



APPEAL # 2

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: April 22, 2022

TO: ST. TAMMANY PARISH COUNCIL
FROM: Jeffrey D. Schoen
RE: AGGRIEVED BY DECISION MADE BY THE ST. TAMMANY PARISH PLANNING COMMISSION

I, Jeffrey D. Schoen, 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 April 12, 2022 meeting.

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

Preliminary Subdivision Review
2021-2568-PP
Bonterra Subdivision, Phases 2+3

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: Jeffrey D. Schoen
ASSOCIATION TO CASE (PLEASE CHECK ONE): Developer Neighbor Group

ADDRESS: P.O. Box 1810

CITY: Covington STATE: LA ZIP: 70434 PHONE NO: 985-892-

SIGNATURE: [Signature] 4801

XC: ALL ST. TAMMANY PARISH PLANNING COMMISSIONERS

PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of April 5, 2022)

CASE NO.: 2021-2568-PP

SUBDIVISION NAME: Bonterra Subdivision, Phases 2 & 3

DEVELOPER: Lynn Levy Land Co., LLC
10604 Coursey Boulevard
Baton Rouge, LA 70816

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

SECTION: 31
TOWNSHIP: 8 South
RANGE: 15 East

WARD: 8
PARISH COUNCIL DISTRICT: 9

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 east & west sides of North Military Road/LA Highway 1090, north of Interstate-12, Slidell, Louisiana.

TOTAL ACRES IN DEVELOPMENT: Phase 2 - 16.072 Acres/Phase 3 - 18.907 Acres

NUMBER OF LOTS: Phase 2 - 69 Lots/Phase 3 - 80 Lots AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: A-4-A and A-1 with a PUD Overlay

FLOOD ZONE DESIGNATION: "C" & "A4"

PUD APPROVAL GRANTED: August 4, 2020

STAFF COMMENTARY:

Department of Planning and Development

This project was previously postponed at the October 12, 2021 Planning Commission meeting, the November 9, 2021 Planning Commission meeting, the December 14, 2021 Planning Commission meeting, the January 11, 2022 Planning Commission meeting, the February 8, 2022 Planning Commission meeting and the March 8, 2022 Planning Commission Meeting.

This phase of the development is currently under an active Cease and Desist Notification issued on Nov. 15, 2021 (Case #2021-CE-20609) related to land clearing within Phase 2 prior to Preliminary Approval and the issuance of a Work Order. Preliminary Approval as well as the issuance of a Work Order is needed before the active C&D can be rescinded.

The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site on March 31, 2022.

Staff has no objection to the approval of the proposed preliminary subdivision request subject to the developer complying with all comments and no work order to be issued until all required items are satisfactorily completed and submitted.

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 funded **Maintenance Obligation** for the subdivision connection is required since this subdivision is connecting to a state-maintained highway.

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," since no public hearing was held prior to January 1, 2005.

In response to a drainage concern raised by the neighboring property to the west, the developer and engineer for this project have agreed to install a 8" subsurface drainage line to the common property line (including a check valve) in order to allow the neighboring property to connect into the Bonterra Drainage System and provide a dedicated outfall for the existing pond.

Revised drawings will not be accepted for review or placement in the packet prior to the April 12, 2022 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

PRELIMINARY PLAT FOR BONTERRA, PHASE 2 & 3 A PLANNED UNIT DEVELOPMENT LOCATED IN SECTION 31, T-8-S, R-15-E, ST. TAMMANY PARISH, LOUISIANA

RESTRICTIVE COVENANTS

1. Each lot shall be used only for the purposes shown on this plat.

2. The owner of any lot shall not use the same for any purpose other than that shown on this plat.

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PRELIMINARY PLANS
DATE: 03/25/2024
BY: JLV
ENGINEERING REVIEW COPY

J.V. Burkes & Associates, Inc.
SURVEYING
ENGINEERING & ENVIRONMENTAL
1005 S. STATE STREET
SUITE 100
LAFAYETTE, LOUISIANA 70503
PHONE: 337-483-8111
FAX: 337-483-8112

BONTERRA
LYNN LEVY LAND CO. LLC
APPROVAL:
DATE: 03/25/2024
BY: JLV

FLOOD ZONE NOTE
THE FLOOD ZONE INFORMATION SHOWN ON THIS PLAT IS BASED ON THE FLOOD ZONE MAPS OF THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL FLOOD INSURANCE PROGRAM, AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE FLOOD ZONE INFORMATION SHOWN ON THIS PLAT IS NOT A GUARANTEE OF ACCURACY AND IS NOT TO BE USED AS A BASIS FOR ANY DECISIONS.

