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September 6, 2019

Mr. Michael J. Albert, AICP
Planning Director, Department of Planning and Zoning
St. Charles Parish
P.O. Box 302
Hahnville, LA 70057

Mr. Clayton Faucheux
Director, Department of Public Works
St. Charles Parish
100 River Oaks Drive
Destrehan, Louisiana 70047

Re: Saints Place Subdivision

Dear Messrs. Albert and Faucheux:

On August 9, 2019, the St. Charles Parish Council approved the preliminary plat for the Saints Place Subdivision.

At this meeting the District Council Member, Mrs. Mary Clulee, raised two concerns as follows:

1. The intersection of St. Thomas at St. Emma Street. The concern is that the turn could be confusing to traffic at that location.
2. The back yards of Lots 1, 2, 3, 4 & 5 that back up to the doctor's office building does not offer any buffer between the existing building and the proposed lots.

We met with Council Member Clulee on Monday September 2, 2019, along with Mr. Ricky Bosco of the Plantation View Medical Office Building, to discuss the concerns raised at the council meeting.

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Director, Department of Public Works

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At that meeting, we arrived at a decision that the developer amend the plat to include a 25-foot vegetation easement behind lots 1-5 of St. Christopher Street to include a combination of trees and shrubs to be installed with the construction phase of the project. This easement will be further protected as part of the restrictive covenants to remain a vegetation area not to be maintained by the lot owner.


Also, it was decided to modify St. Thomas Street at St. Emma Street to become a "round about" as used by the LaDoTD while more costly, will eliminate any confusion to traffic at that location.

Attached is a drawing (Exhibit A) detailing the changes discussed with Council Member Clulee and Mr. Bosco for review.

We ask for your comments so that we can finalize changes to the preliminary plat.

With any comments from the Department of Public Works, as well as the Planning Department, we ask Mr. Albert to return this matter back to the appropriate venues, the Planning Commission and the Council for approval.

Sincerely,



Michael J. Tabb, AIA

Enclosures