

Mme GANNE Sophie

73250 ST PIERRE D'ALBIGNY

M. le Commissaire enquêteur

M. François VIAL

Modification PLU

St Pierre d'Albigny, le 12/12/2025

Objet : Demande de révision du PLU de Saint Pierre d'Albigny et concertation citoyenne concernant l'OAP du Péchet EST (la partie ouest n'est pas détaillée).

Monsieur le Commissaire enquêteur,

Le Plan Local d'Urbanisme (PLU) de la commune a été approuvé en 2008. Depuis, certaines Orientations d'Aménagement et de Programmation (OAP) n'ont pas été modifiées et apparaissent aujourd'hui obsolètes au regard des évolutions du territoire, des besoins des habitants et des enjeux environnementaux.

Par ailleurs, le Schéma de Cohérence Territoriale (SCOT) Métropole Savoie, approuvé en février 2020, n'a pas donné lieu à une mise en compatibilité du PLU, comme l'exige l'article L.131-4 du Code de l'urbanisme.

En tant que riverains, nous sollicitons :

- L'ouverture d'une procédure de révision complète du PLU, afin de moderniser et adapter les OAP aux enjeux actuels.
- La mise en place d'une concertation citoyenne conformément à l'article L.103-2 du Code de l'urbanisme, permettant aux habitants, associations et acteurs locaux de participer activement à la définition des nouvelles orientations.

Nos arguments sont les suivants :

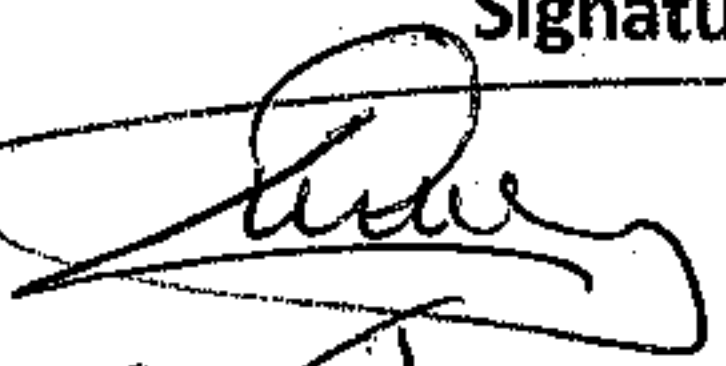
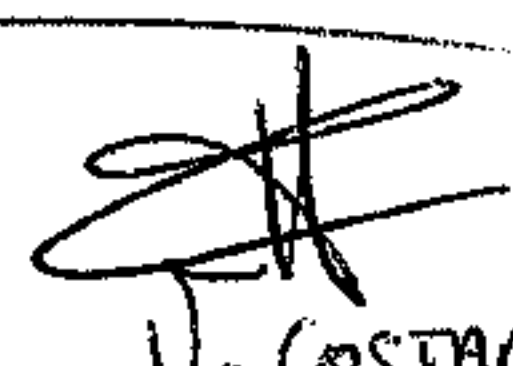
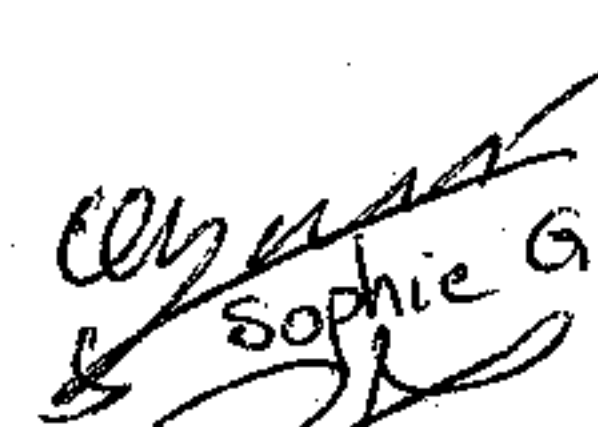
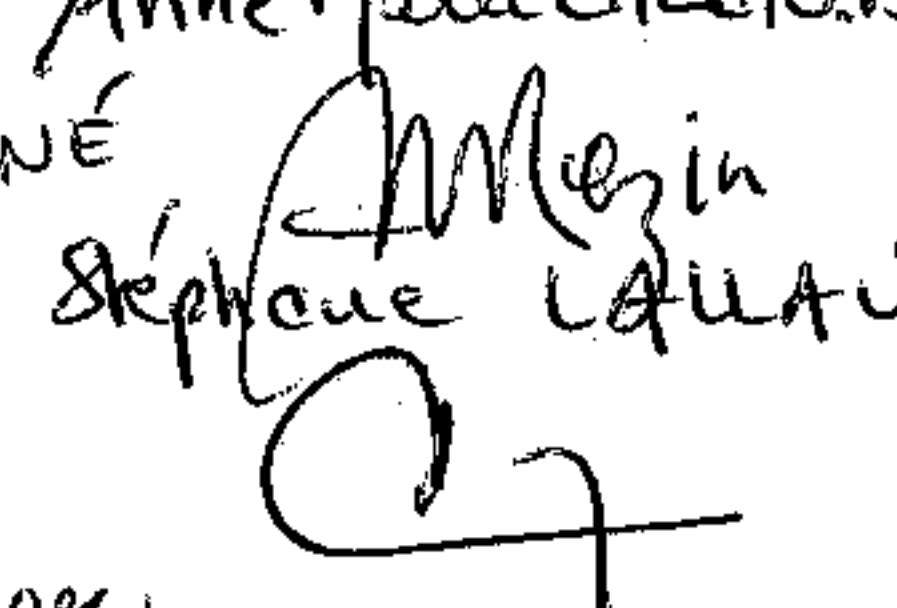

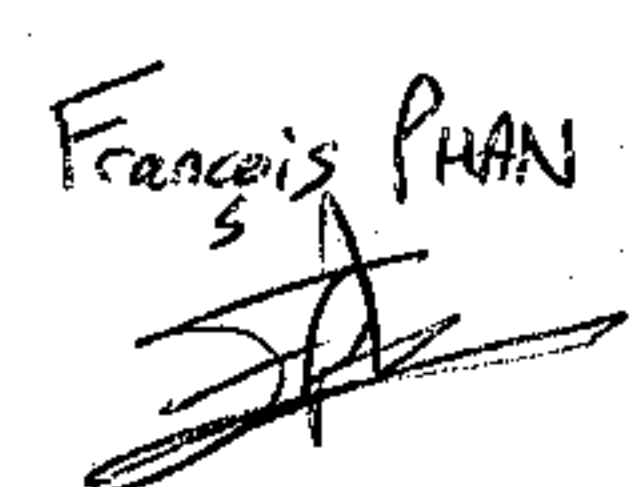
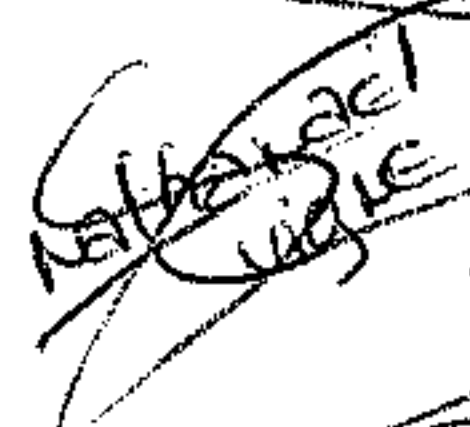

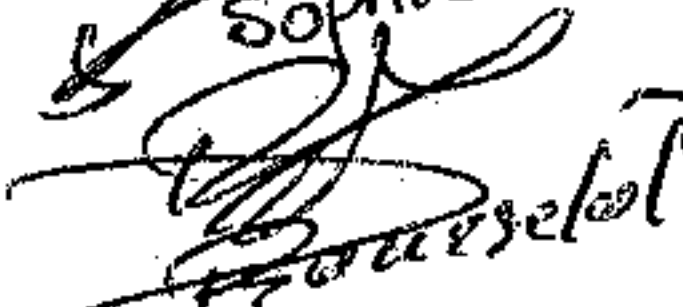
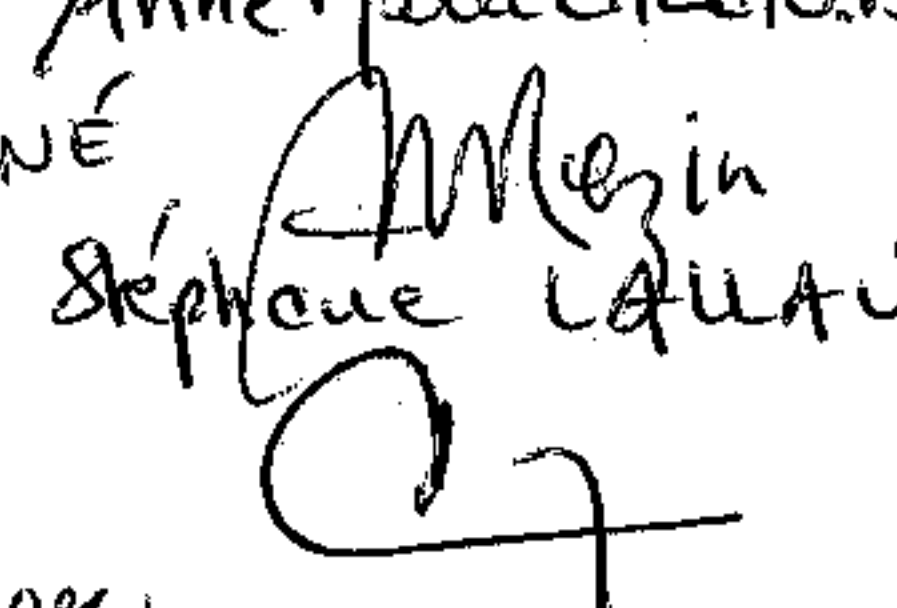

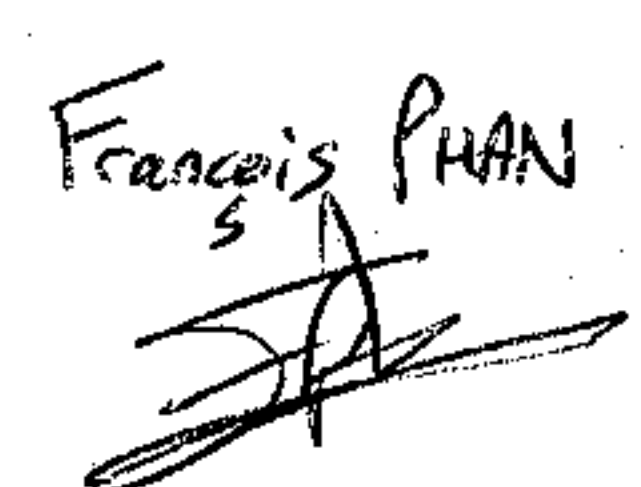
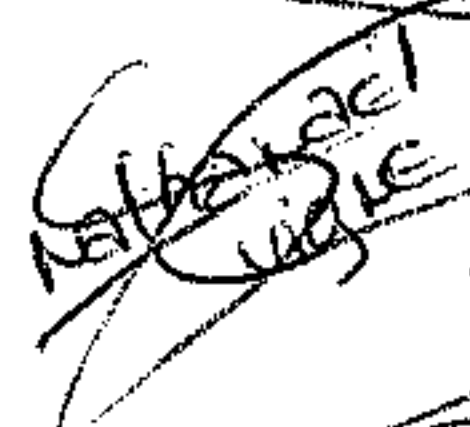

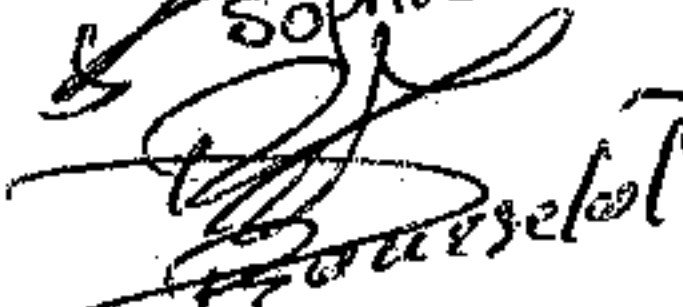
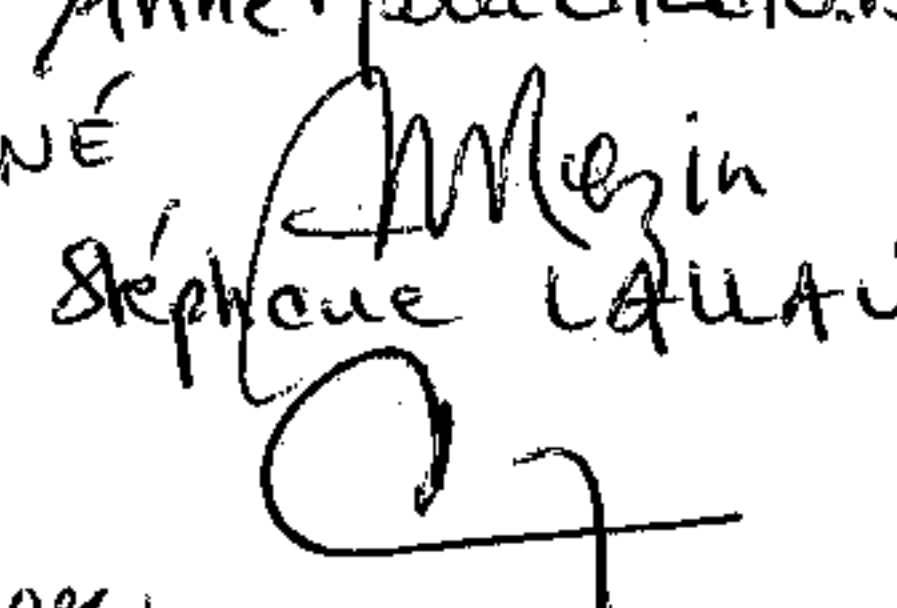

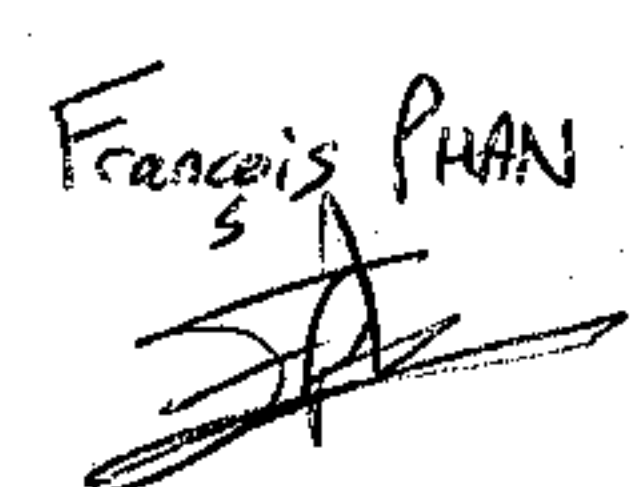
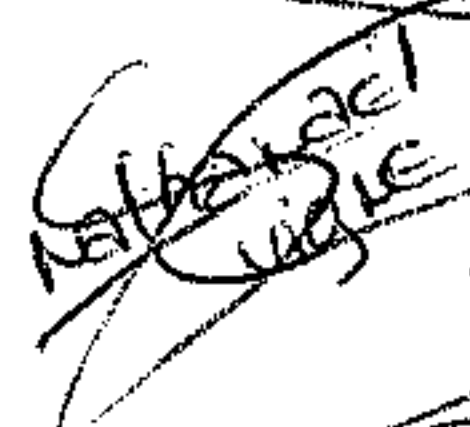

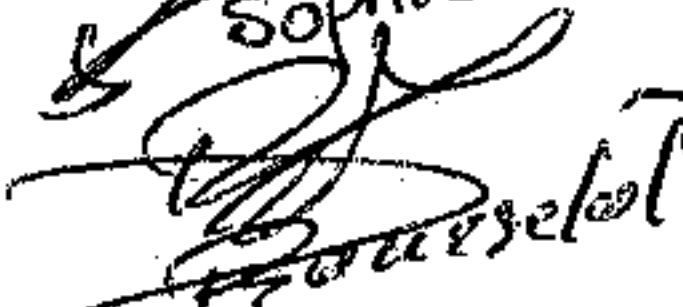
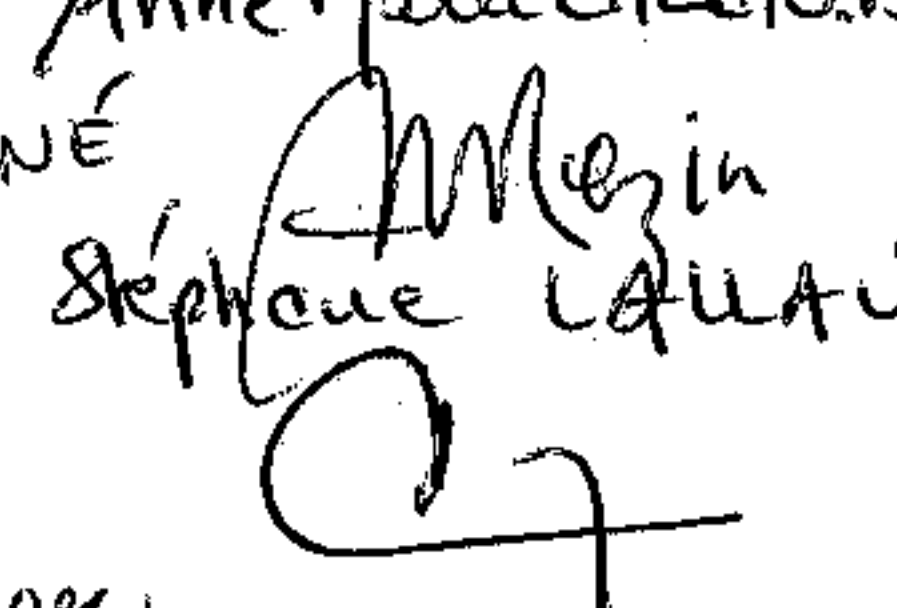

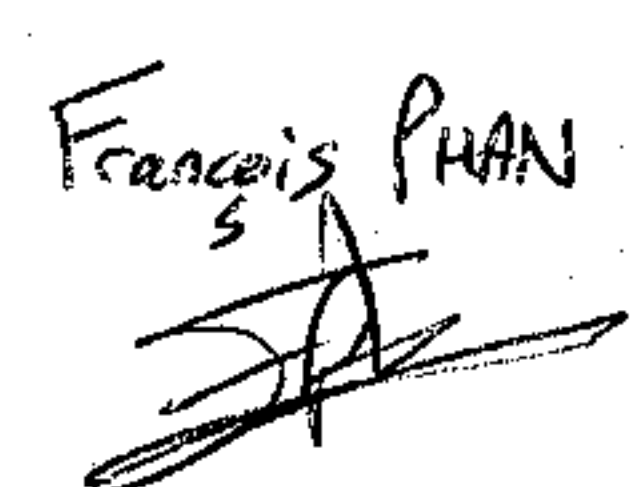
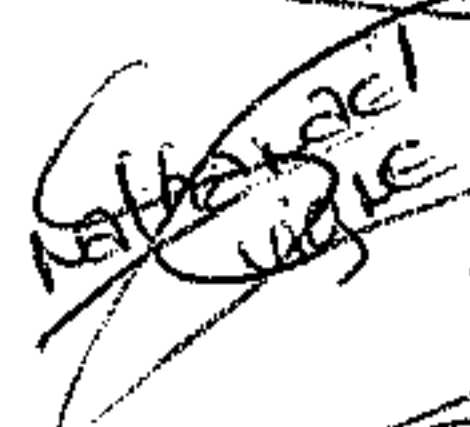

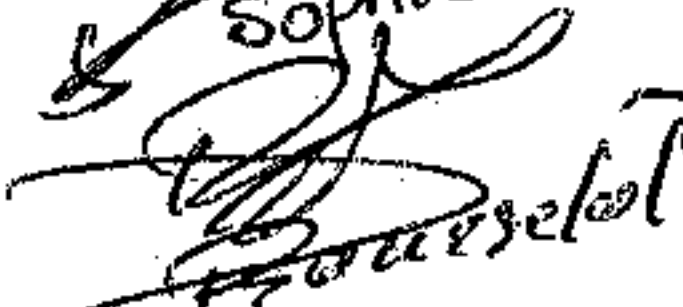
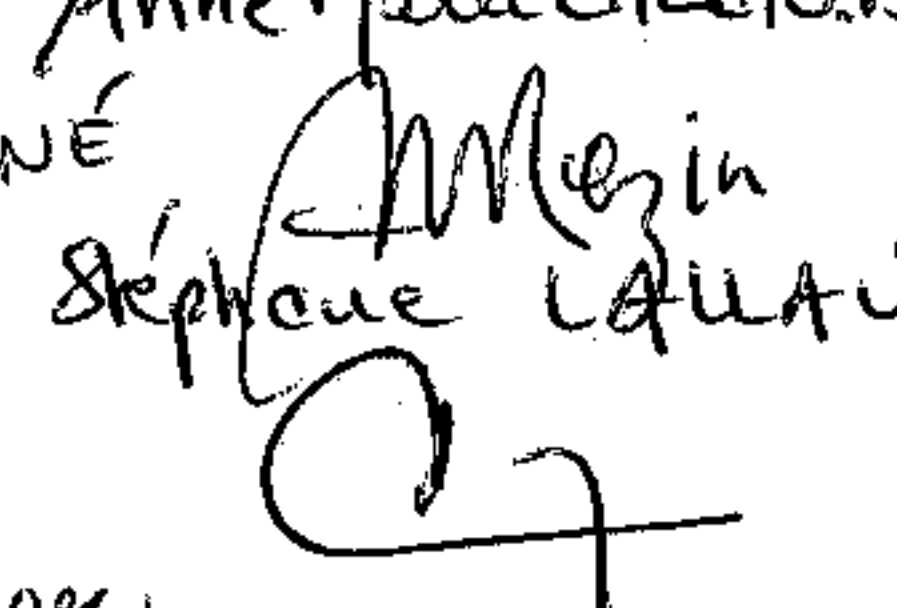

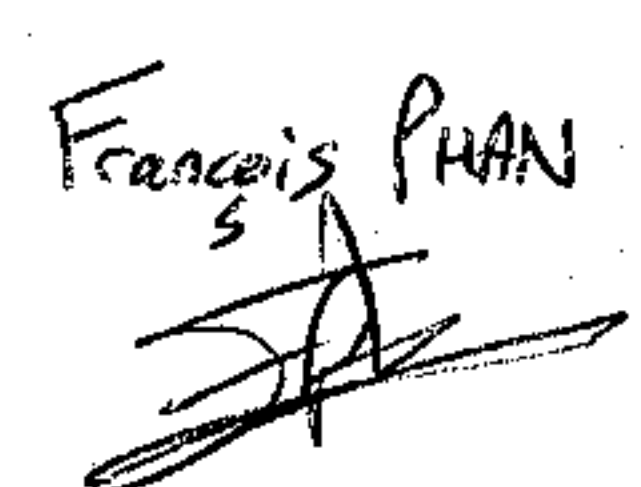
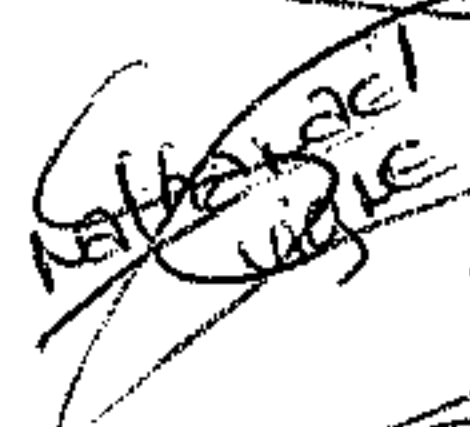

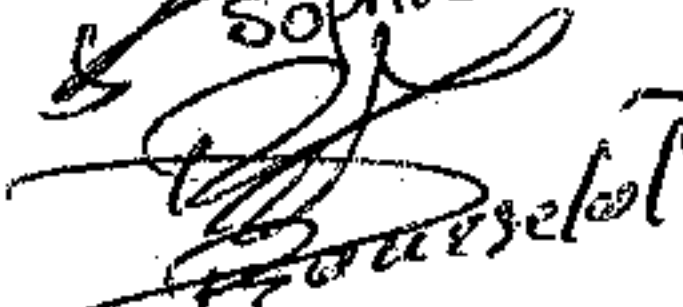
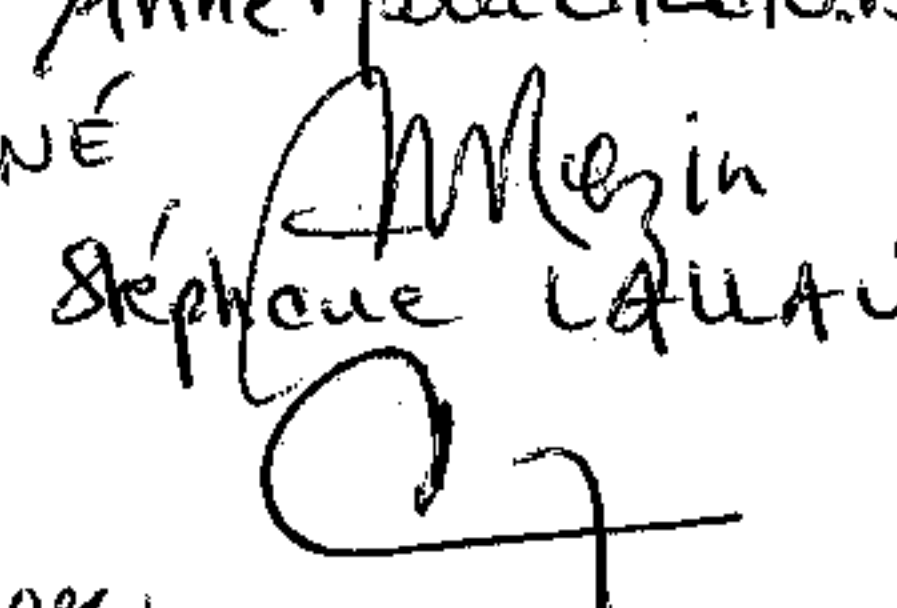

