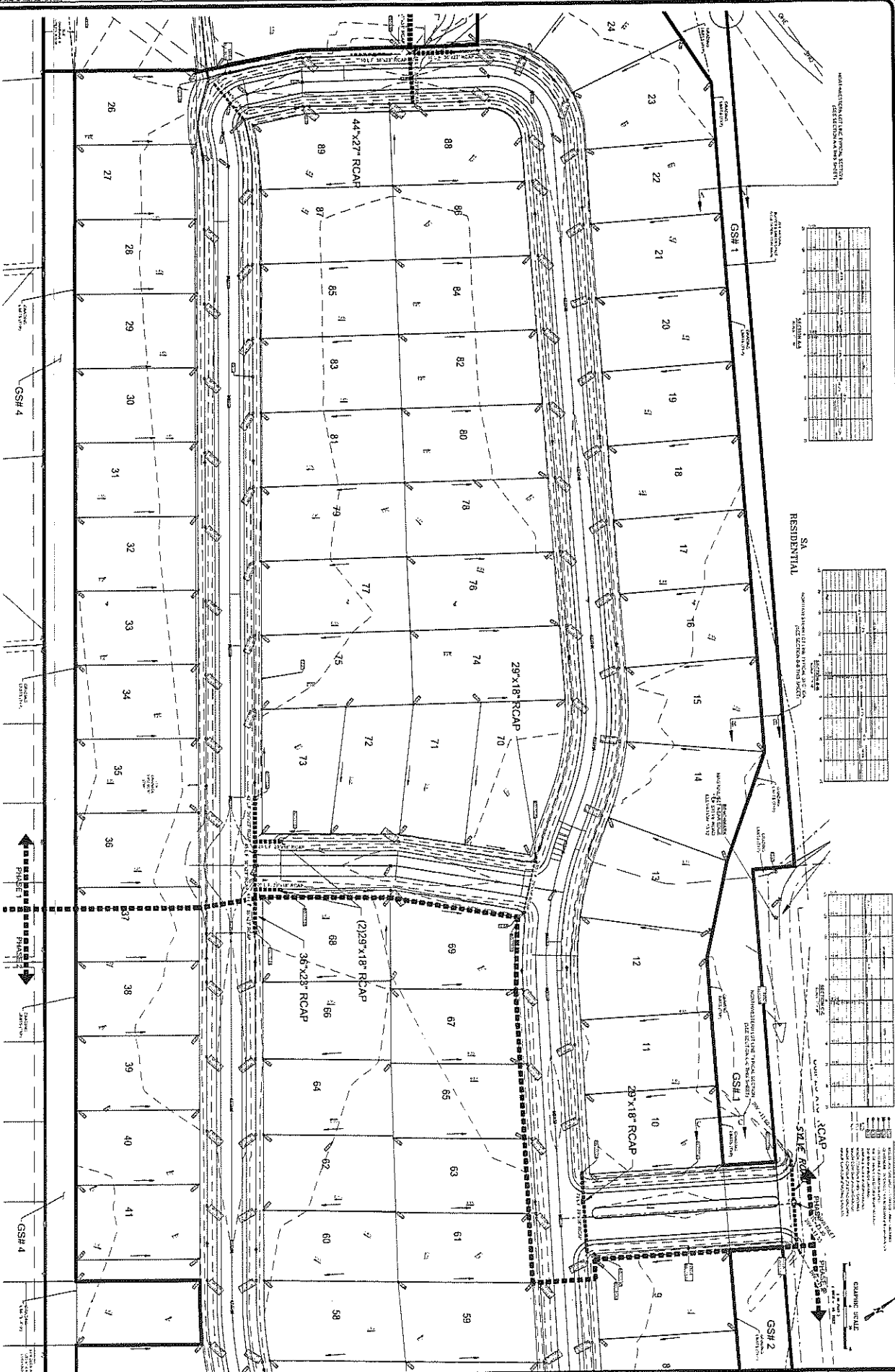


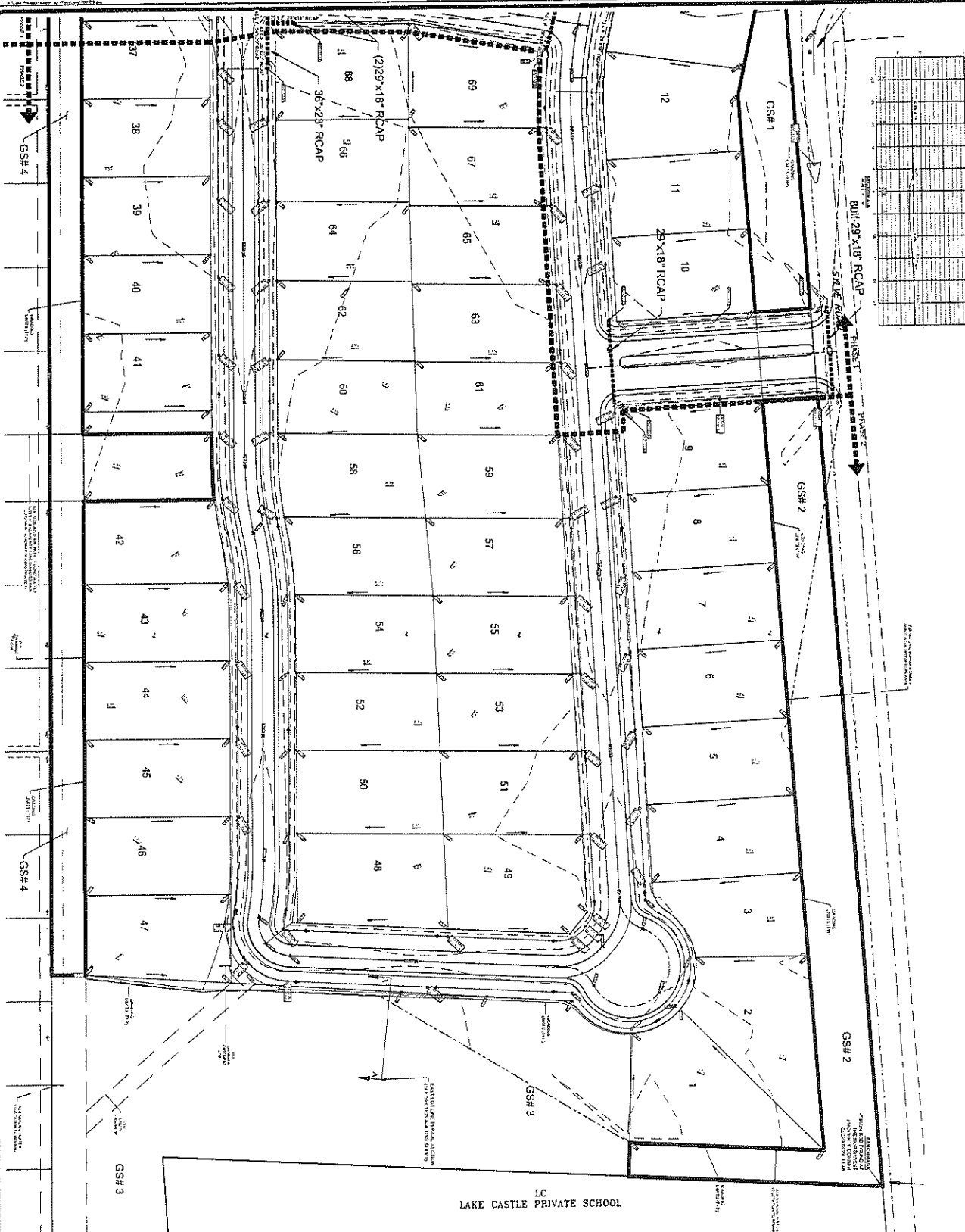
# Grading and Drainage Plan - Inset A





# Grading and Drainage Plan - Inset B





# Grading and Drainage Plan

## - Inset C

**DRAINAGE PLAN FOR MAISON DU VILLAGE**  
 SEC. 39, T 9 S - R 14 E, SEC. 37, T 9 S - R 13 E,  
 AND SEC. 40, T 8 S - R 13 E  
 ST. TAMMANY PARISH  
 LOUISIANA

MIDSOUTH DEVELOPERS, LLC

**J.V. Burkes & Associates, Inc.**  
 SURVEYING ENGINEERING & ENVIRONMENTAL

2980 East Cover Blvd. Suite B  
 Slacks Creek, Colorado 80441  
 Phone: 303-546-0075 Fax: 303-546-0158  
 Website: www.jvburkes.com

DATE: 02/27/2003  
 DRAWN BY: JVB  
 CHECKED BY: JVB  
 SCALE: AS SHOWN