NO.	DESCRIPTION	AREA (ACRES)
1	RESIDENTIAL	15.46
2	COMMERCIAL	17.03
3	INDUSTRIAL	0.00
4	RECREATION	0.00
5	AGRICULTURE	0.00
6	UNDEVELOPED	0.00
7	TOTAL	32.49

GREENSPACE PROVIDED
17.03 ACRES
(Includes 50% of Pond)

GREENSPACE REQUIRED
65.836 x 25% = 15.46 ACRES

TOTAL LOTS ALLOWED
1,111 LOTS

RESIDENTIAL LOTS ALLOWED
1,111 LOTS

COMMERCIAL LOTS ALLOWED
0 LOTS

INDUSTRIAL LOTS ALLOWED
0 LOTS

RECREATION LOTS ALLOWED
0 LOTS

AGRICULTURE LOTS ALLOWED
0 LOTS

UNDEVELOPED LOTS ALLOWED
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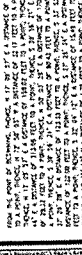
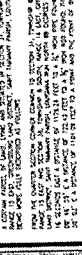
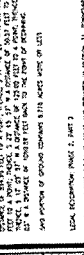
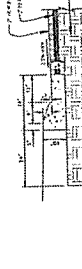
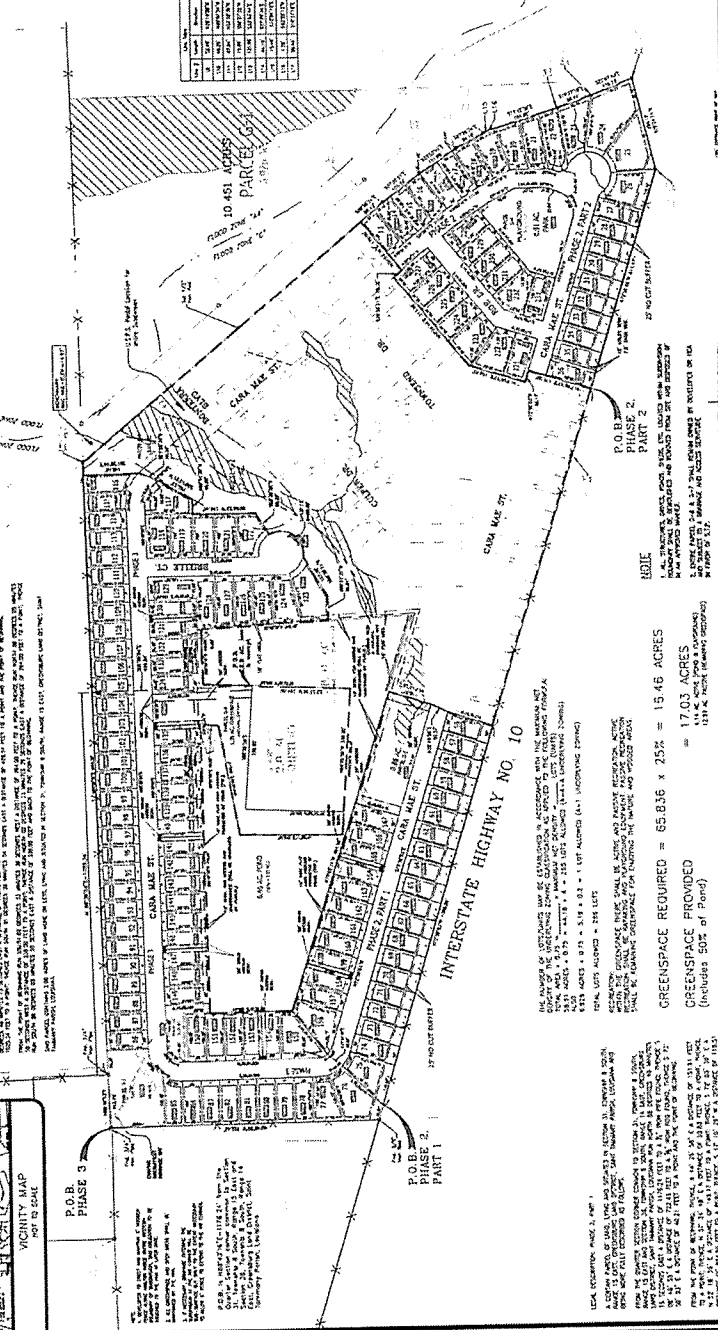
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UNDEVELOPED LOTS ALLOWED
0 LOTS



TYPICAL ROAD SECTION

TYPICAL CURB DETAIL

TYPICAL CUL-DE-SAC DETAIL

TYPICAL ROAD SECTION

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