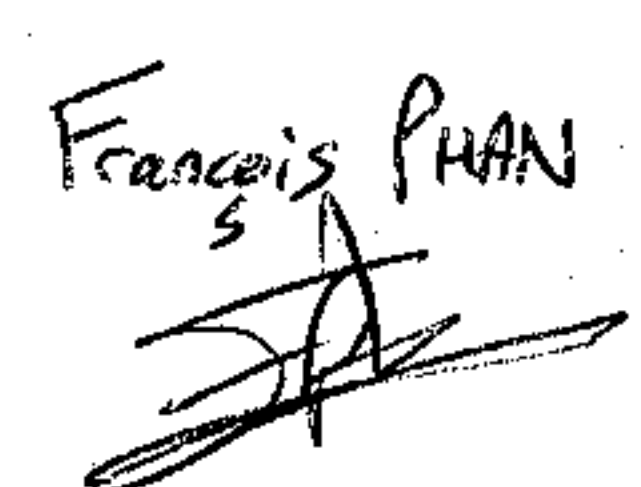
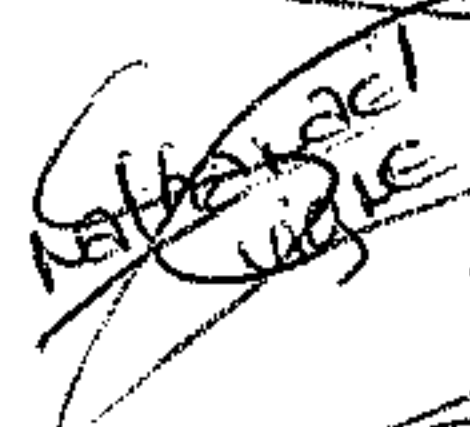

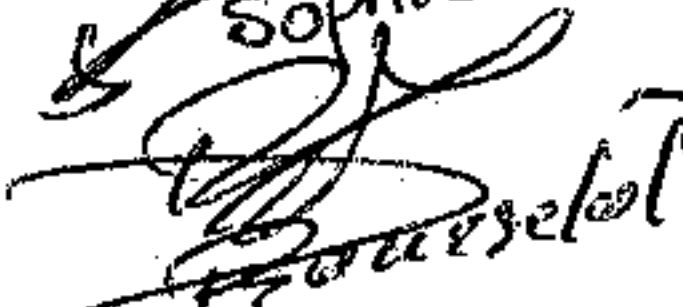
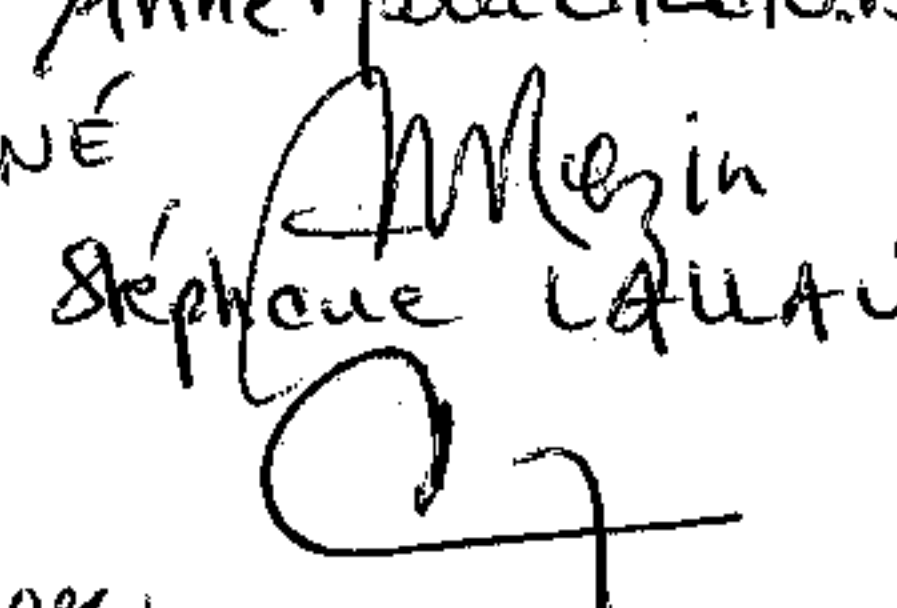

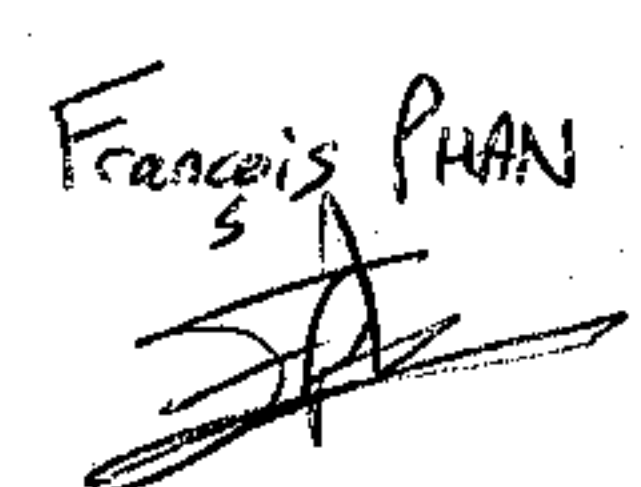
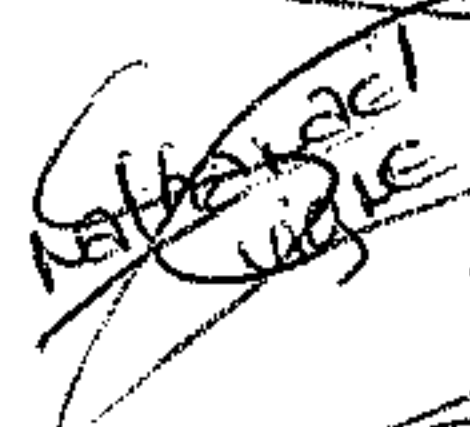

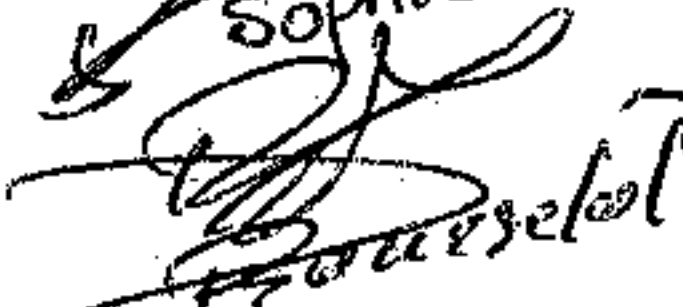
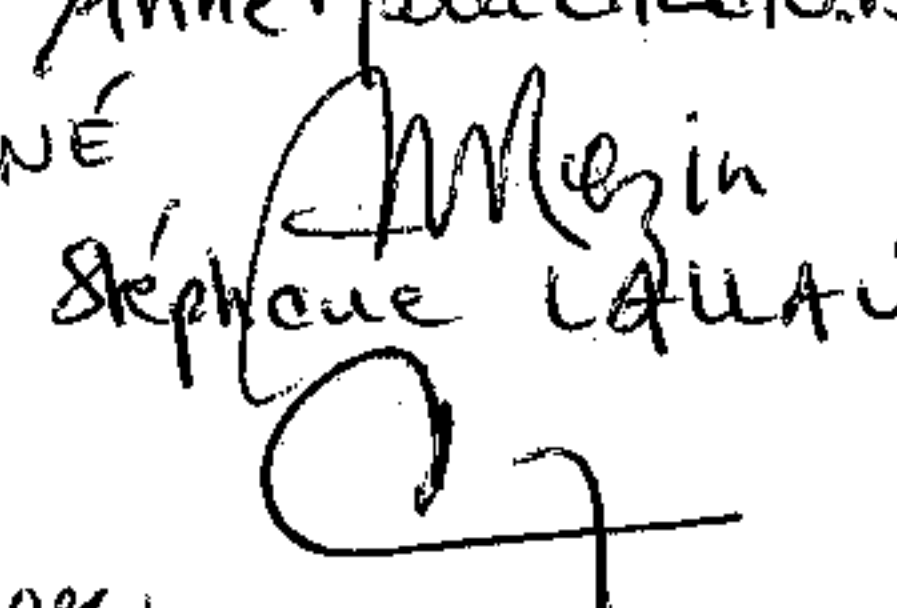

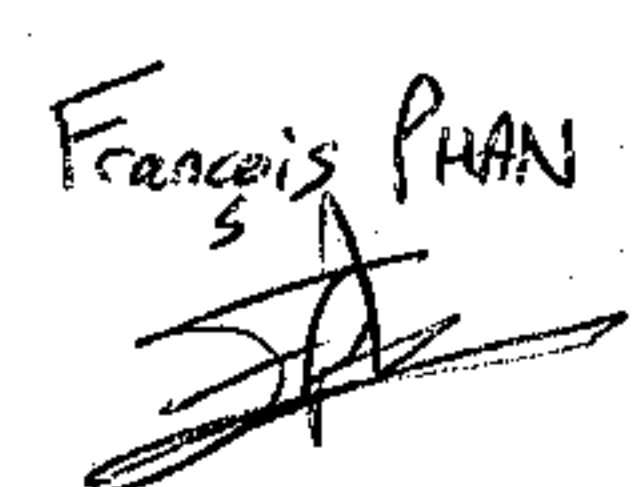
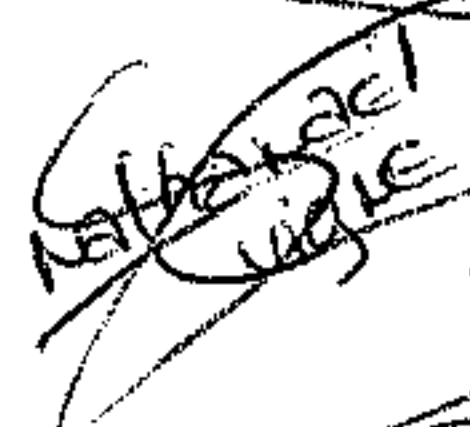

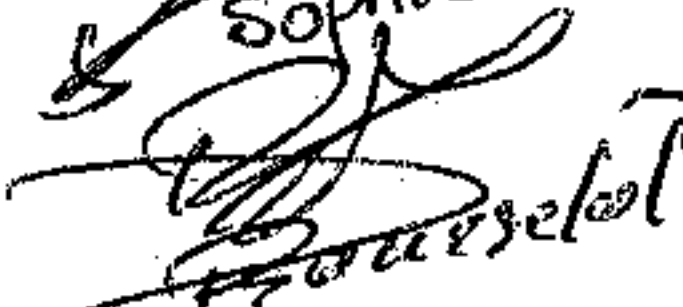
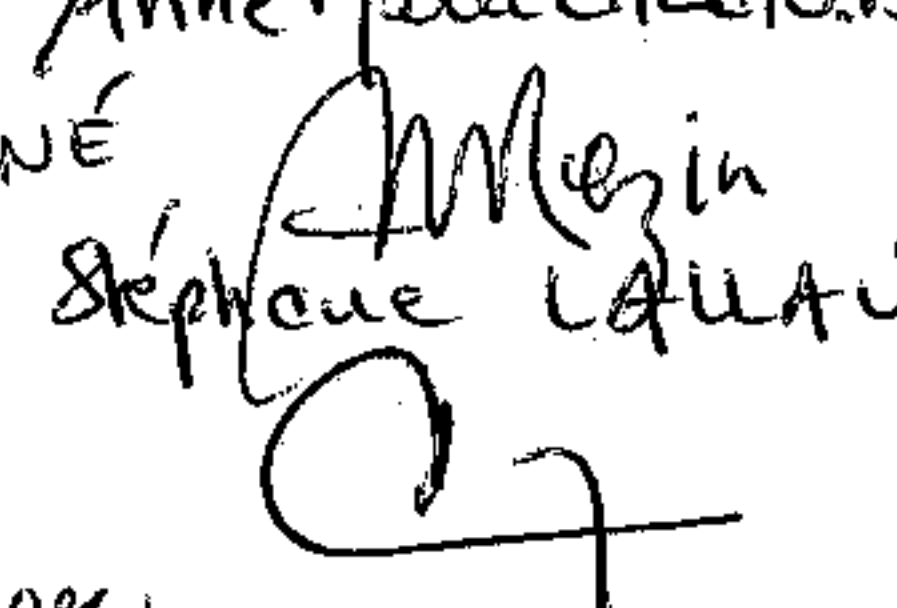

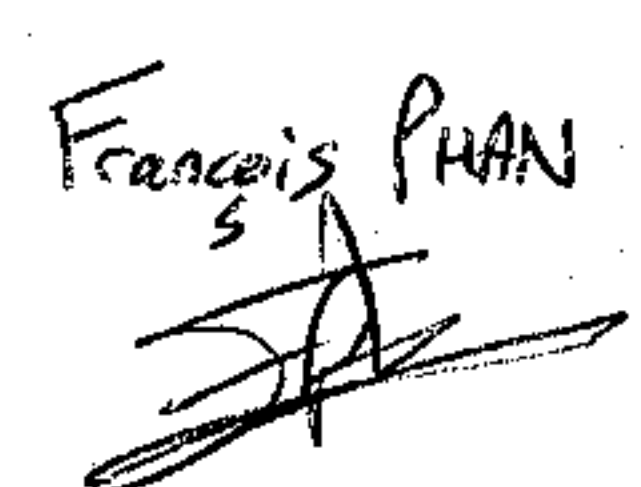
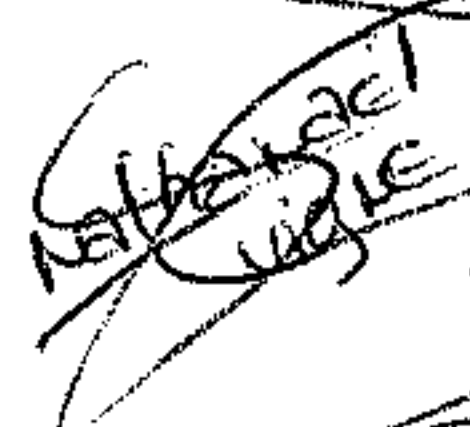

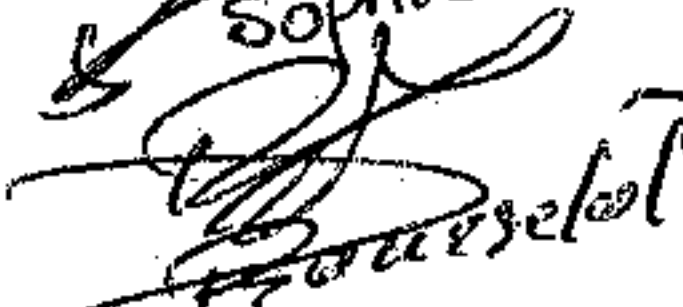
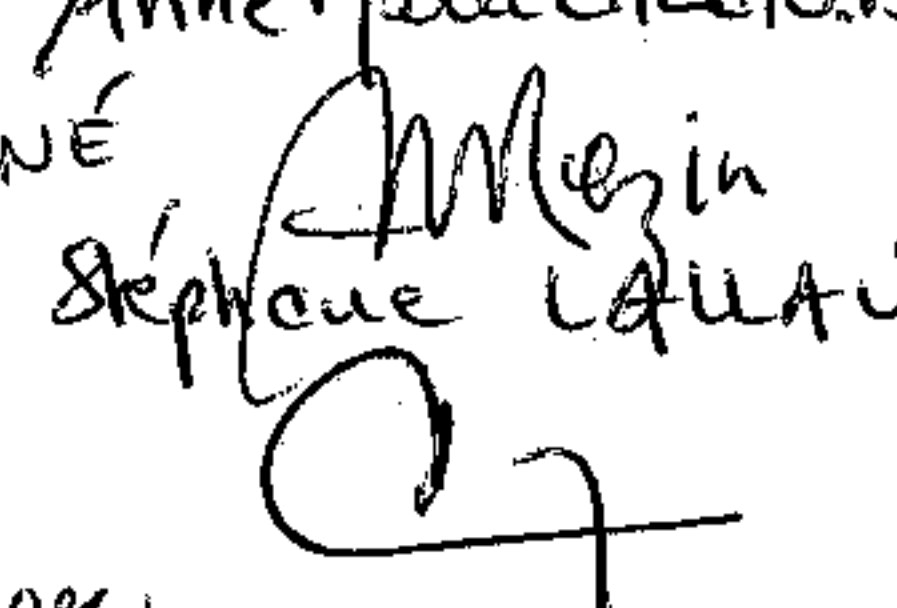

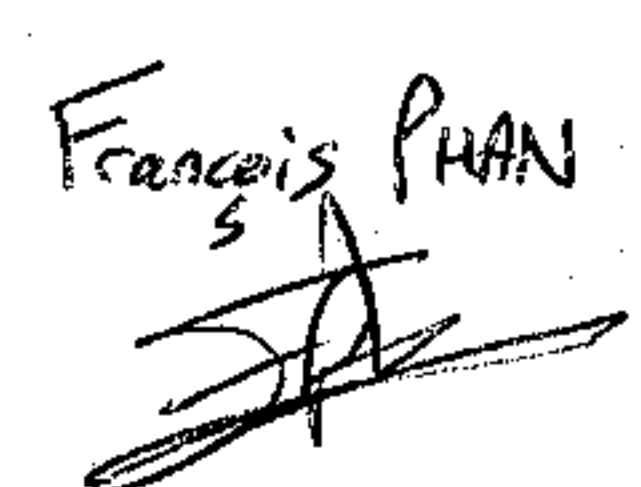
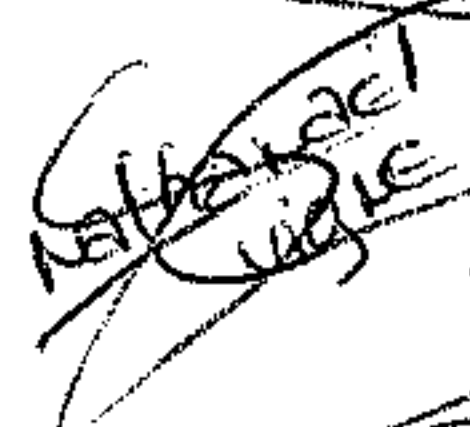

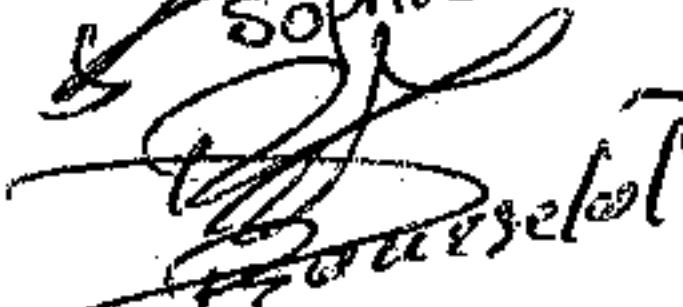
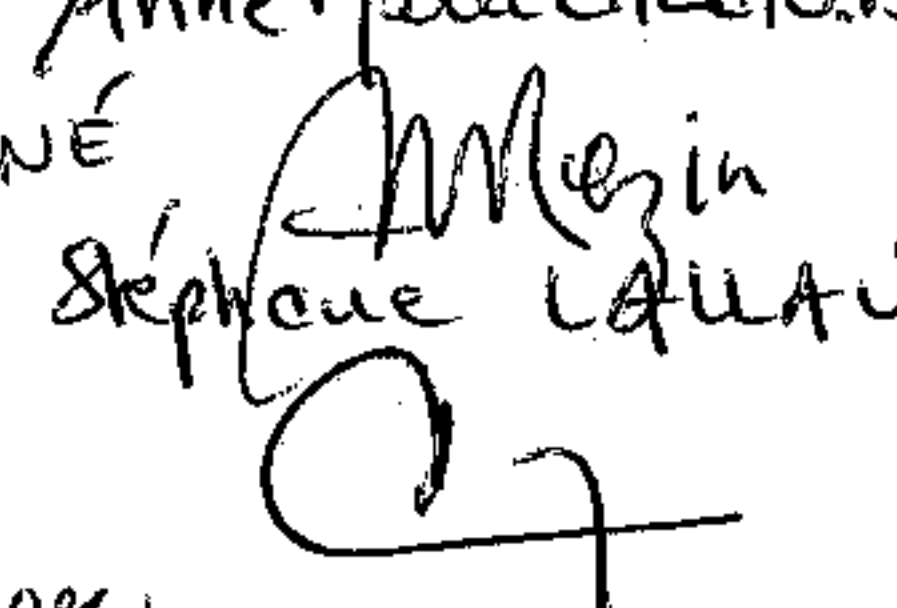

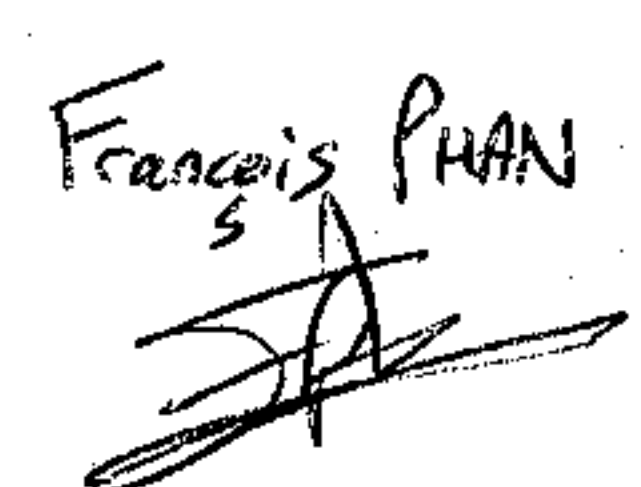
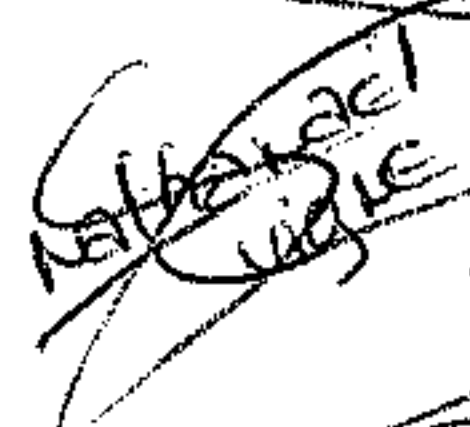

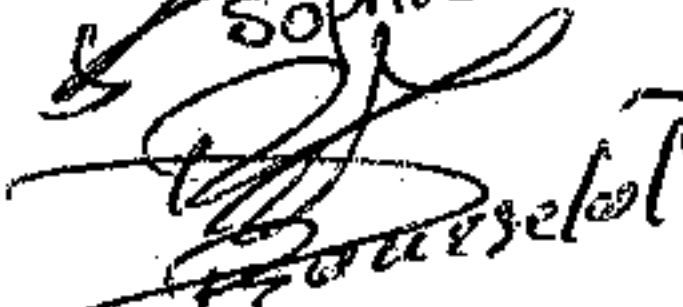
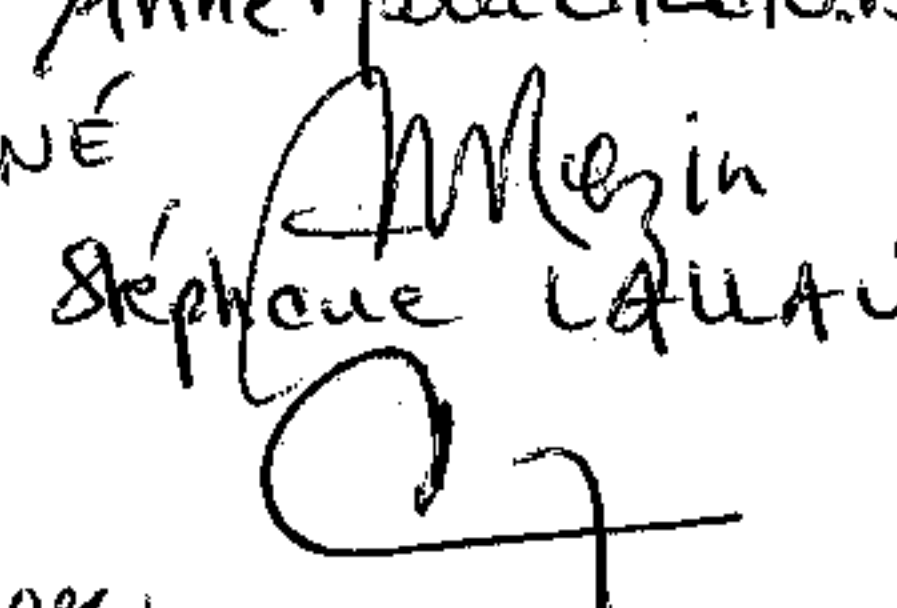

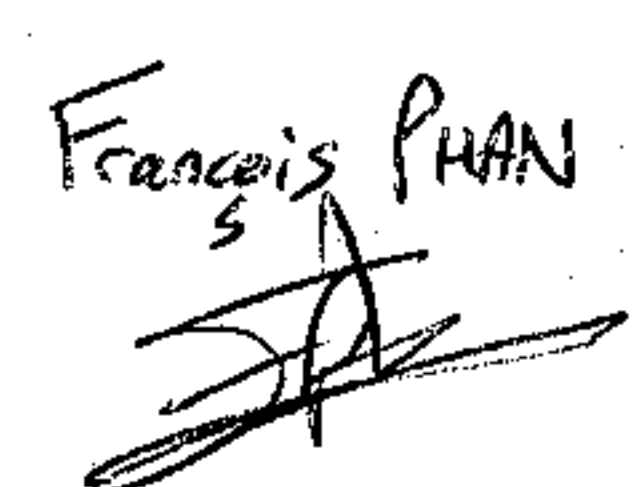
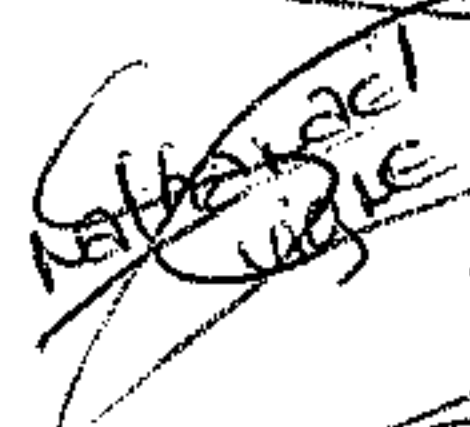

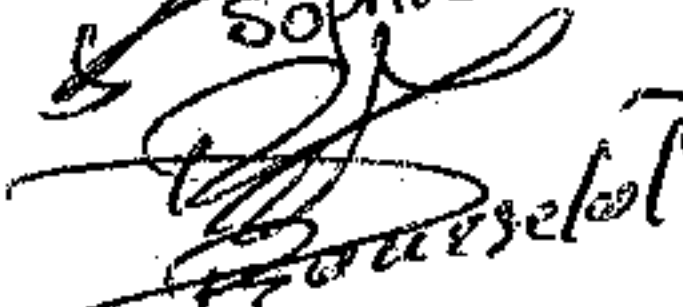
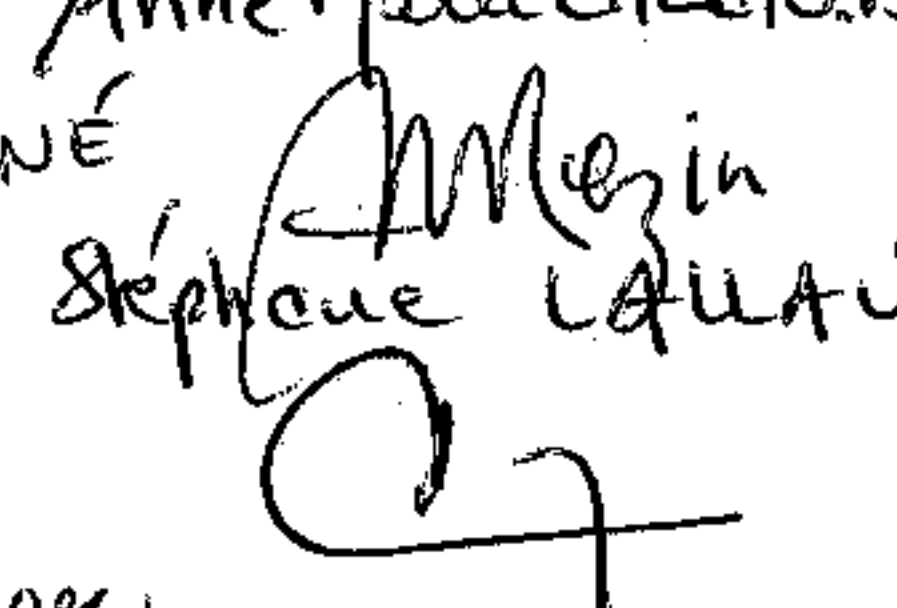

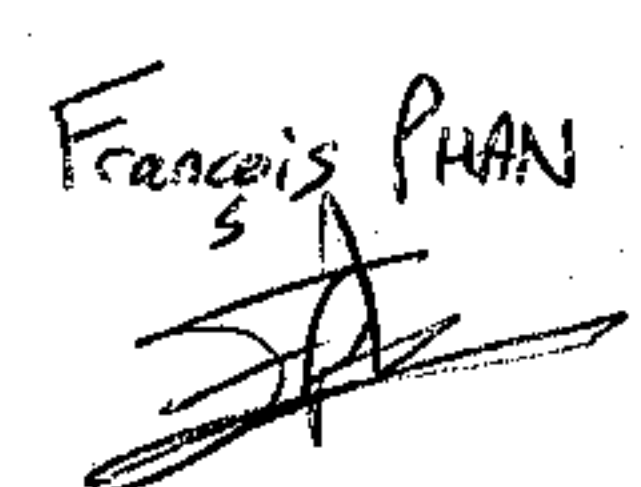
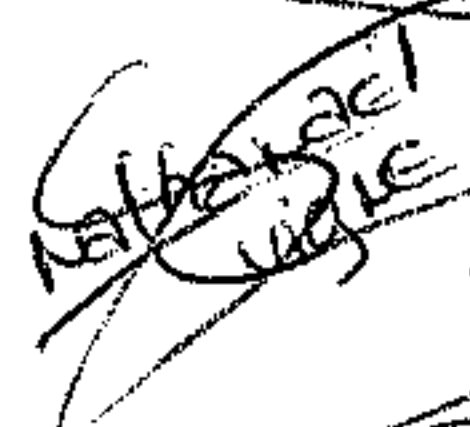

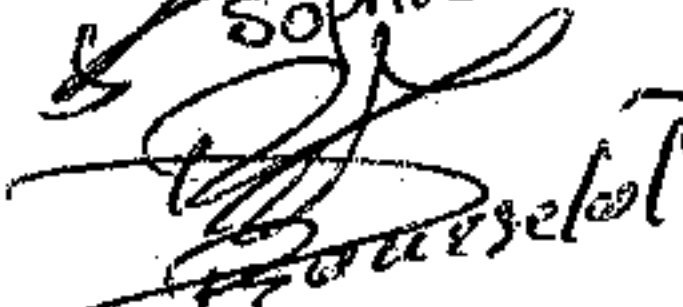
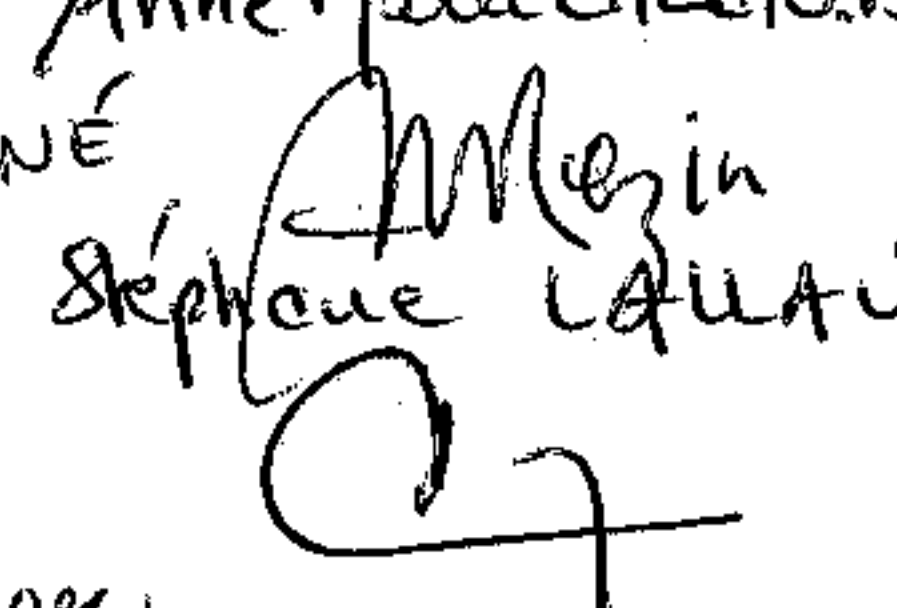

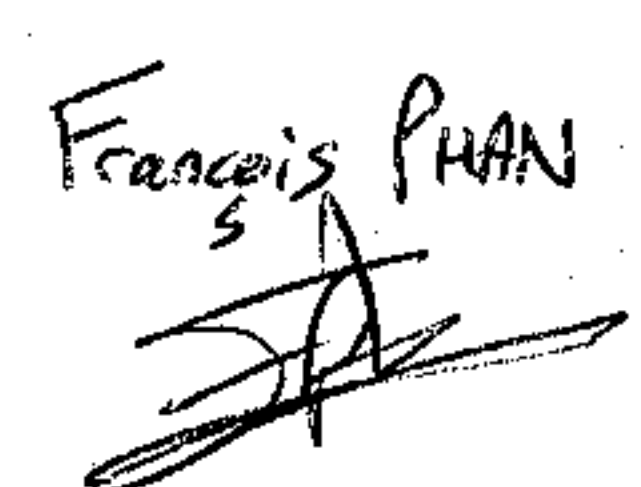
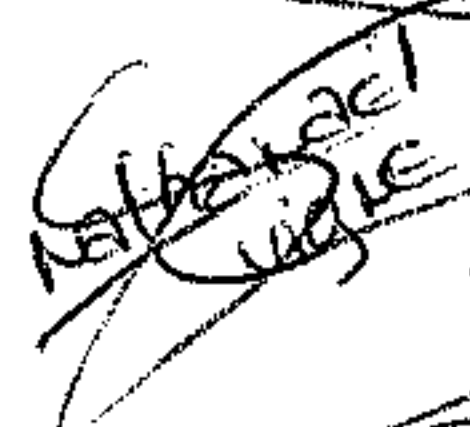

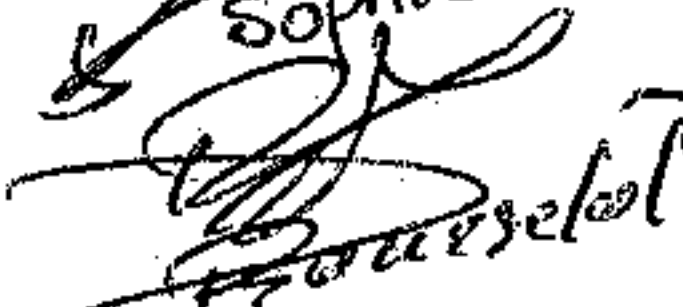
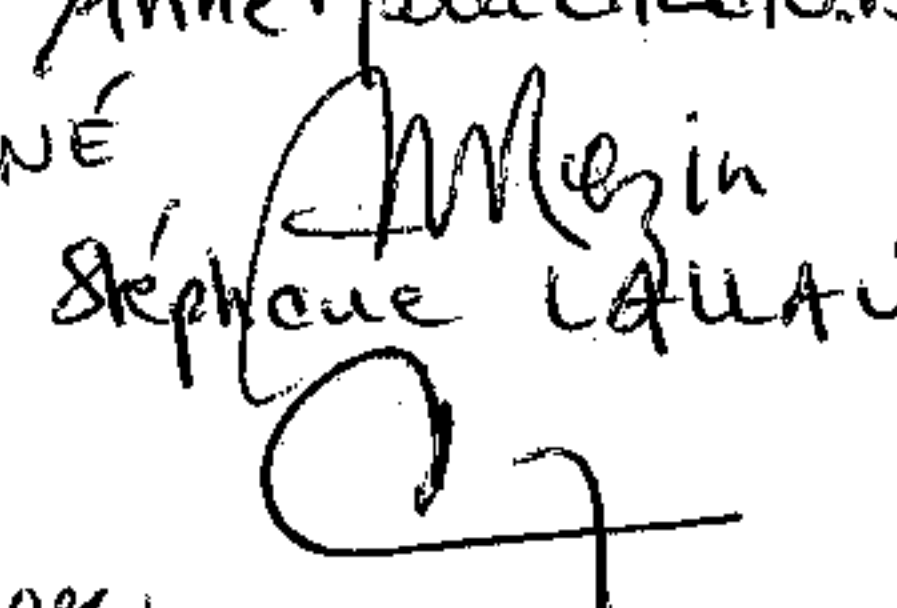

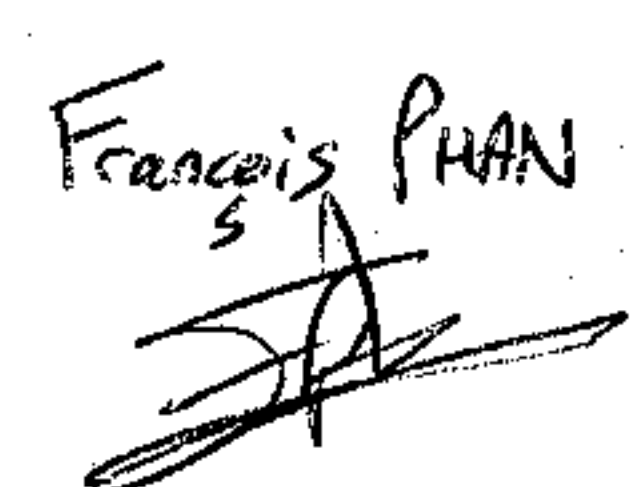
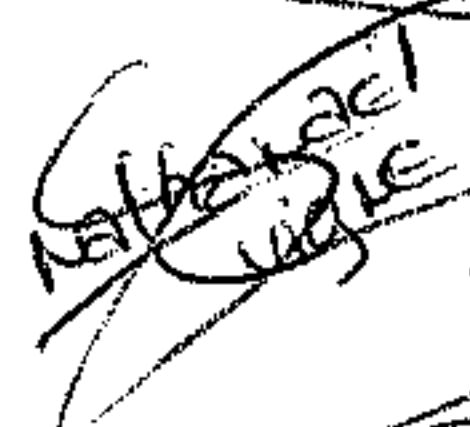

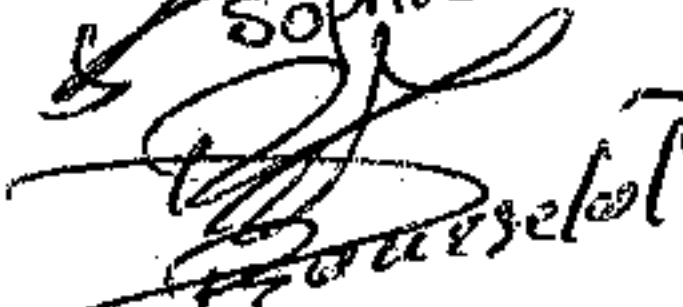
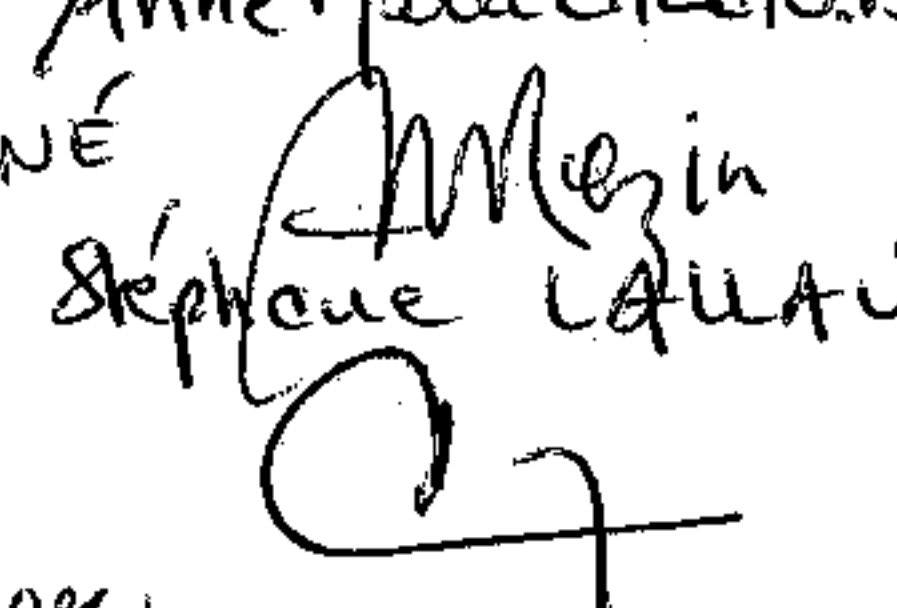

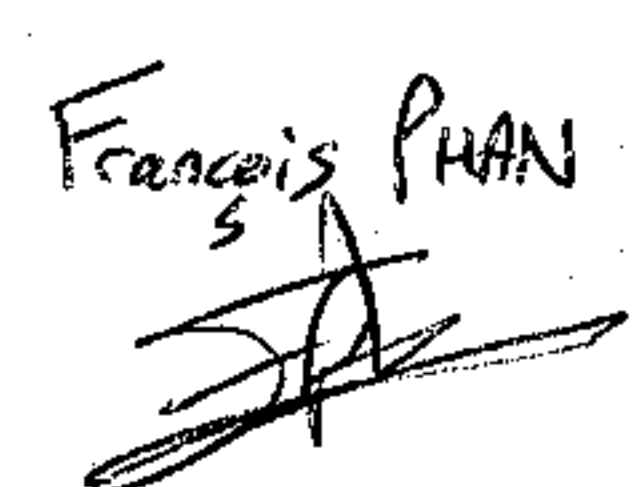
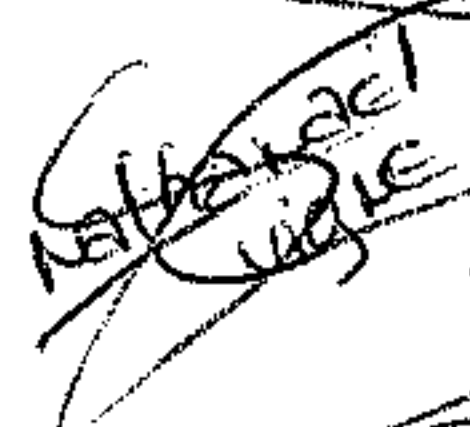

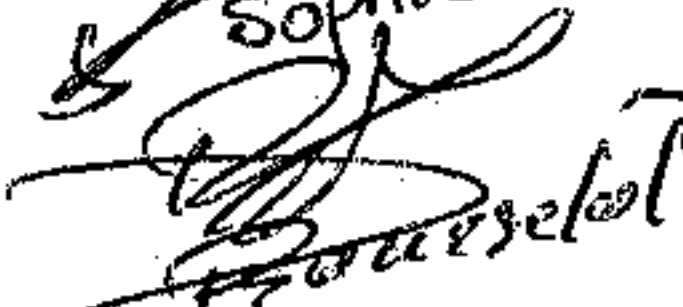
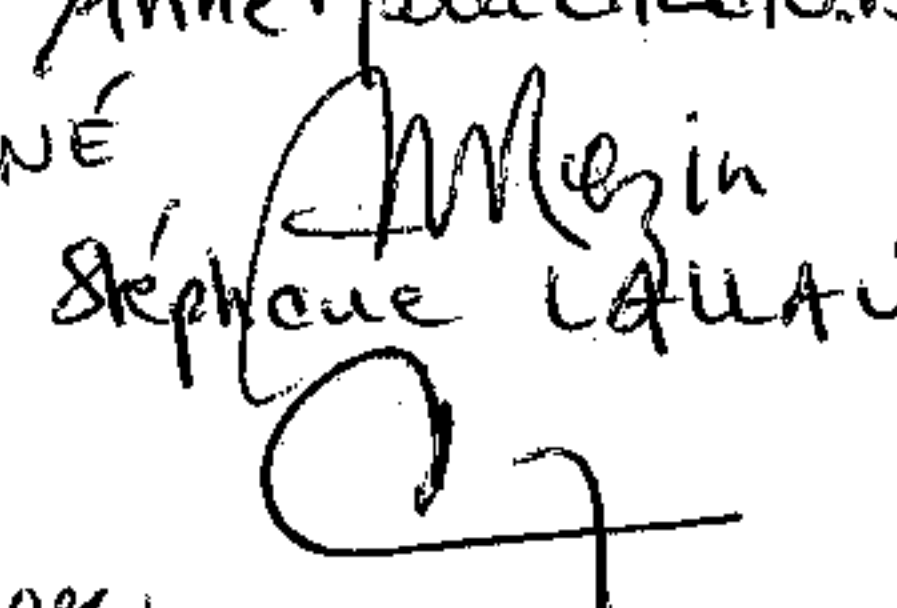

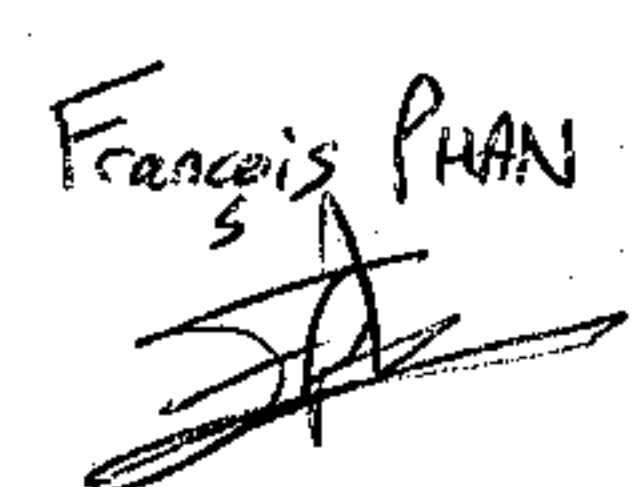
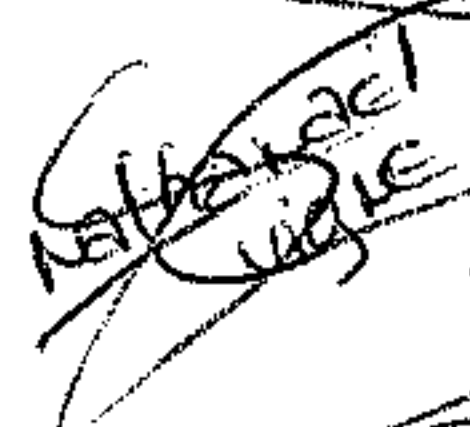

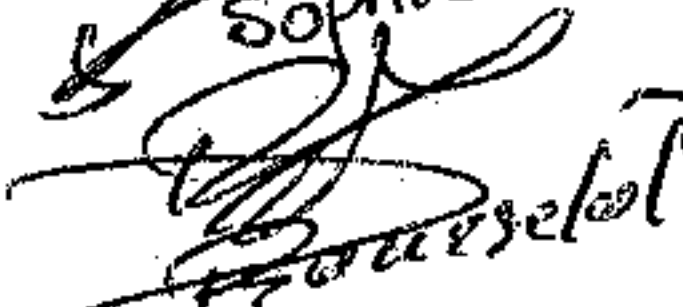
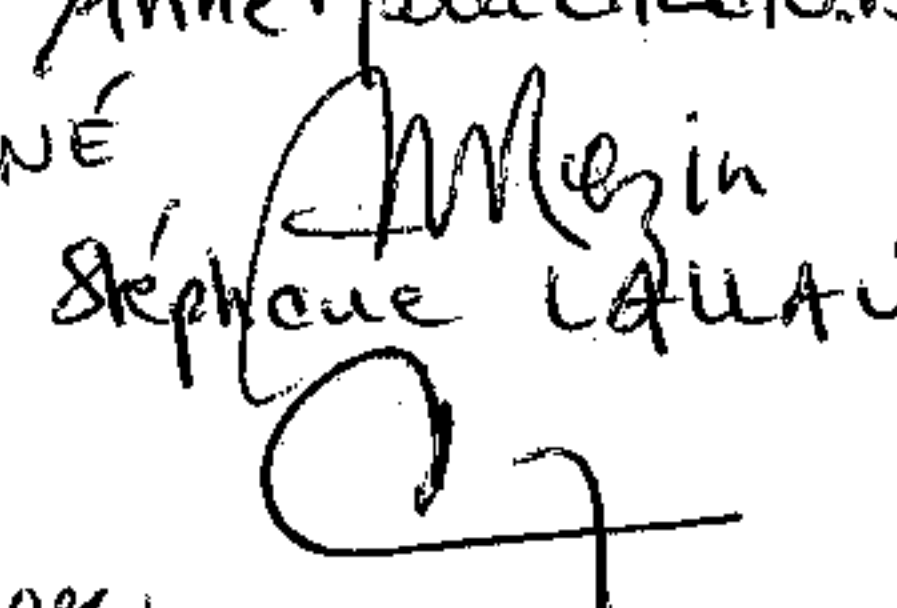

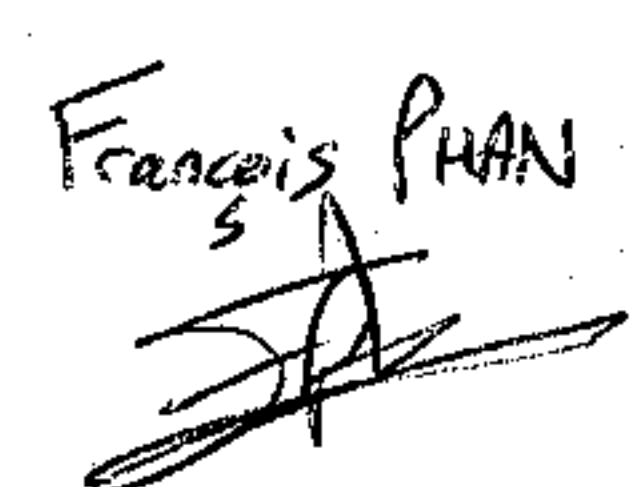
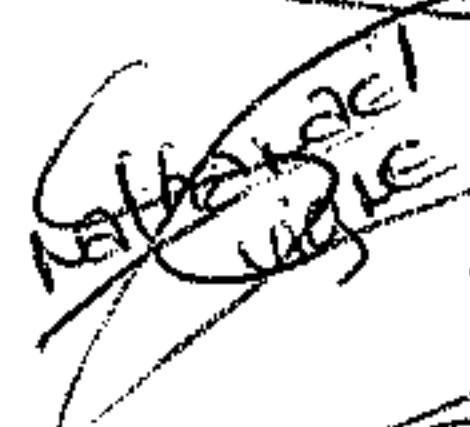

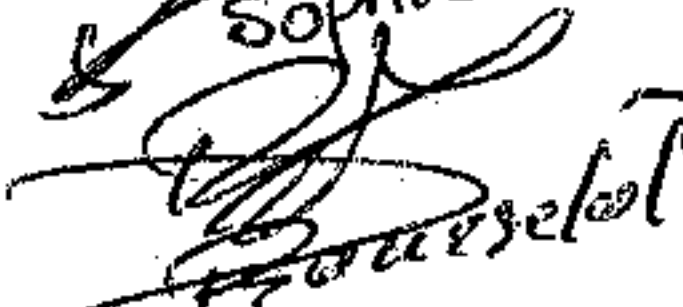
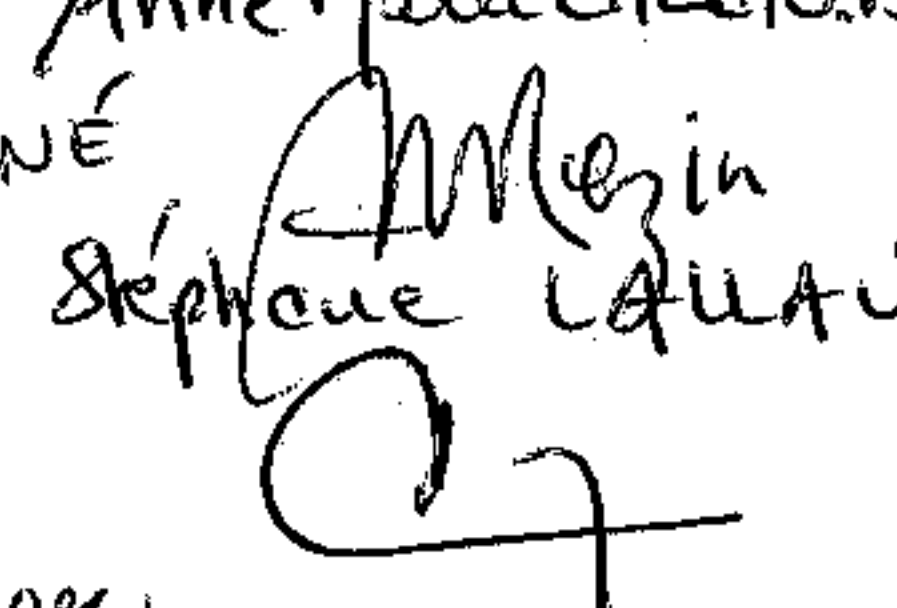

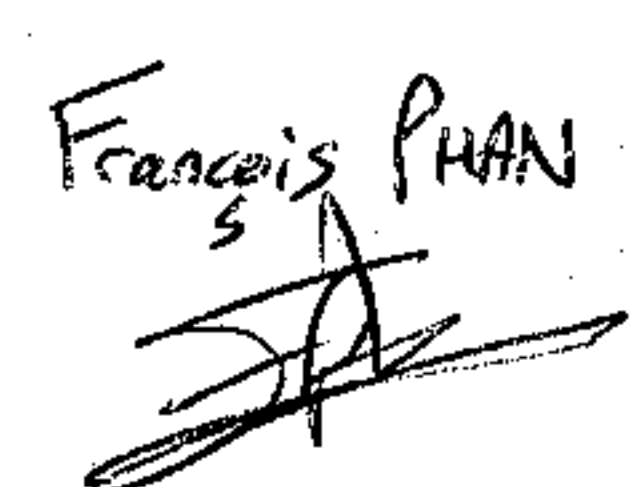
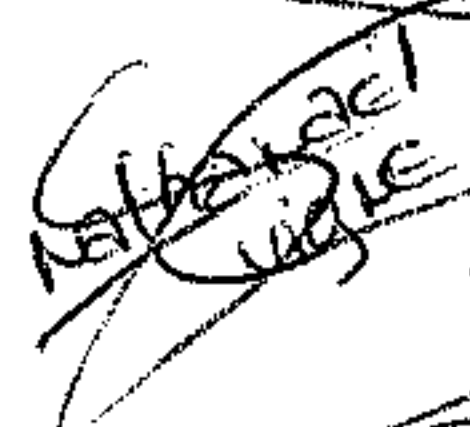

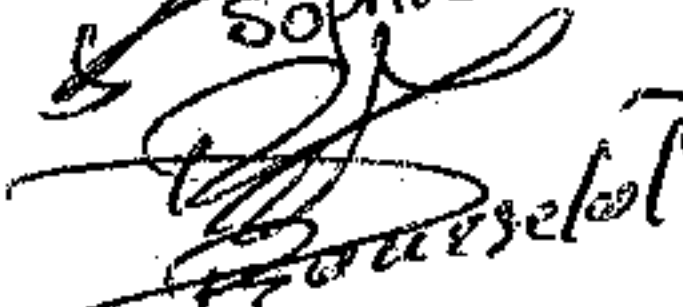
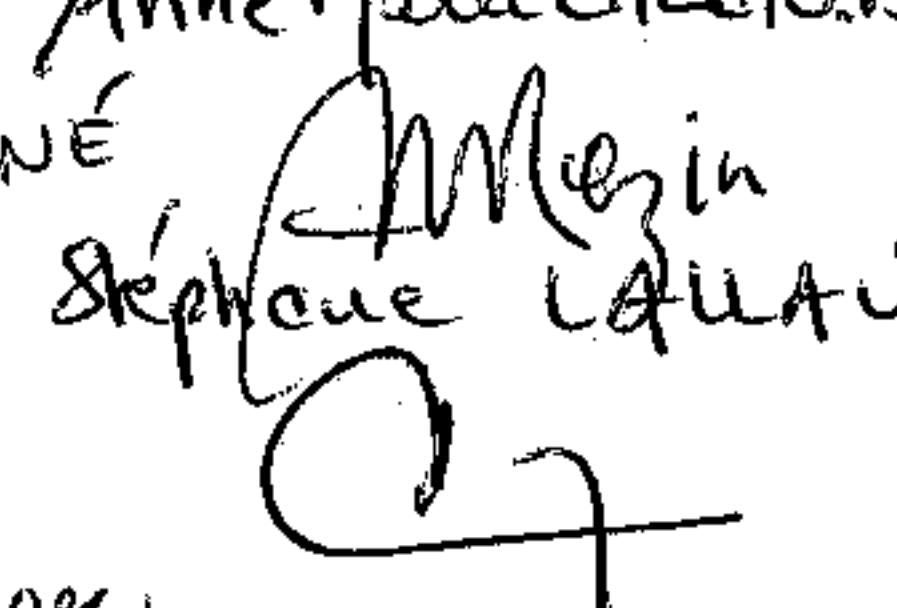

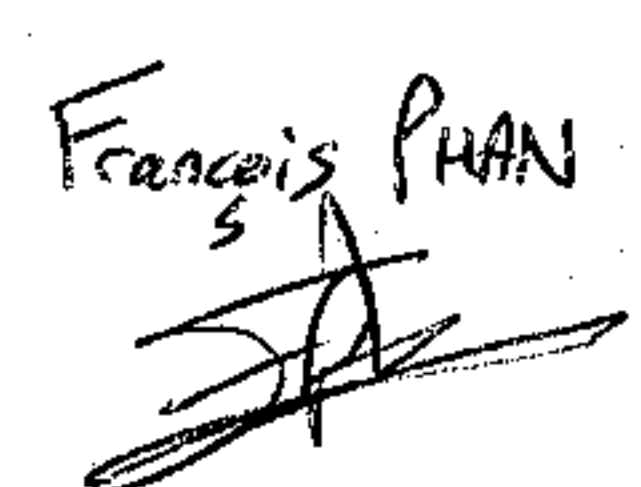
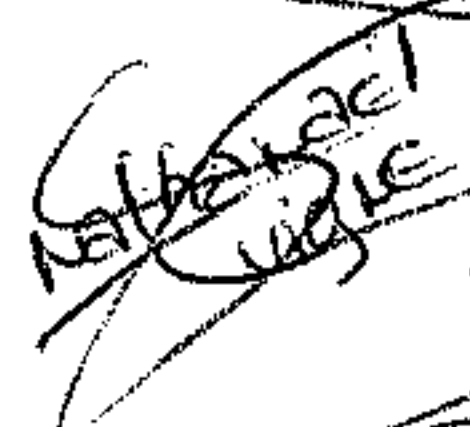

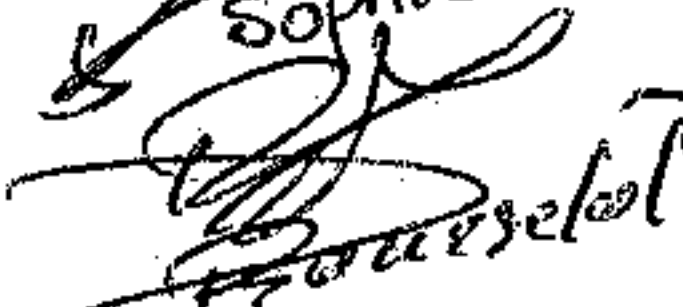
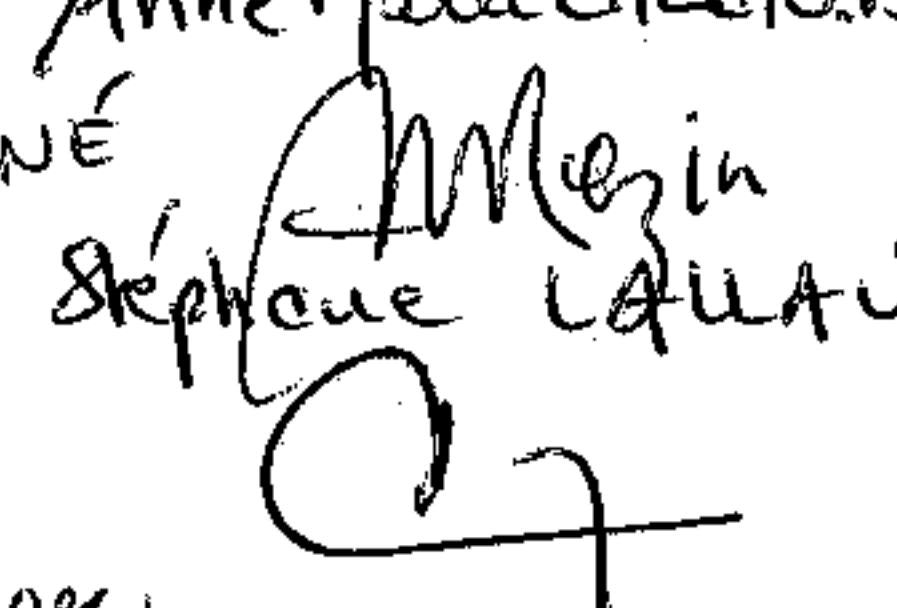

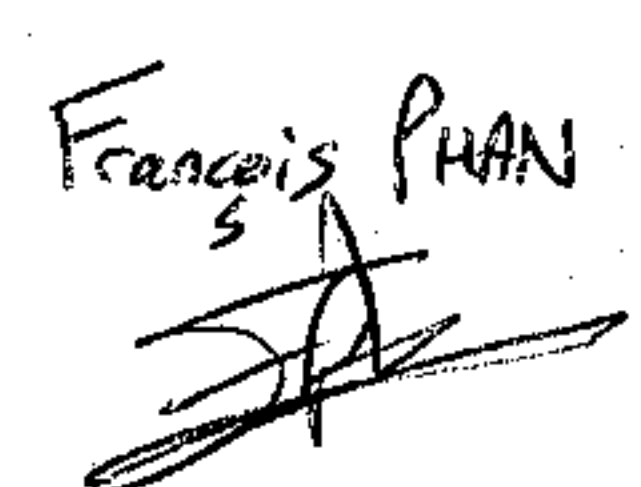
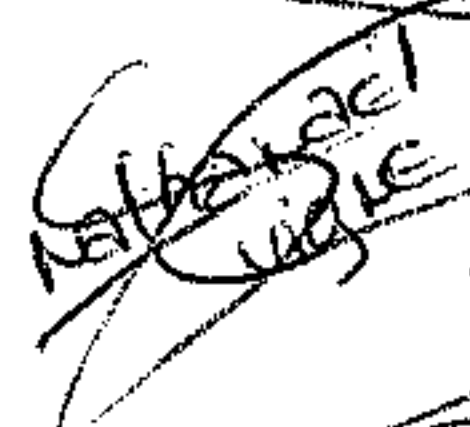

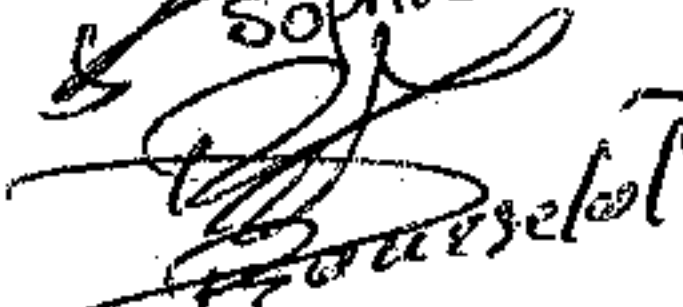
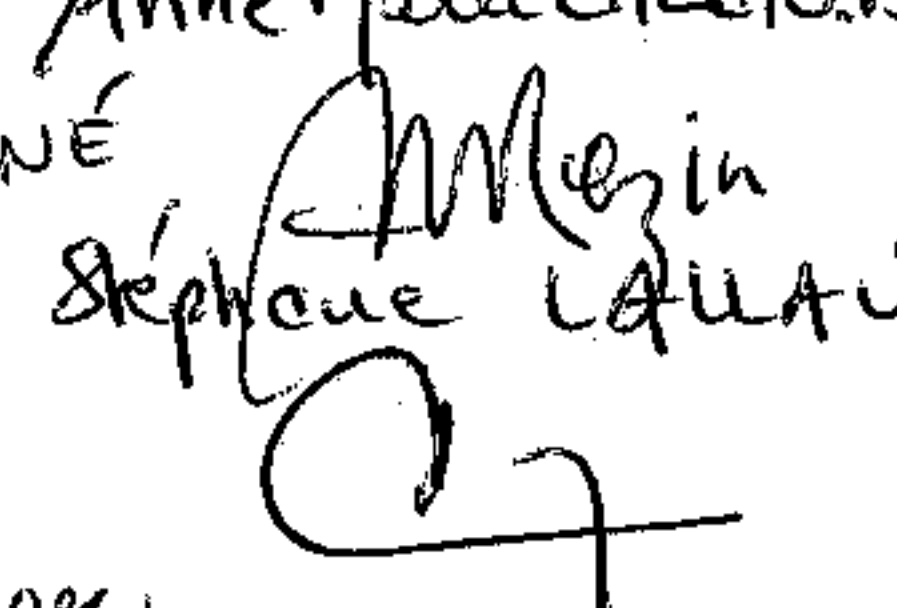

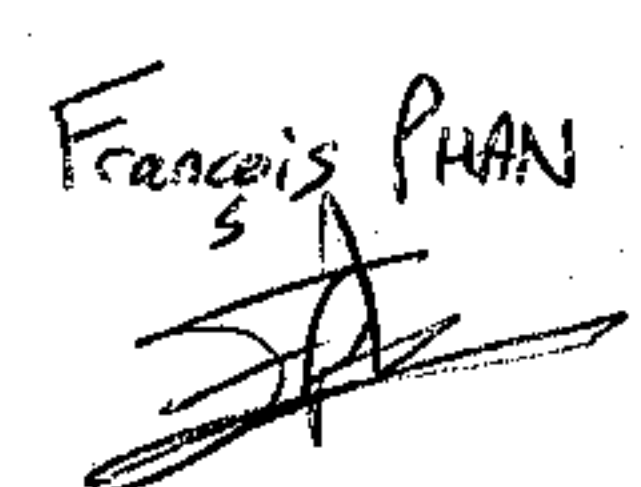
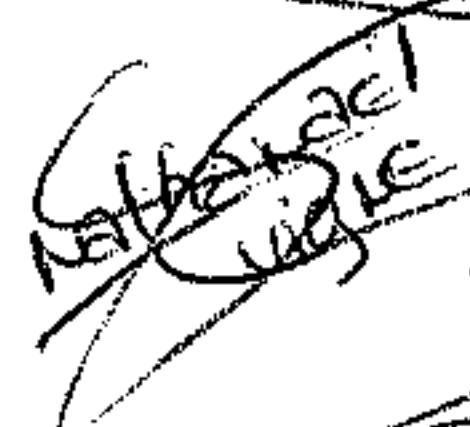

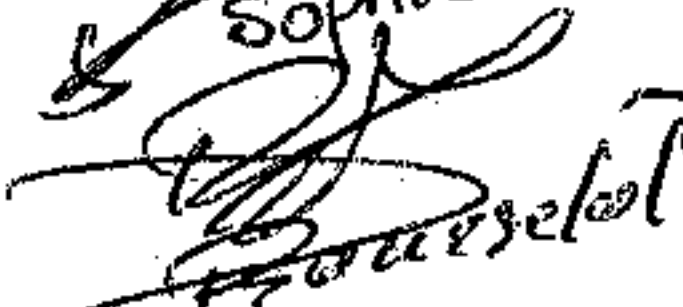
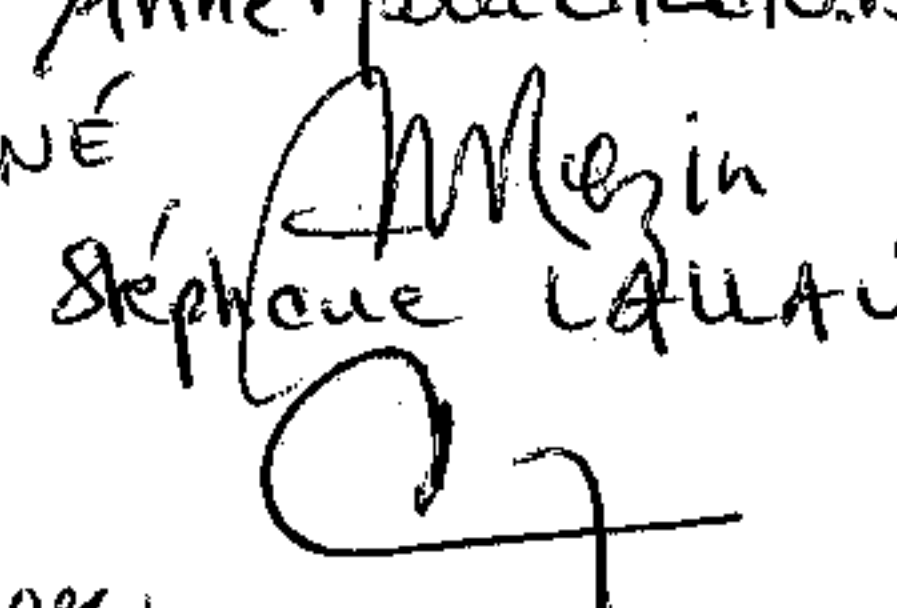

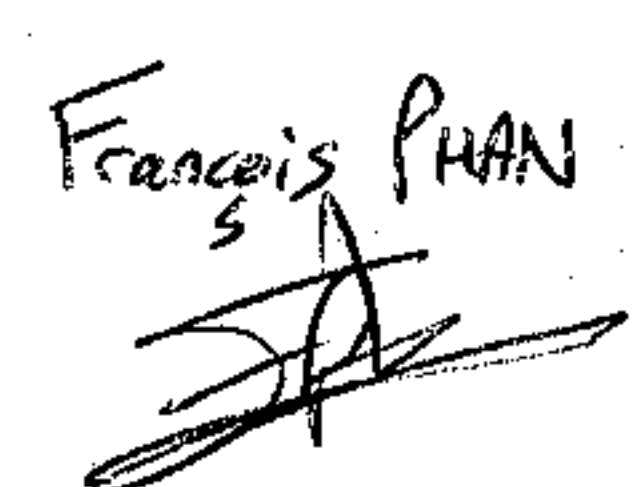
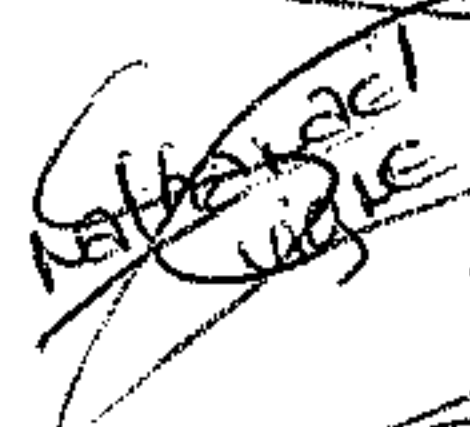

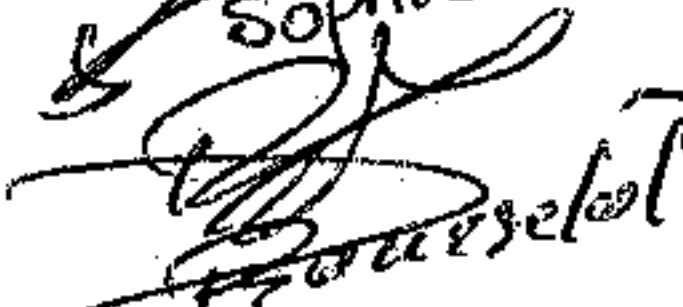
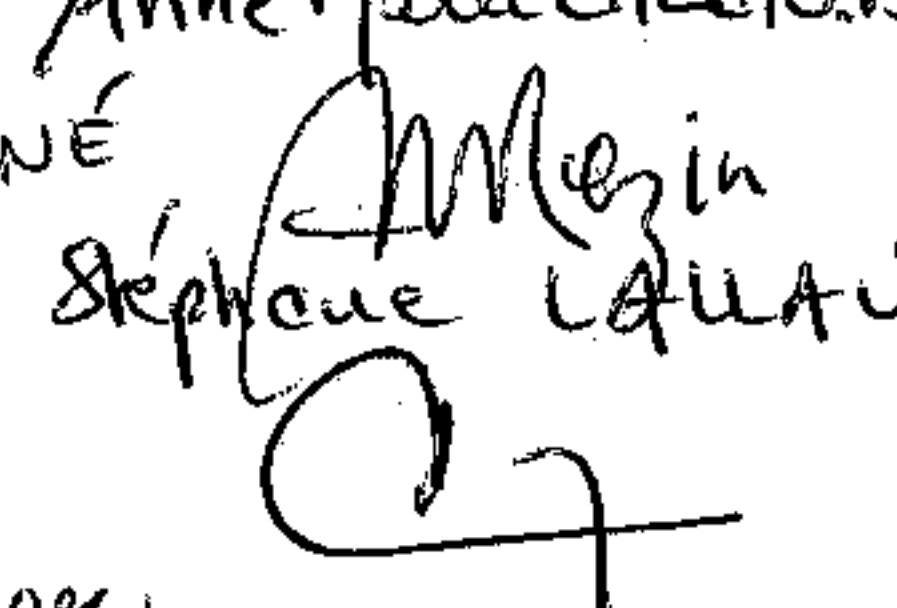

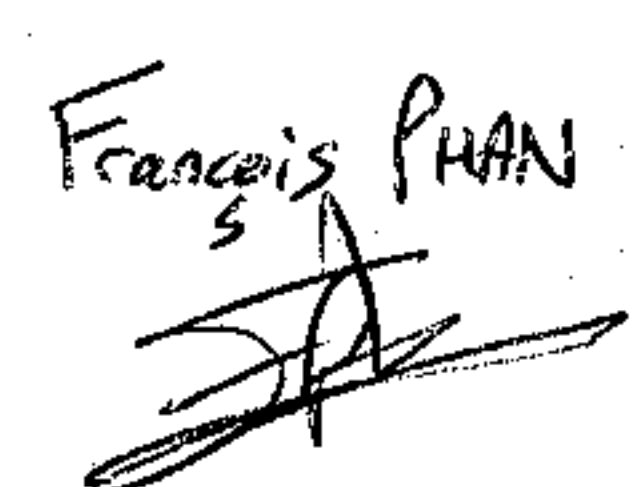
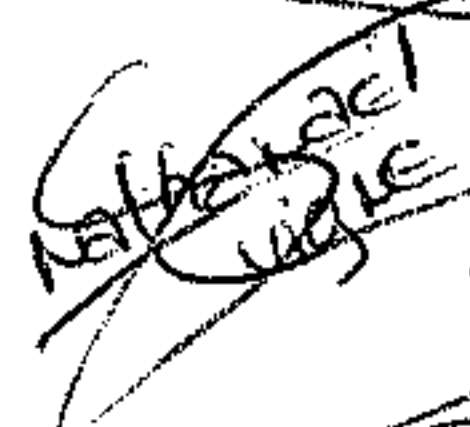

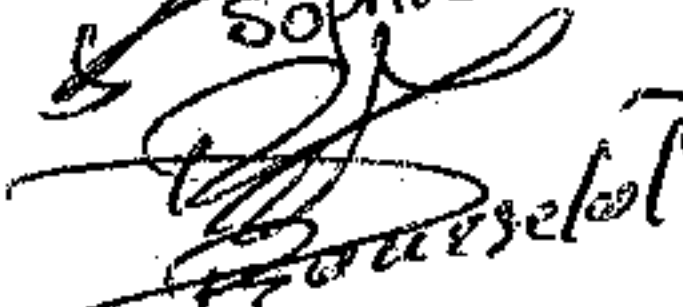
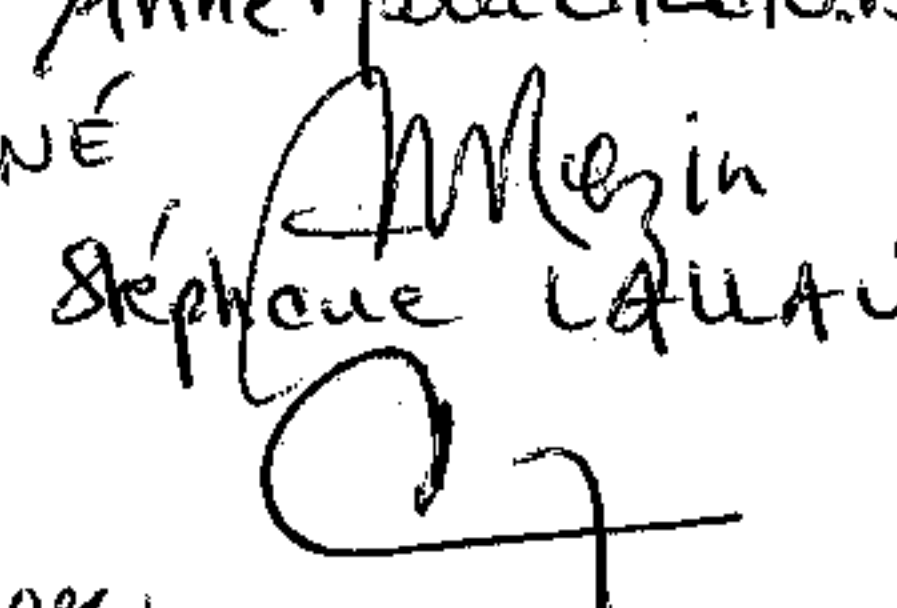

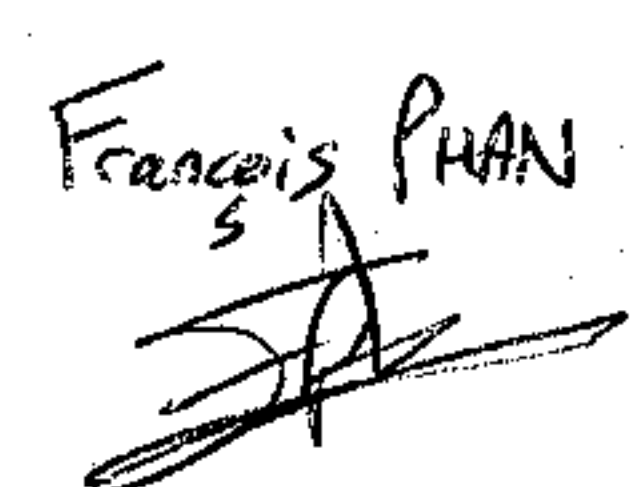
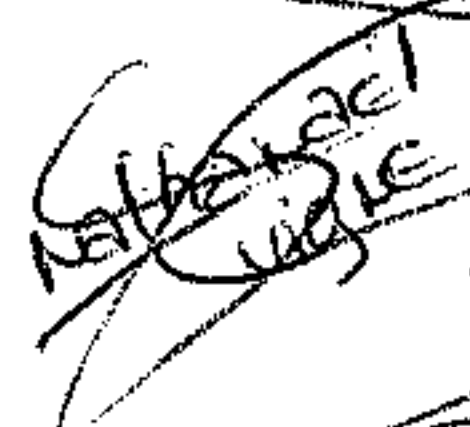

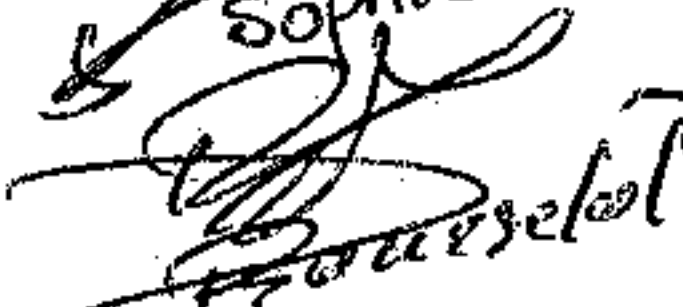
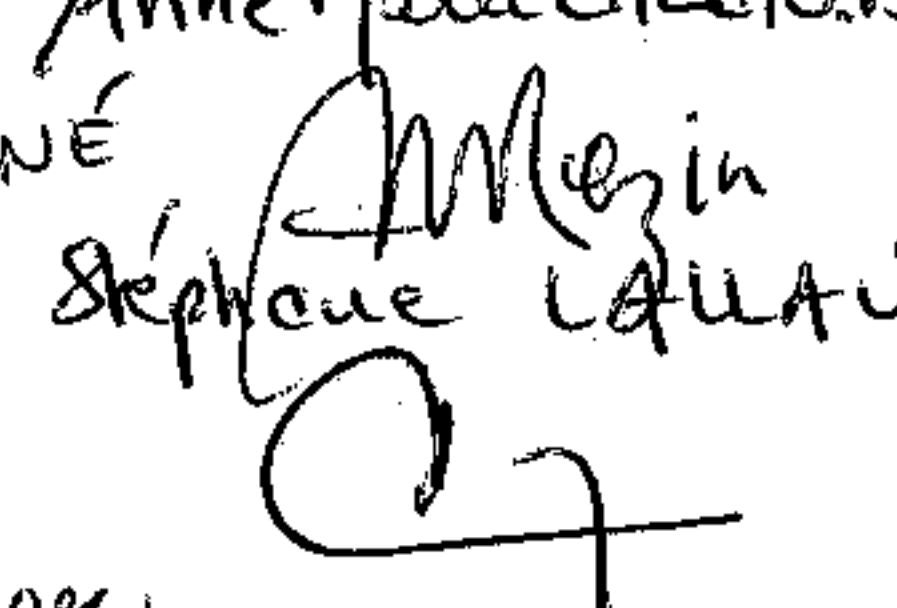

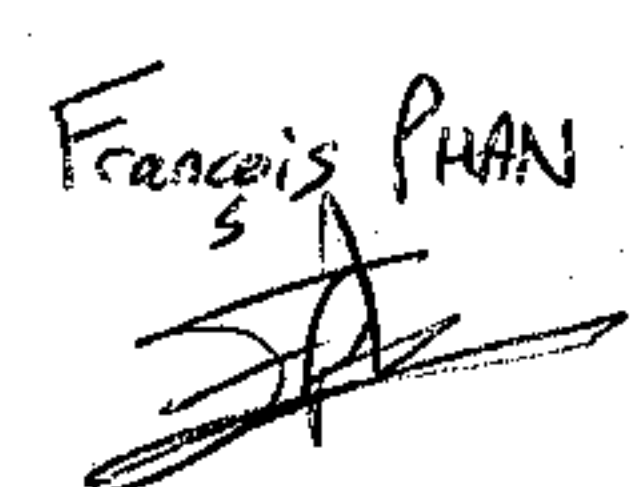
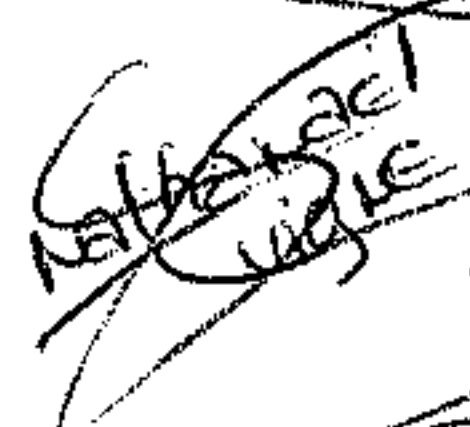

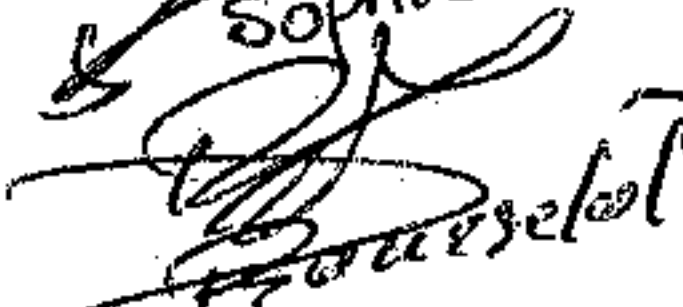
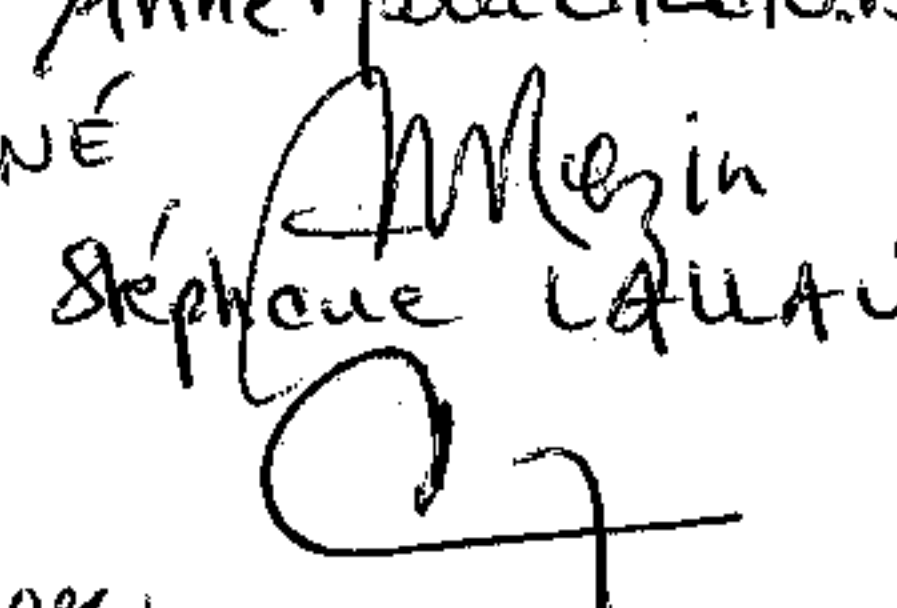

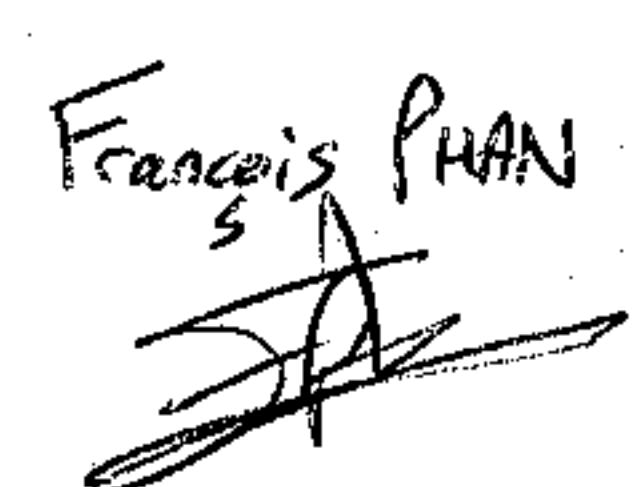
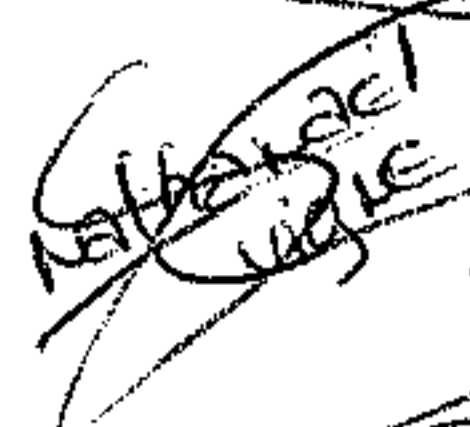

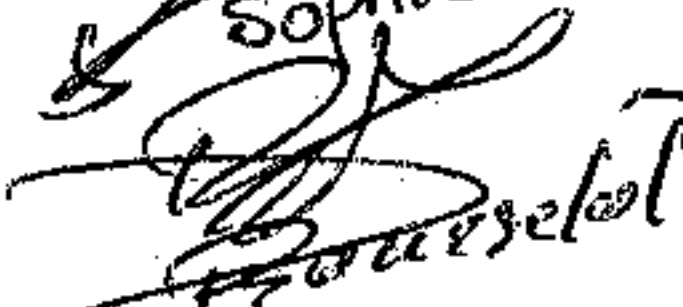
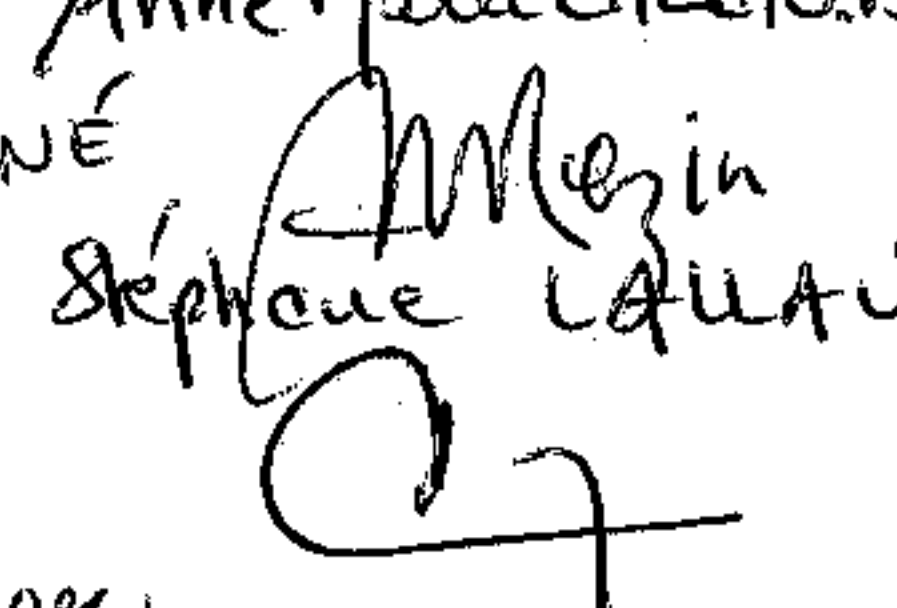

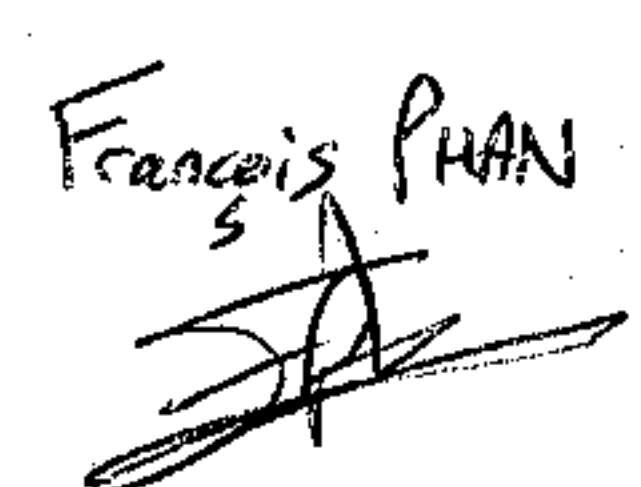
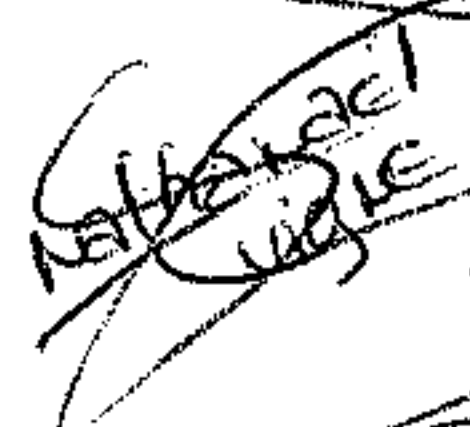

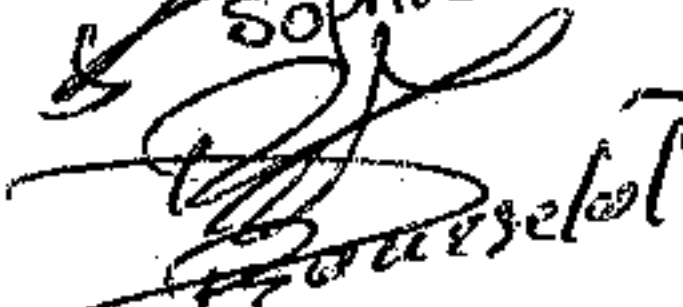
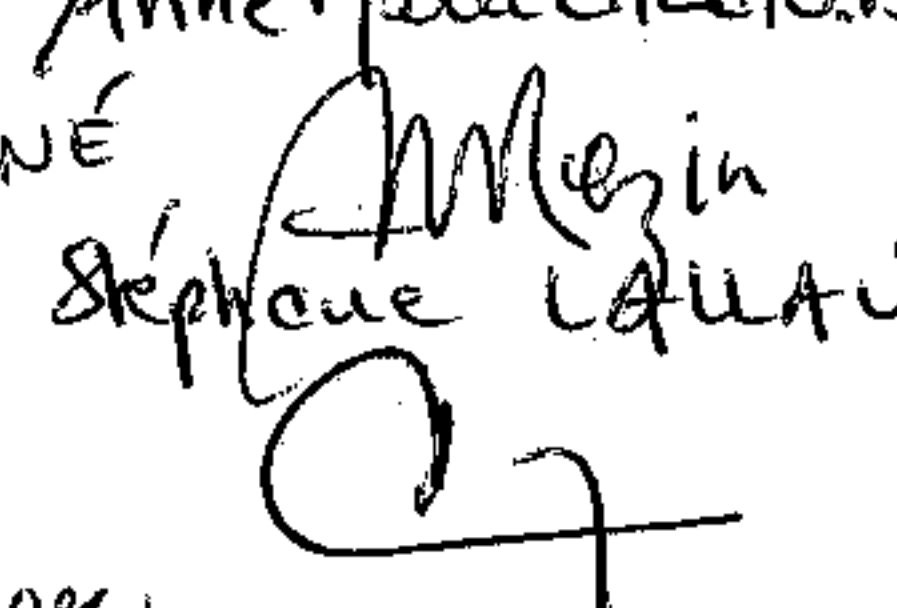

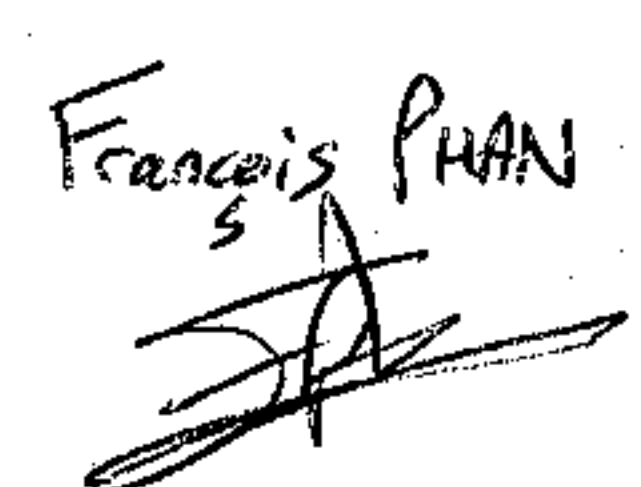
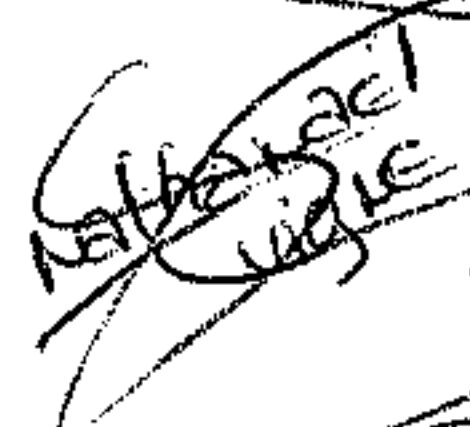

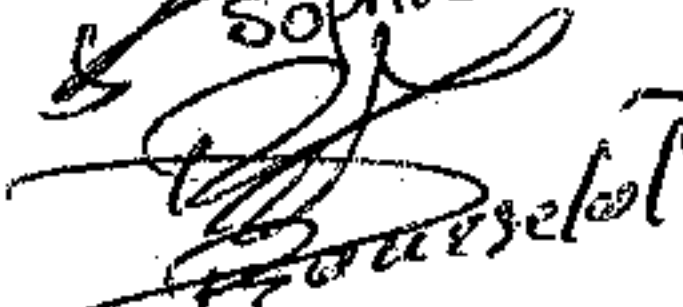
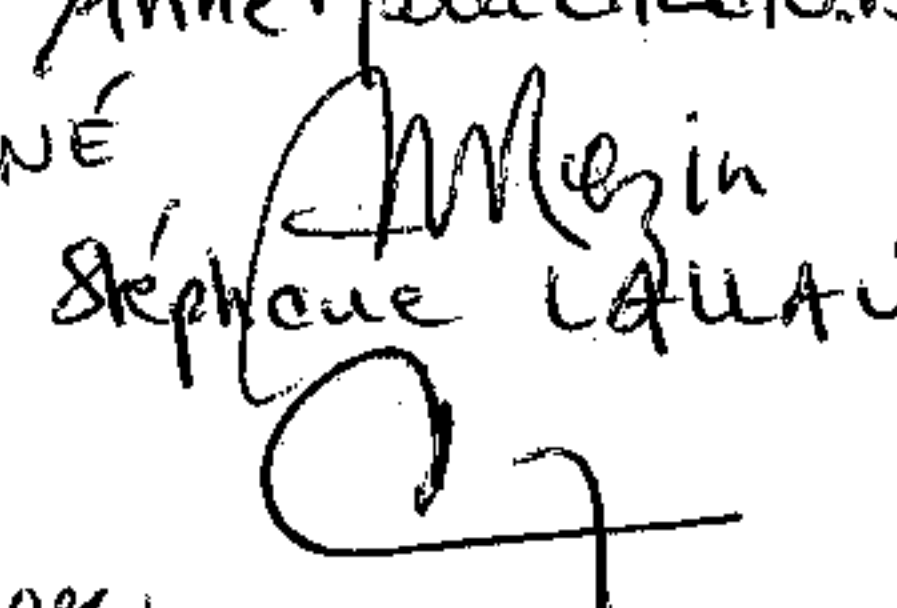

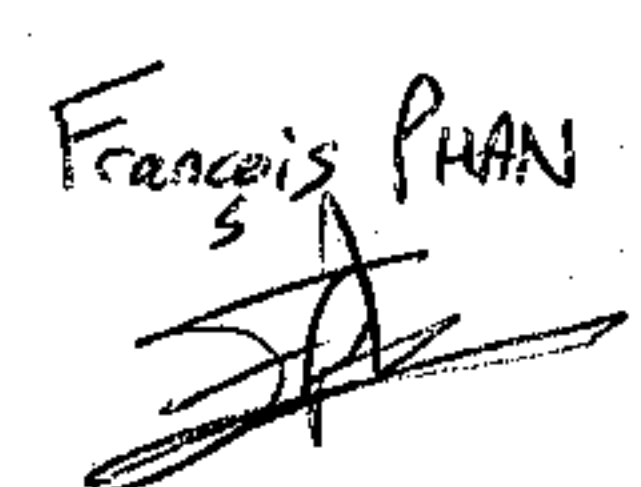
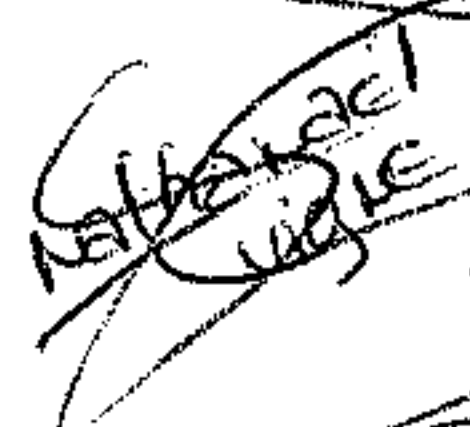

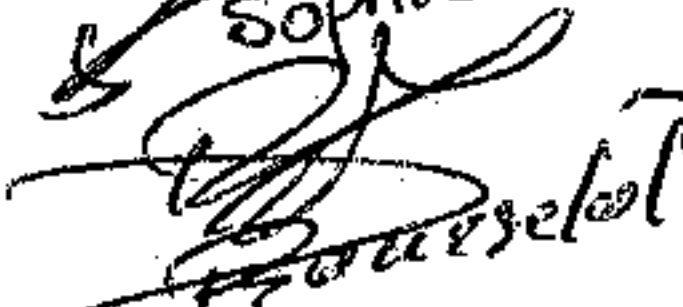
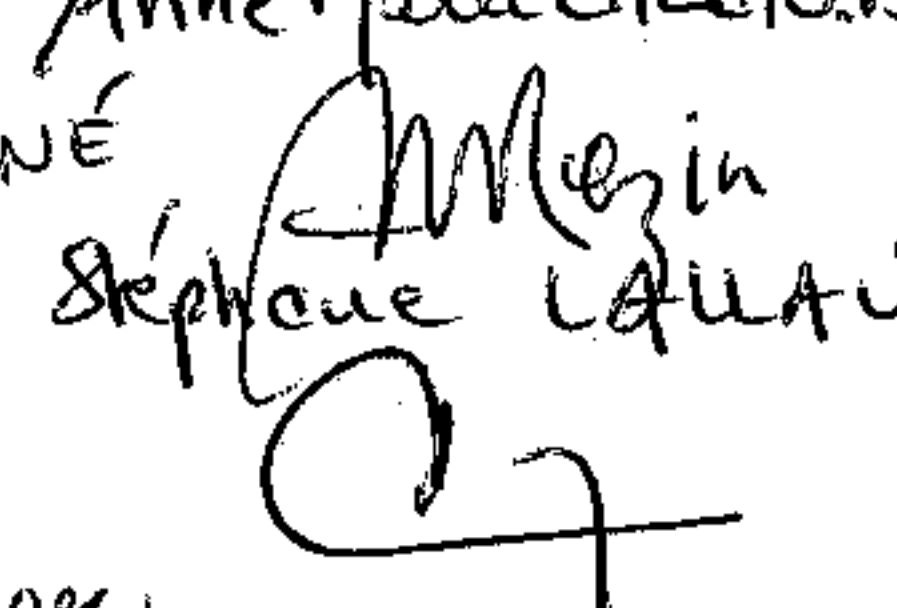

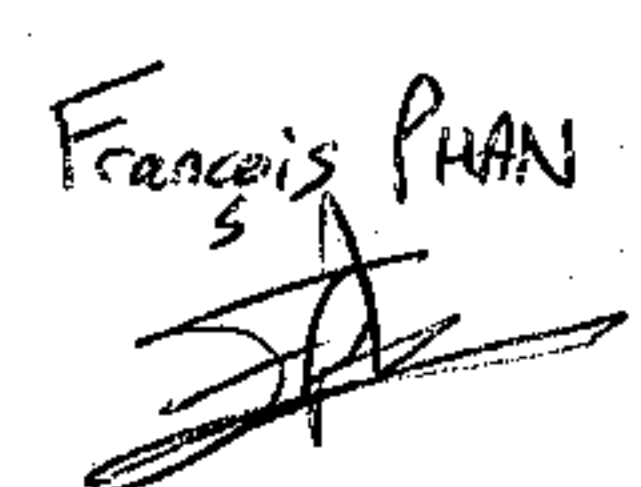
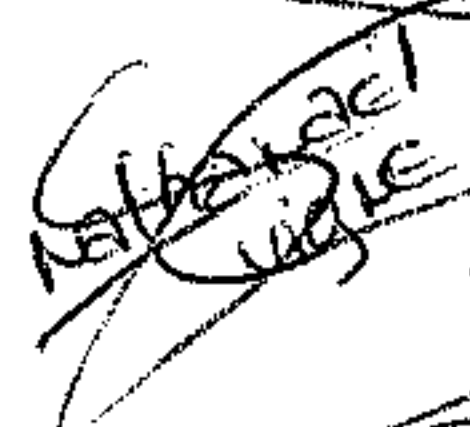

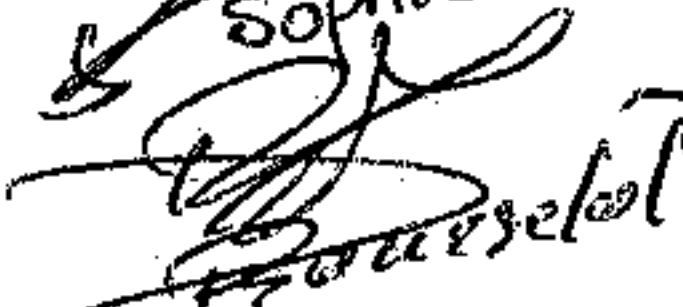
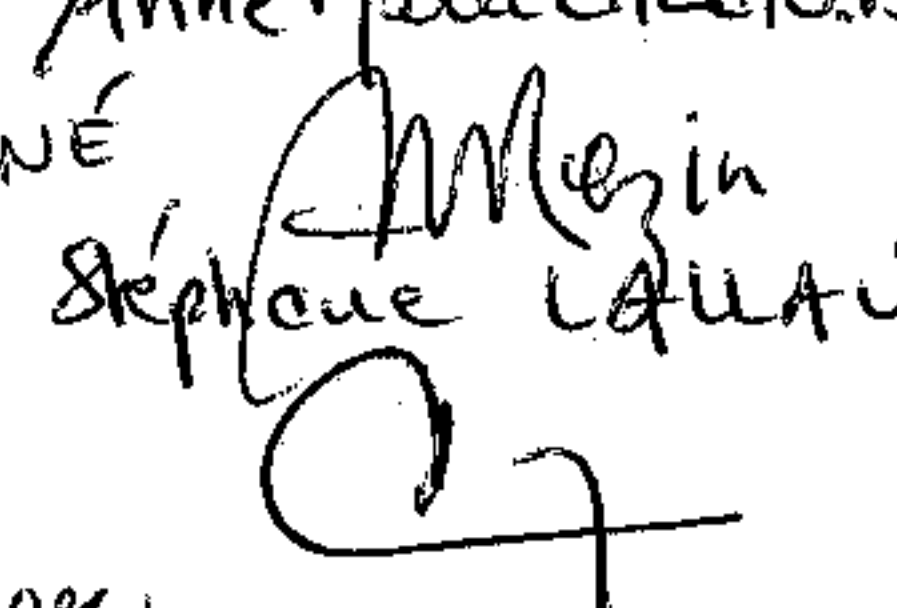

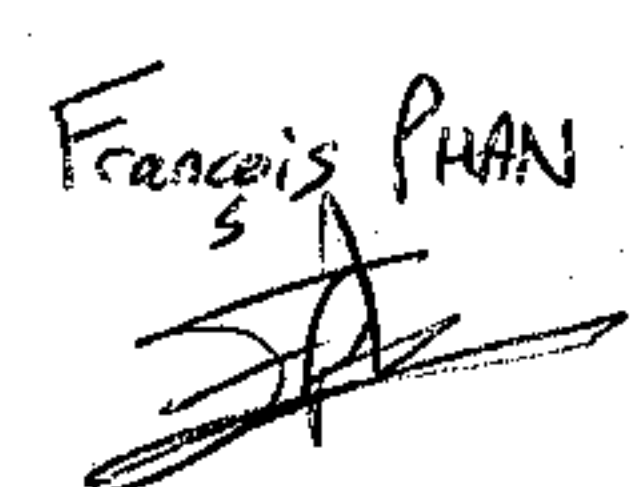
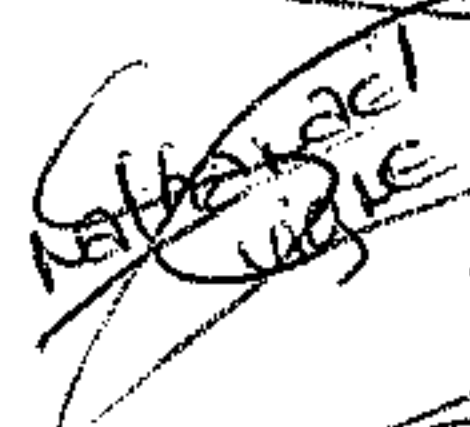

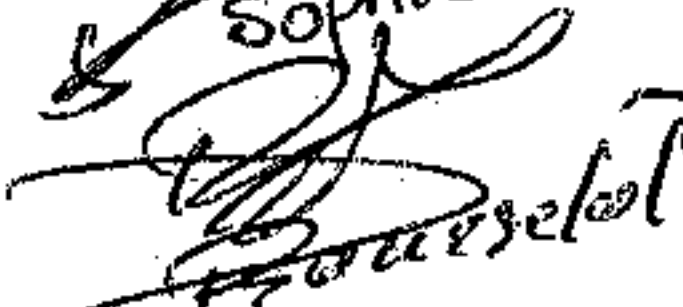
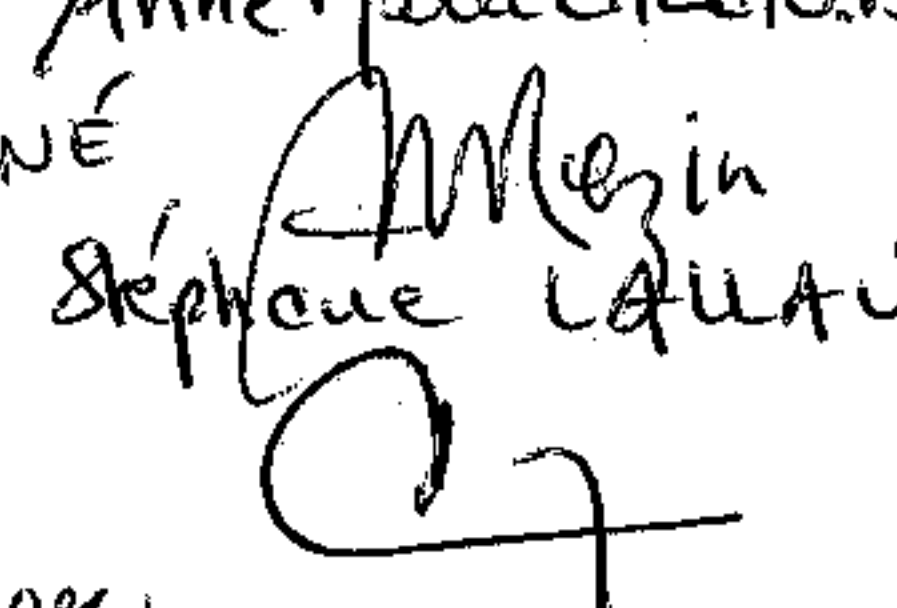

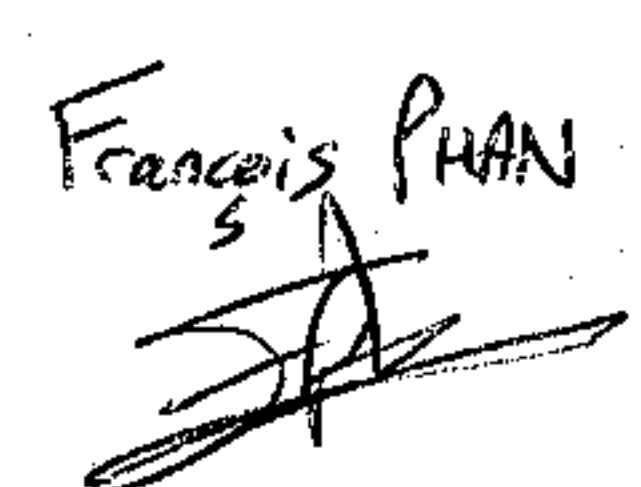
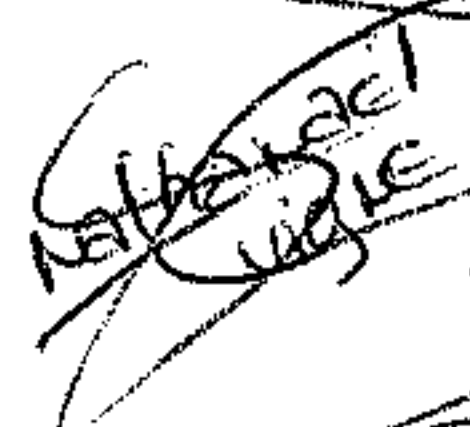

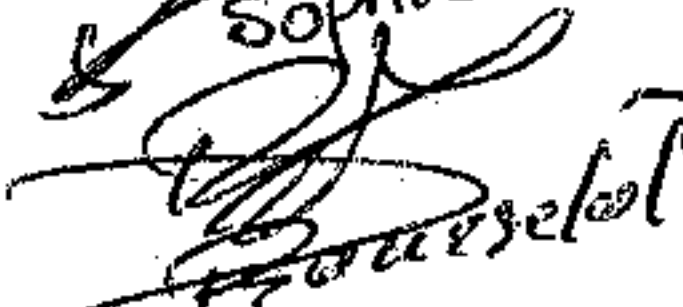
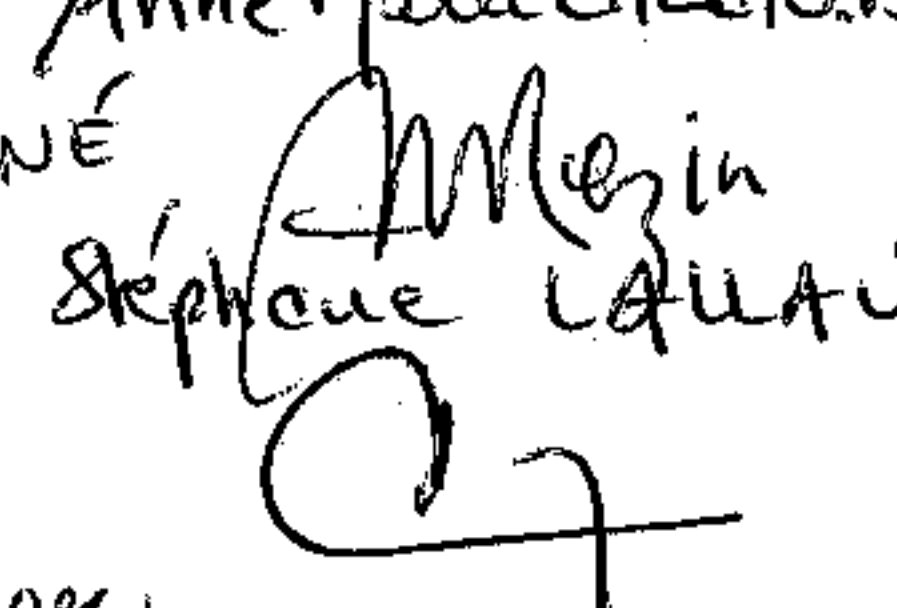

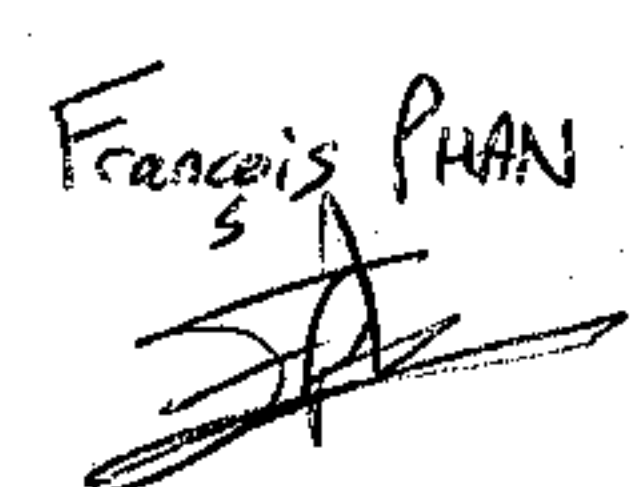
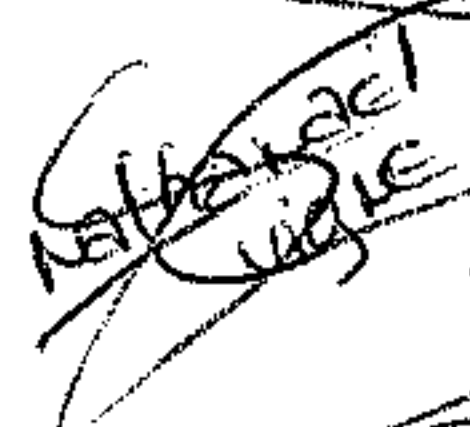

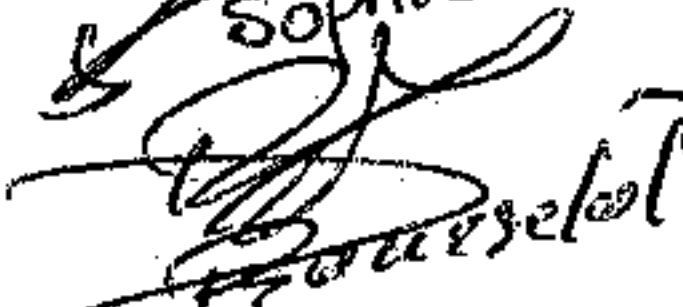
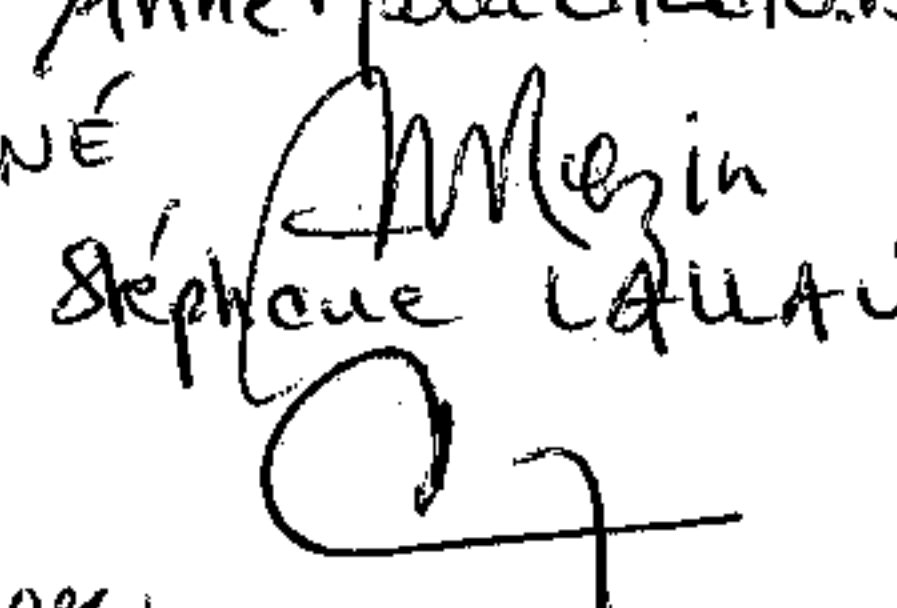

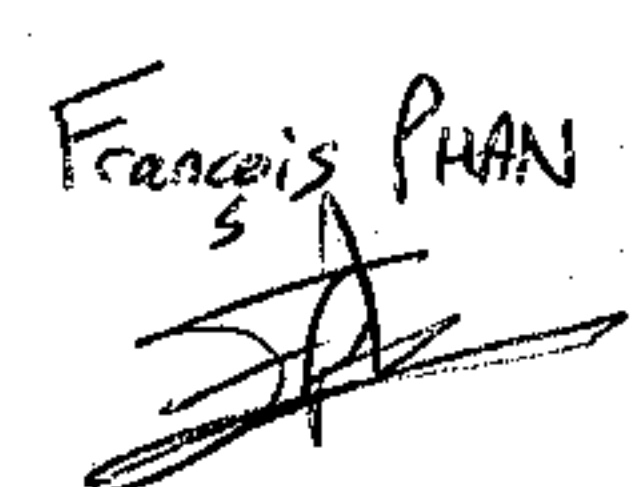
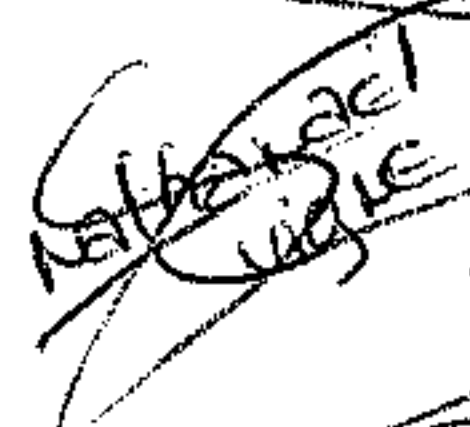

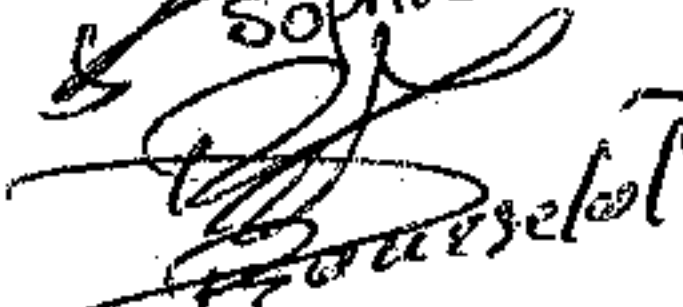
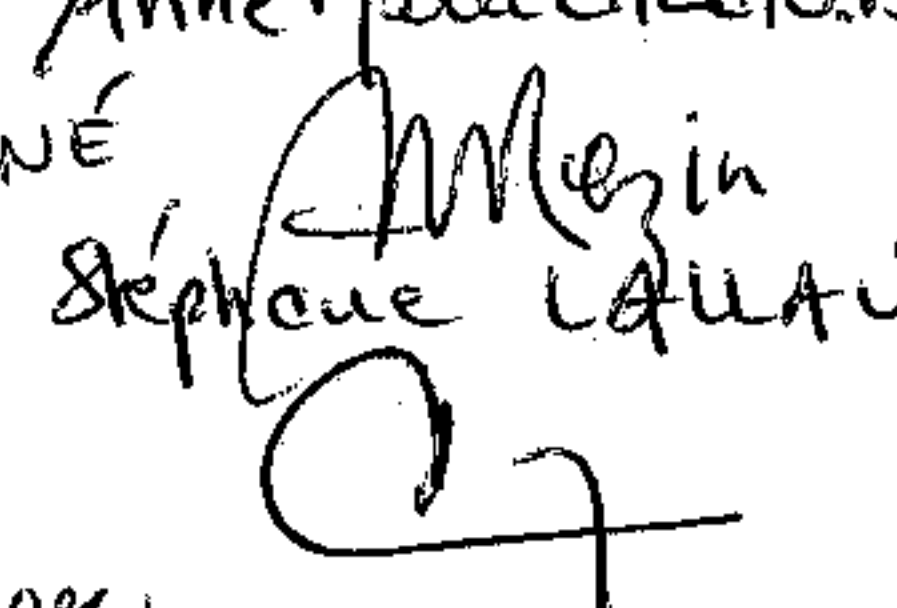

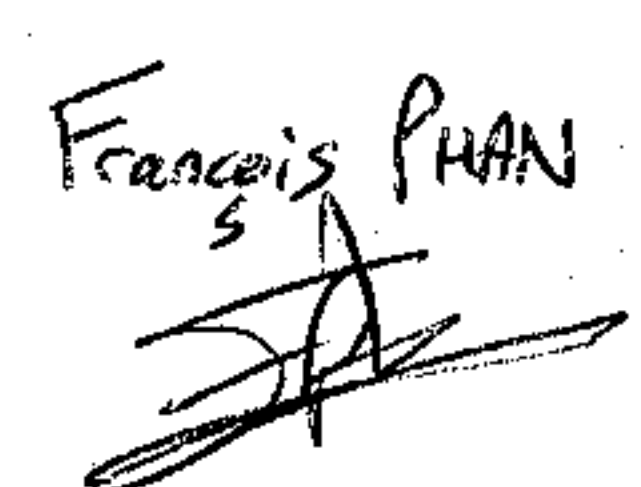
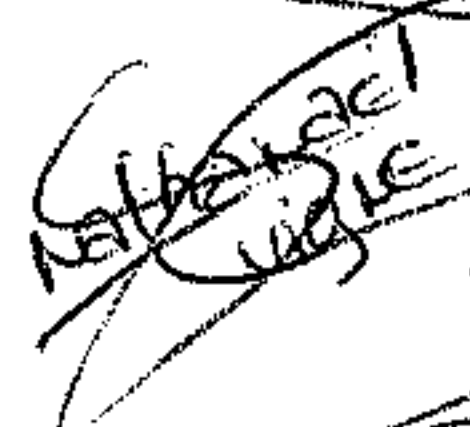

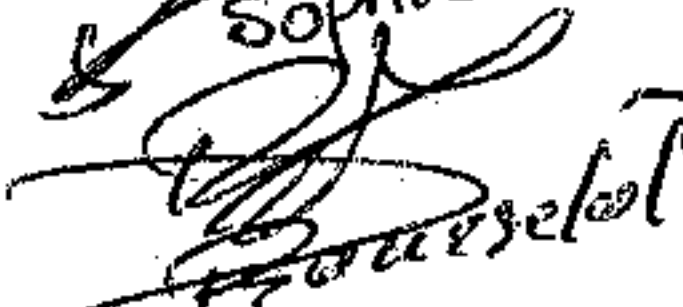
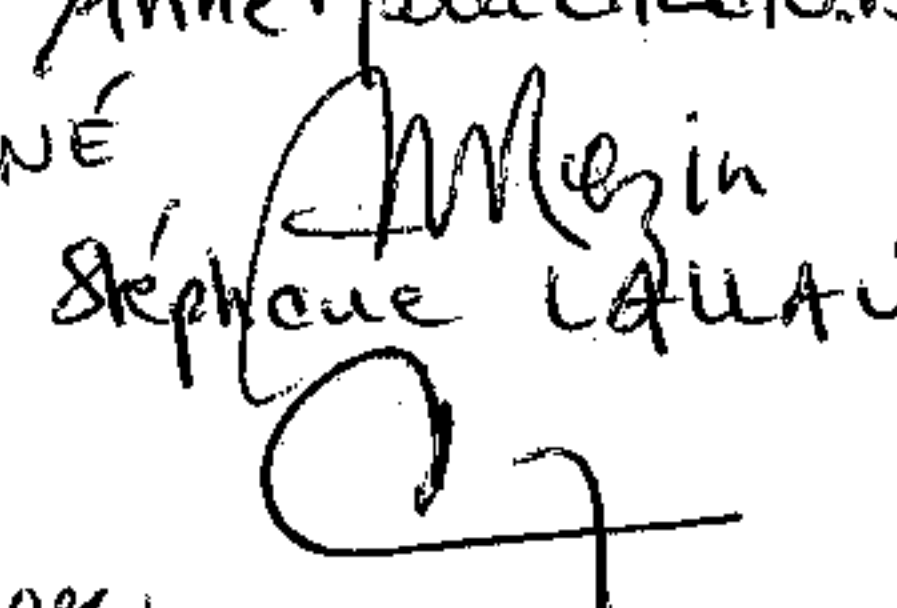

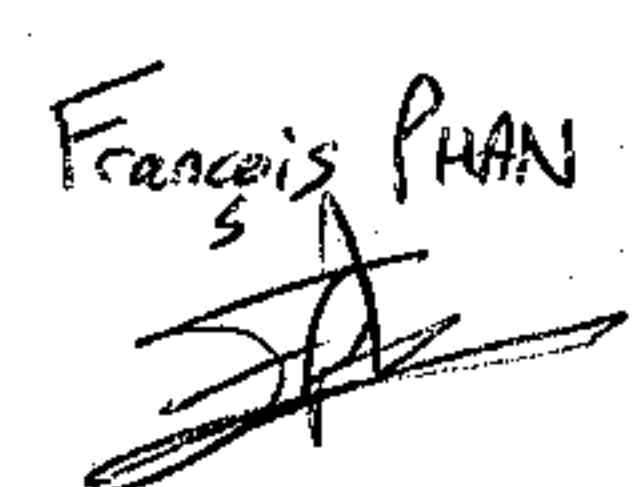
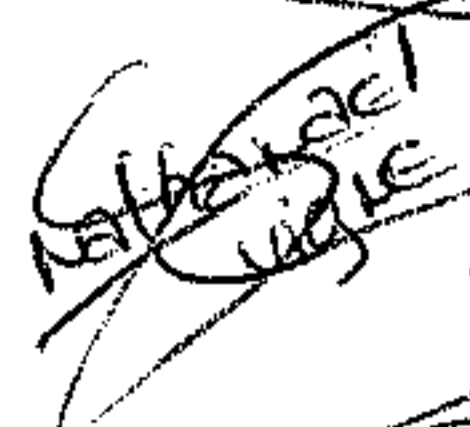

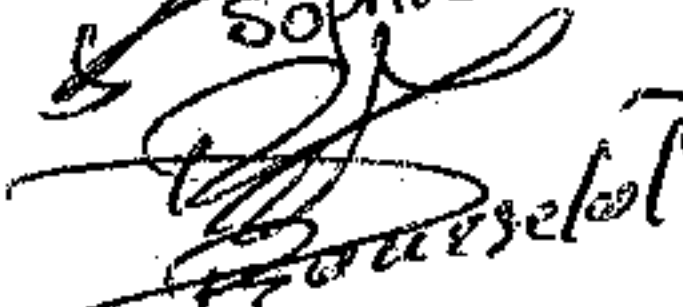
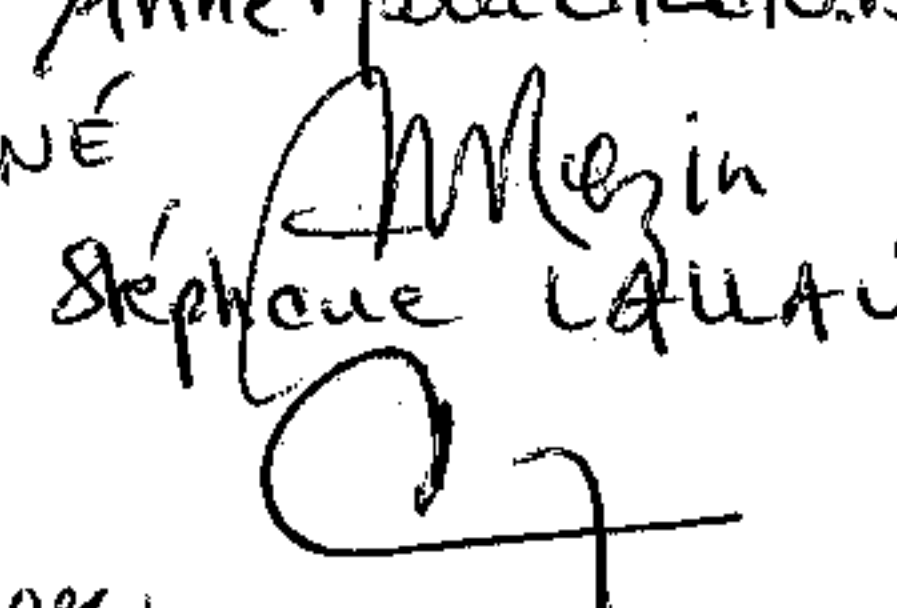

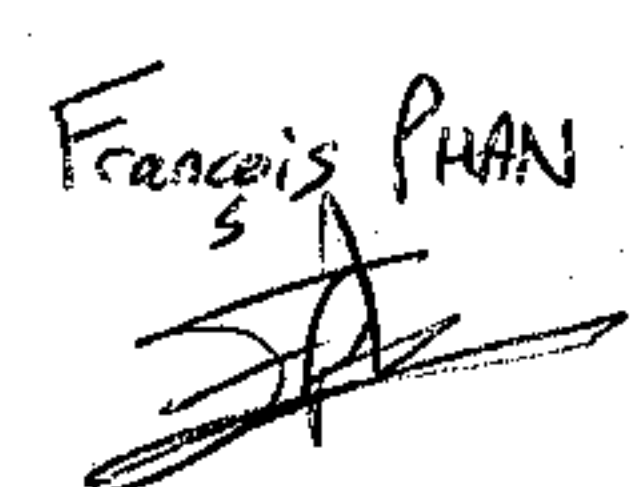
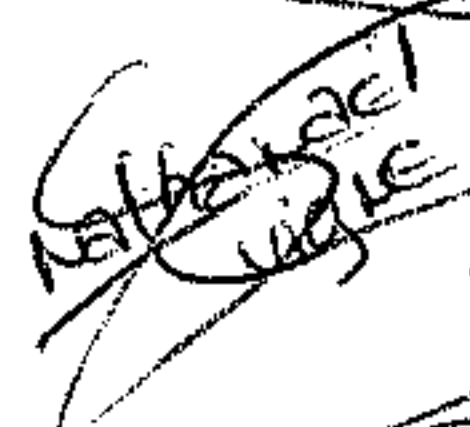

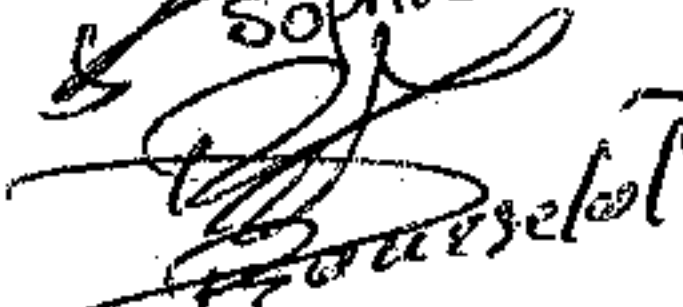
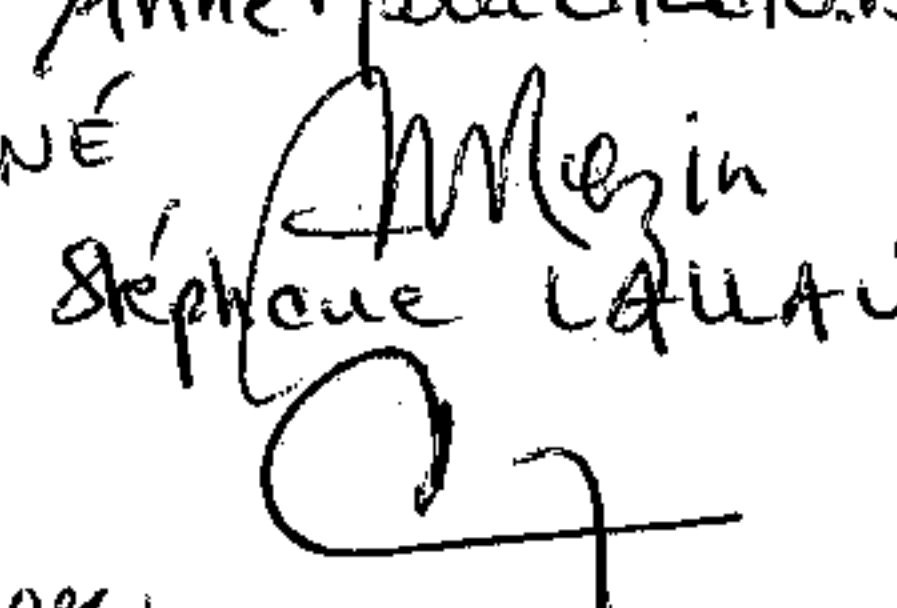

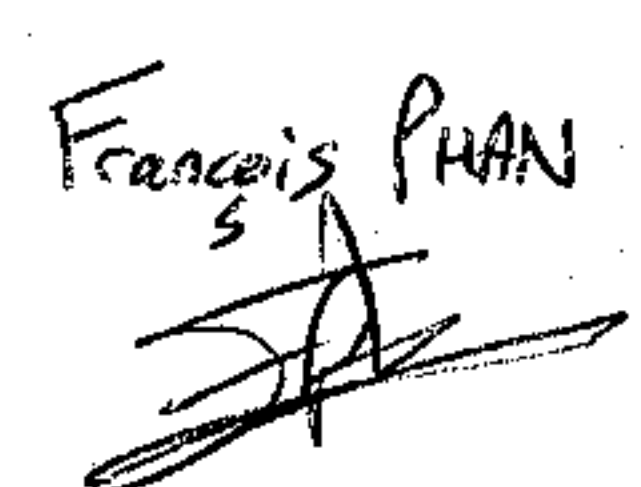
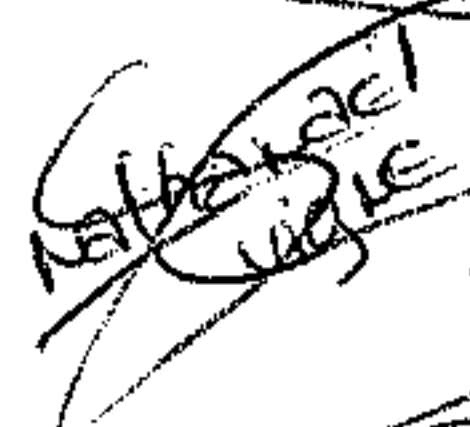

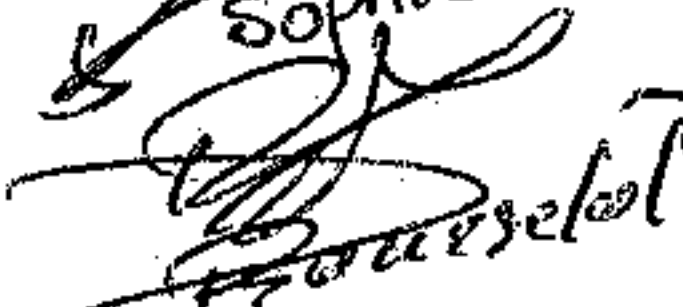
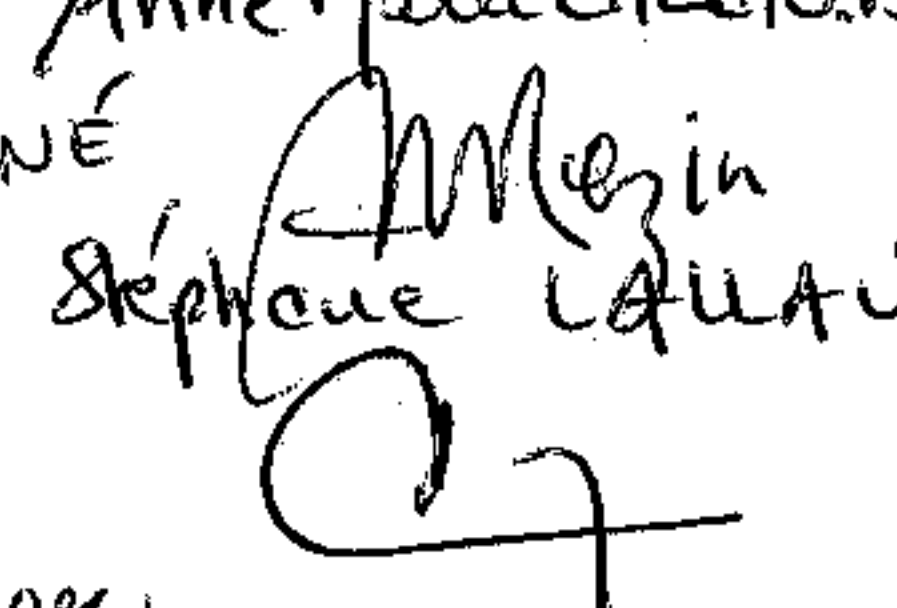

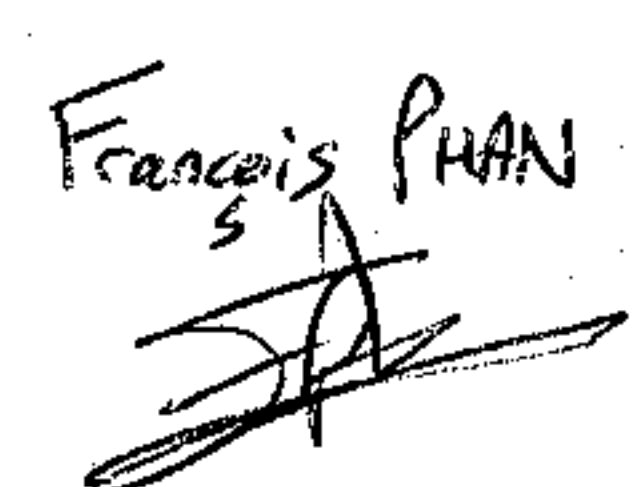
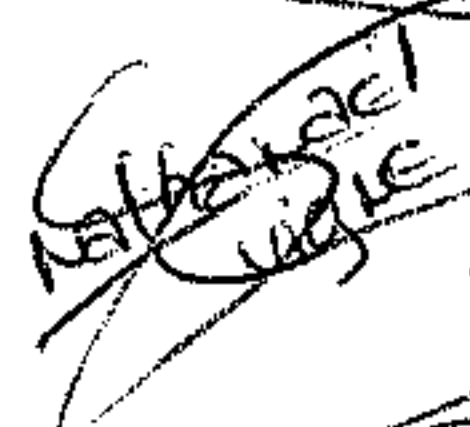

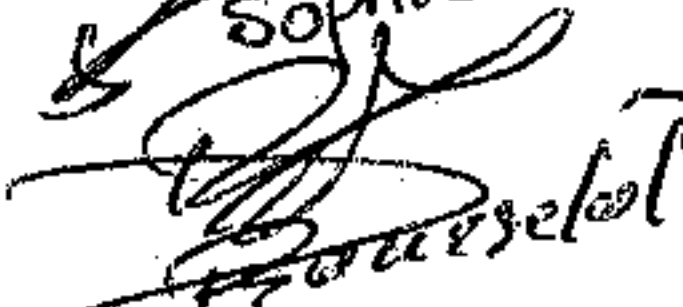
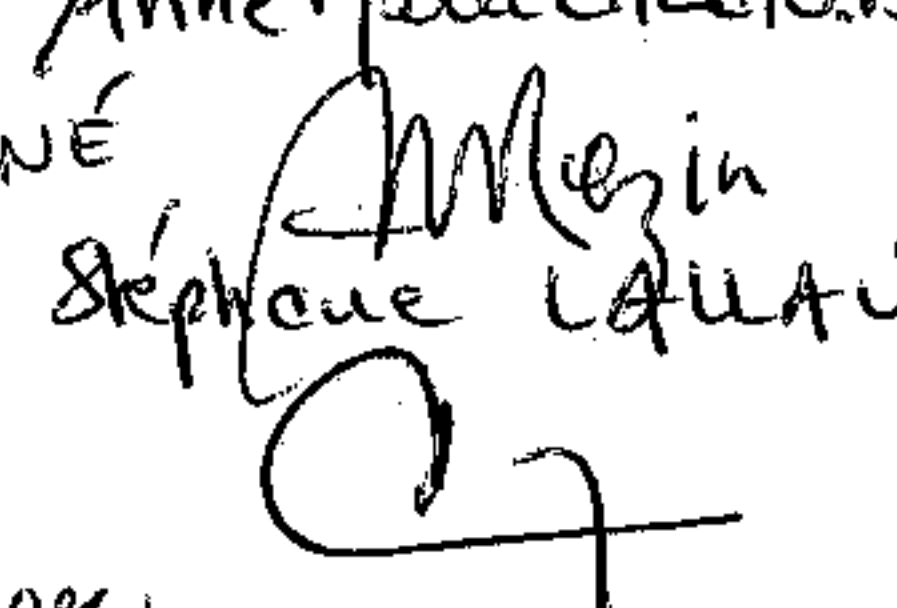

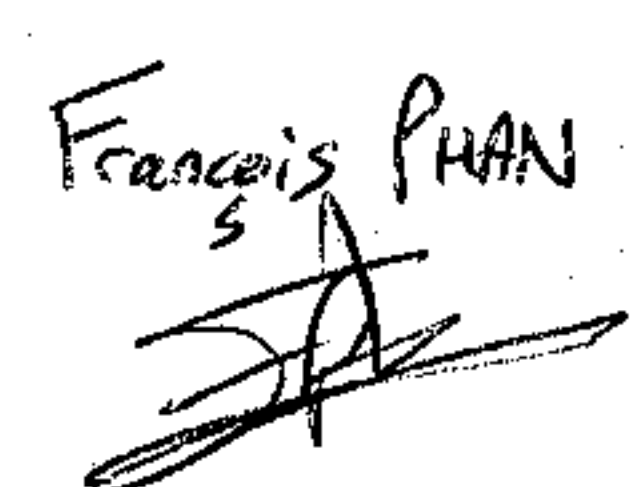
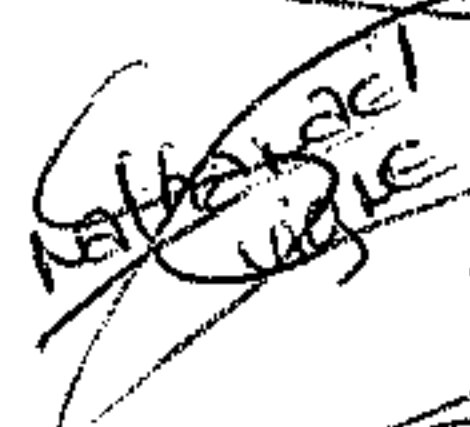

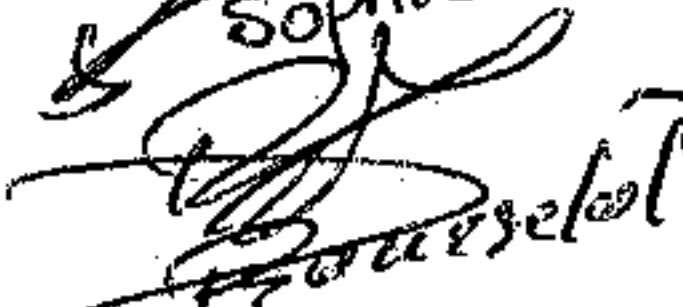
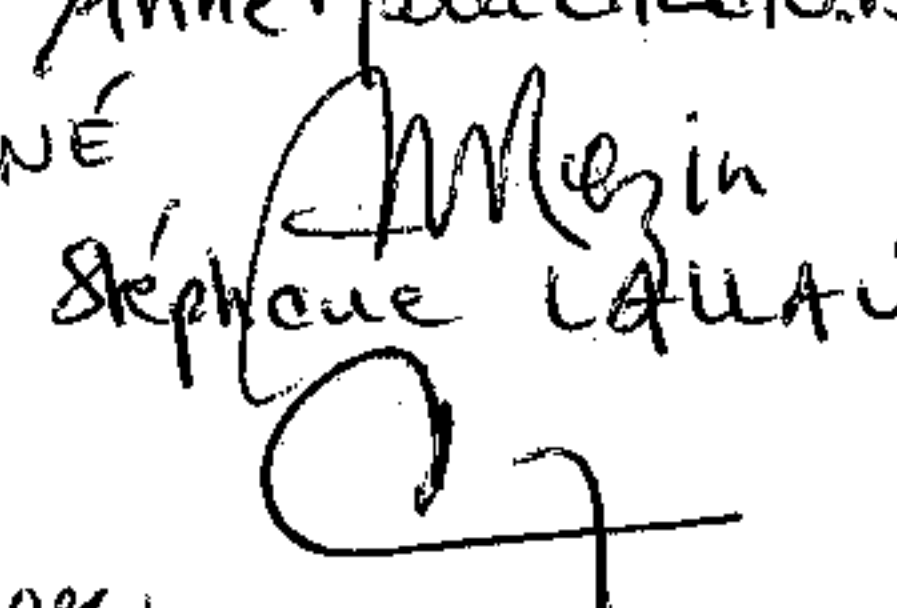

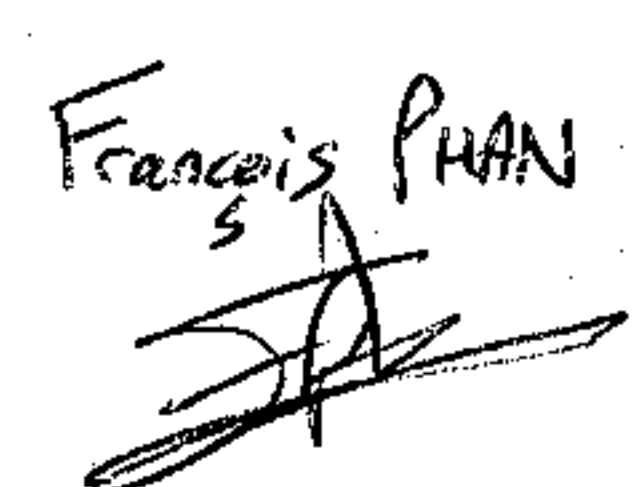
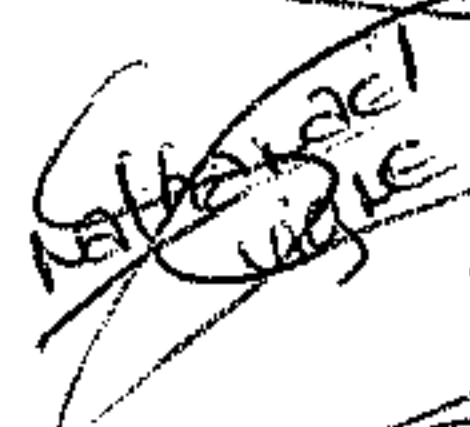

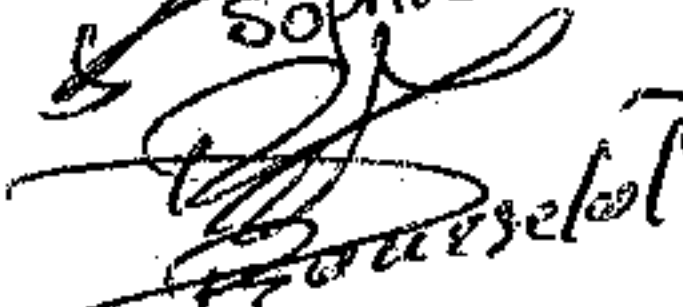
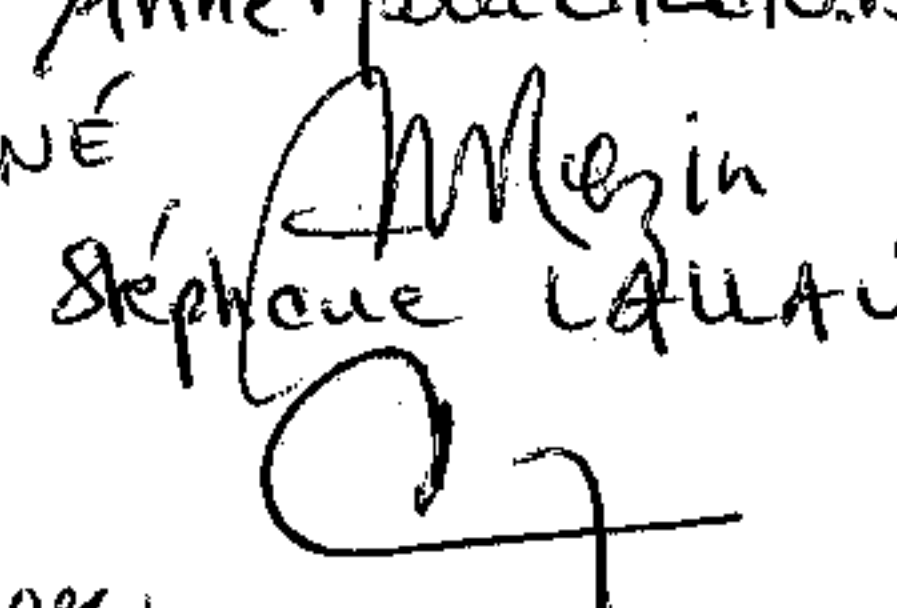

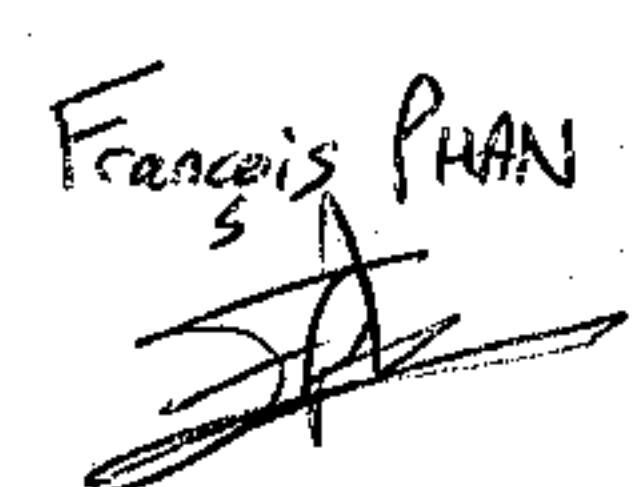
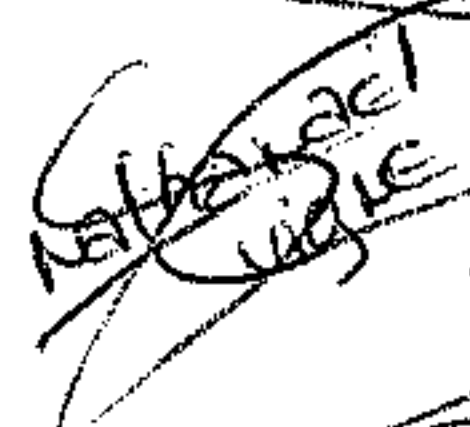

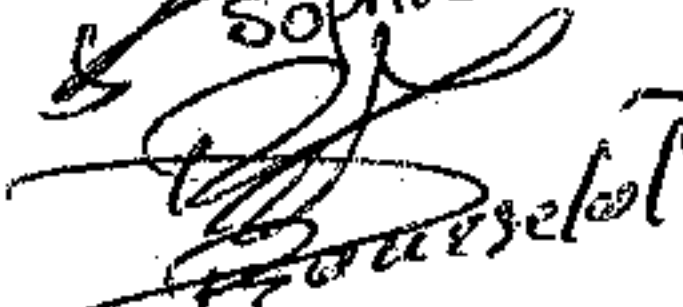
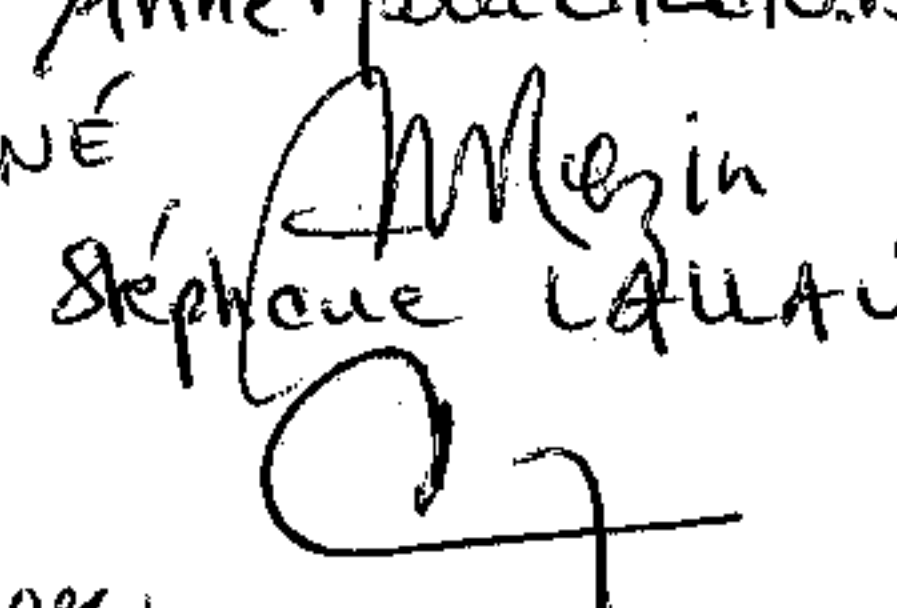

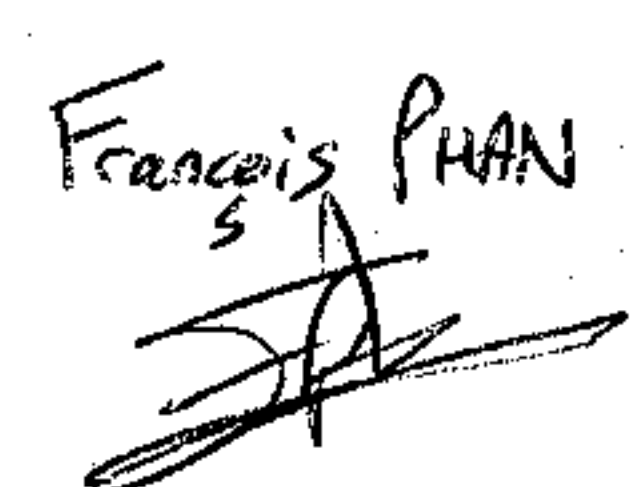
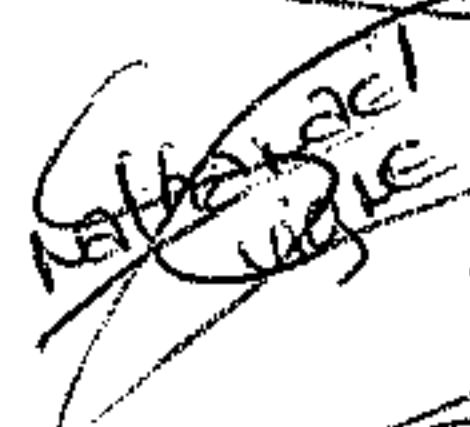

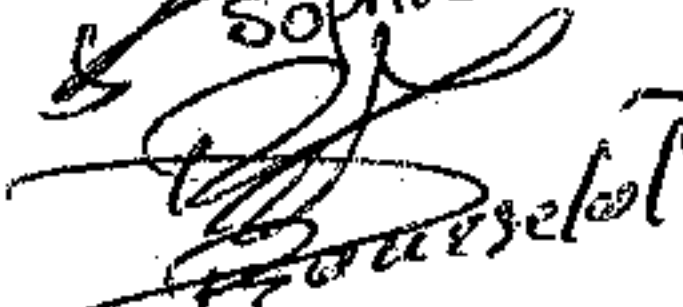
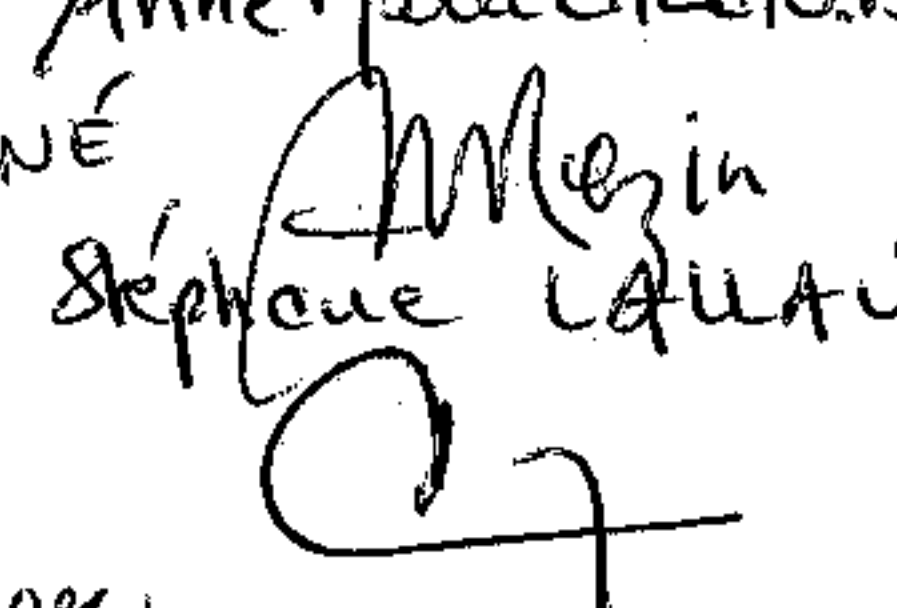

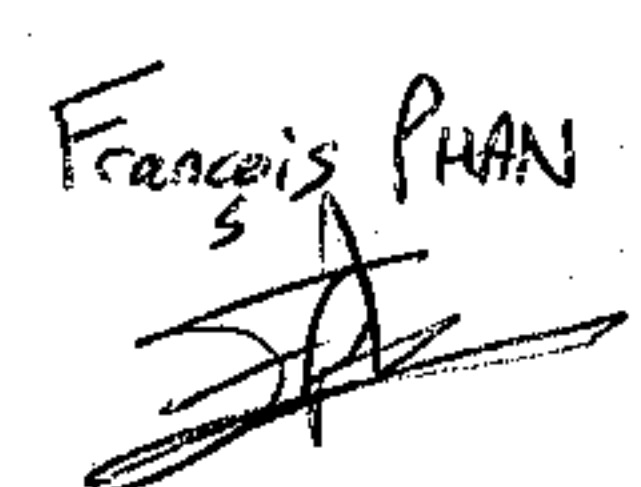
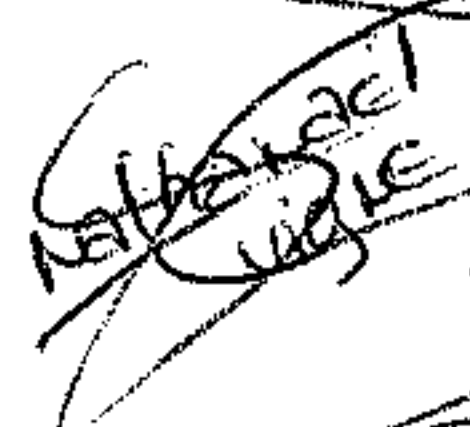

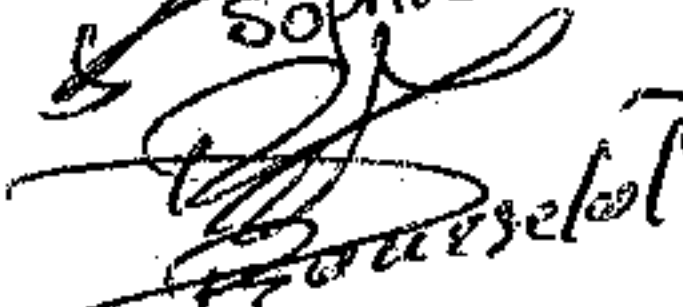
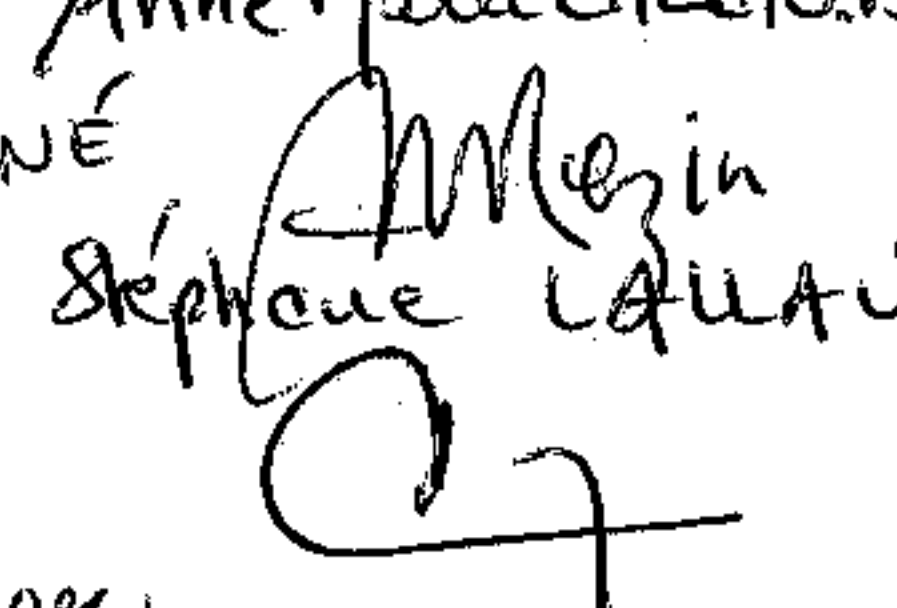

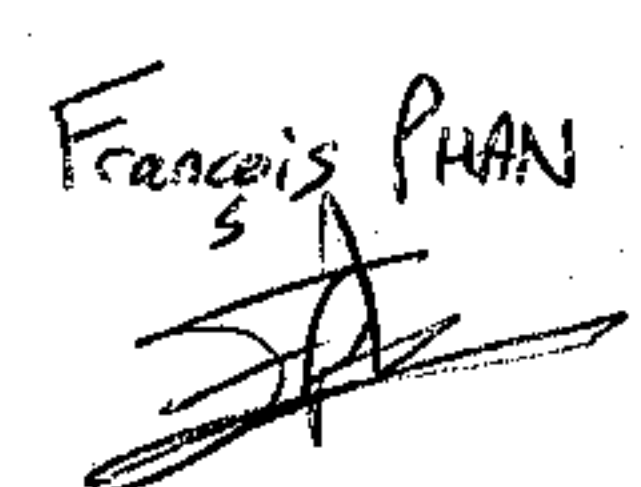
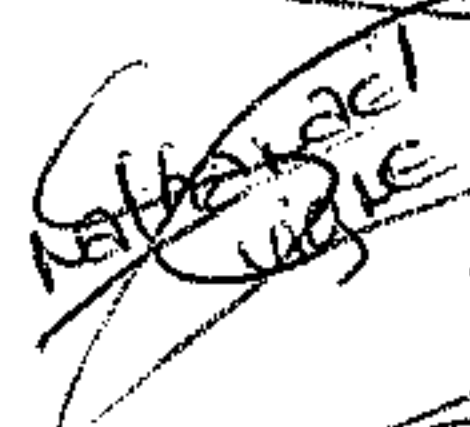

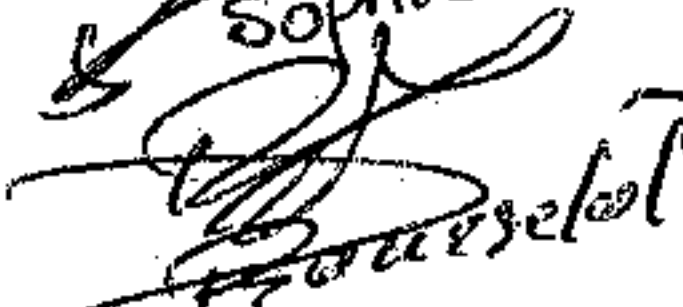
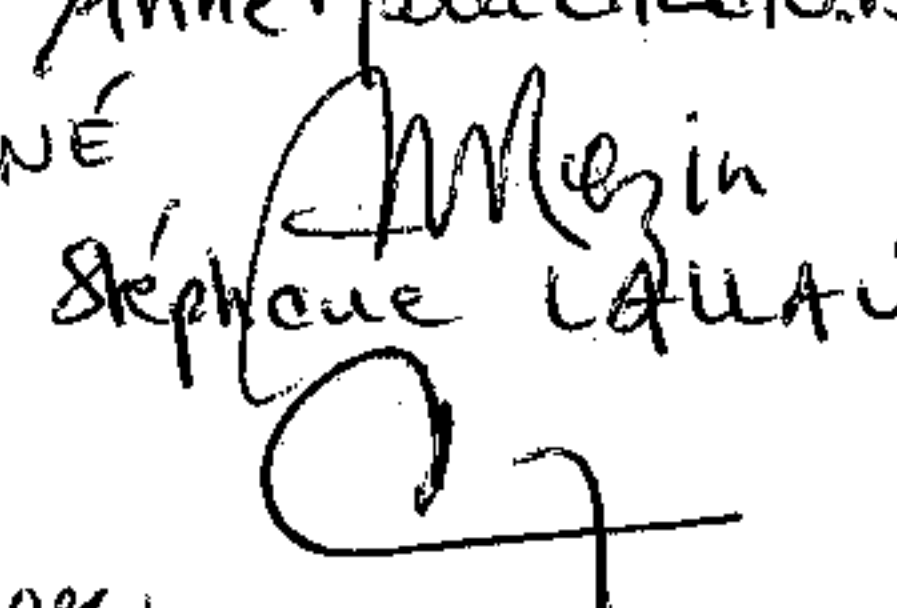

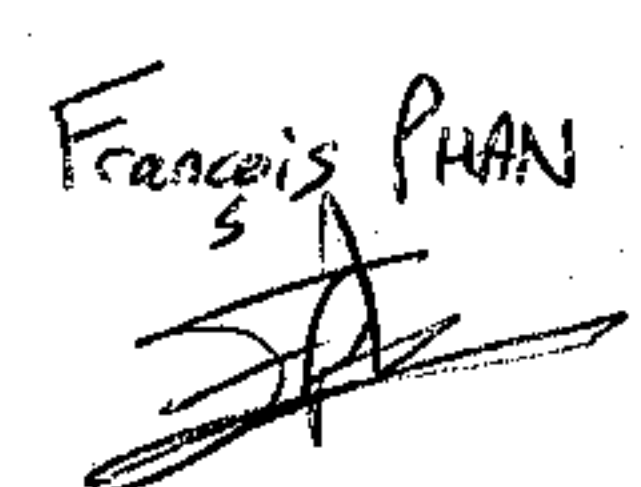
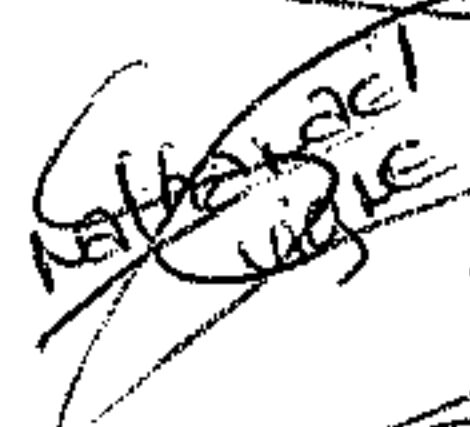

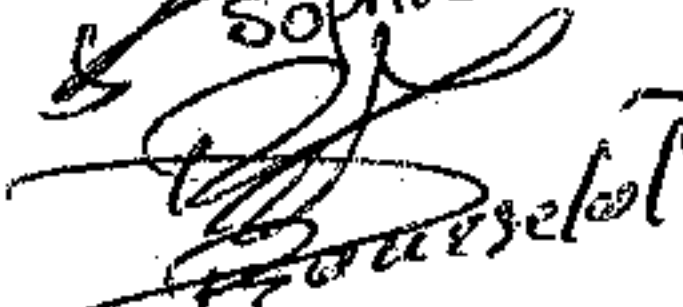
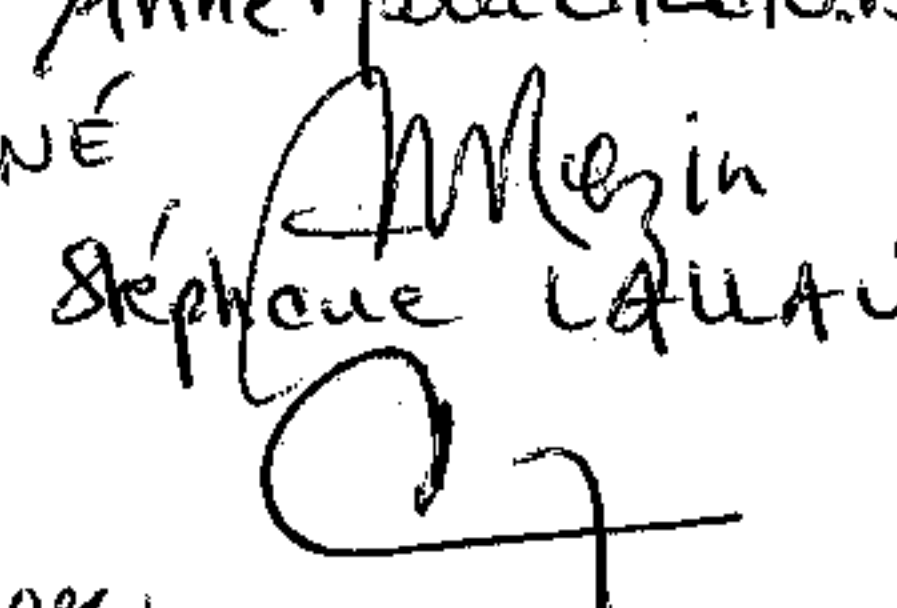

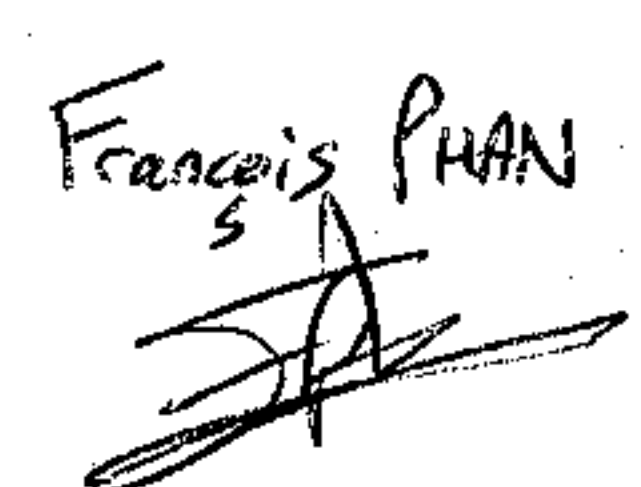
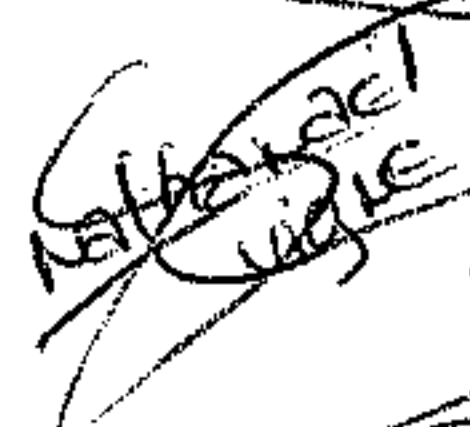

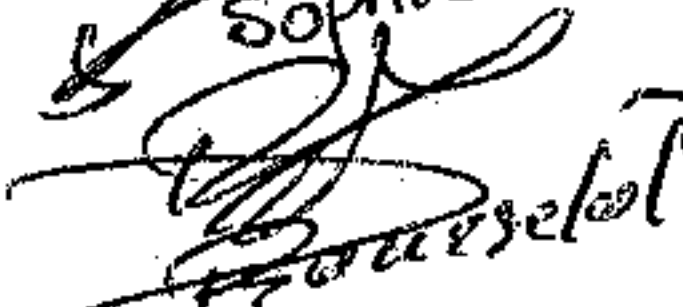
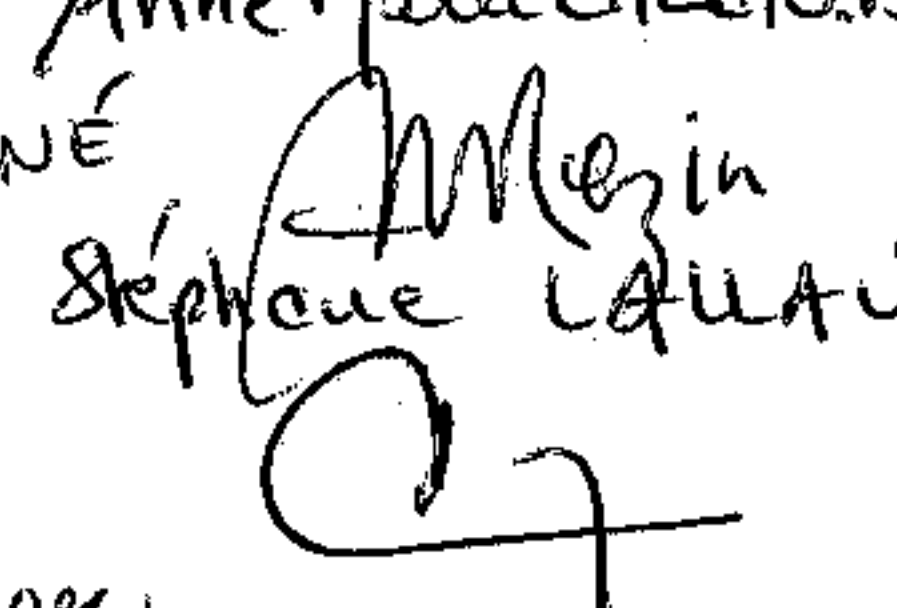

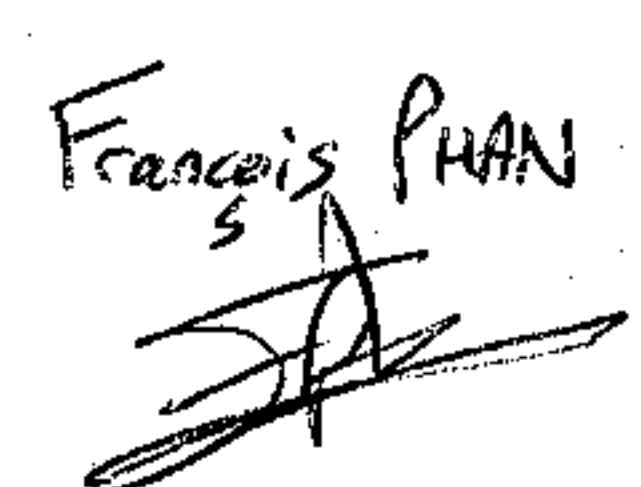
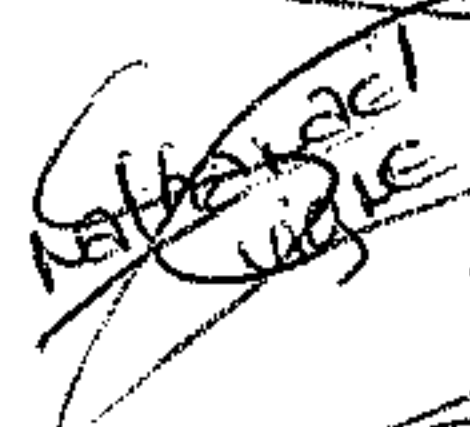

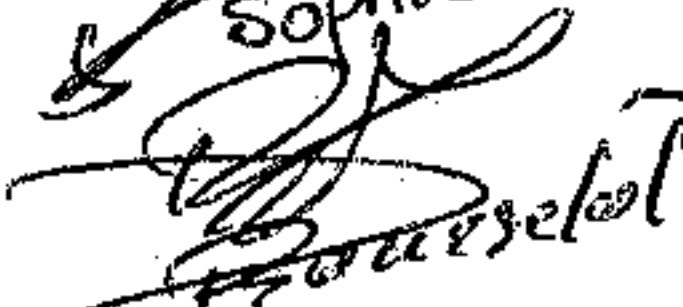
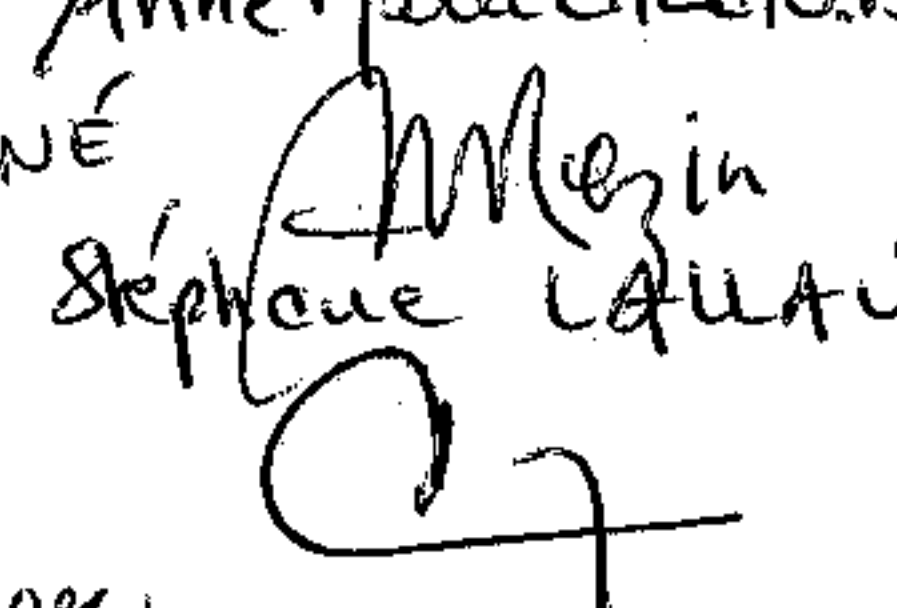

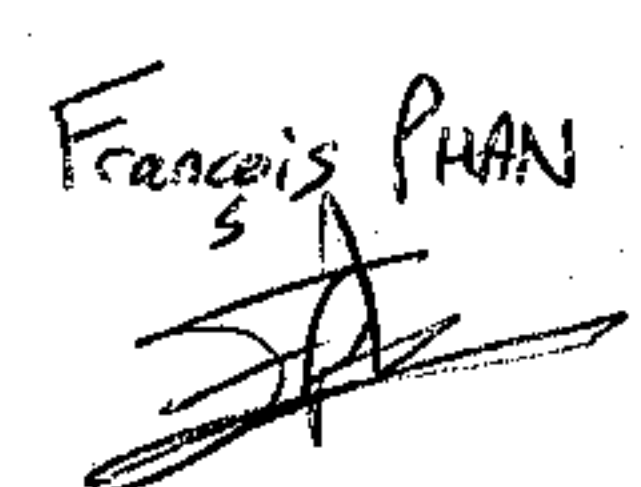
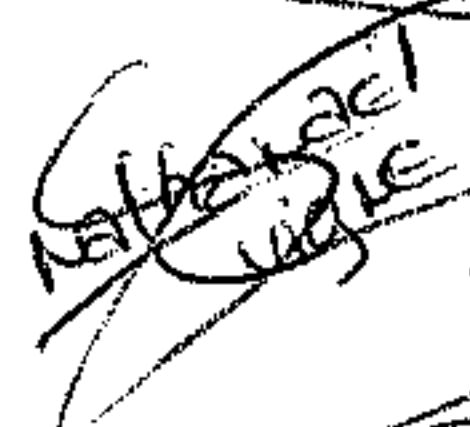

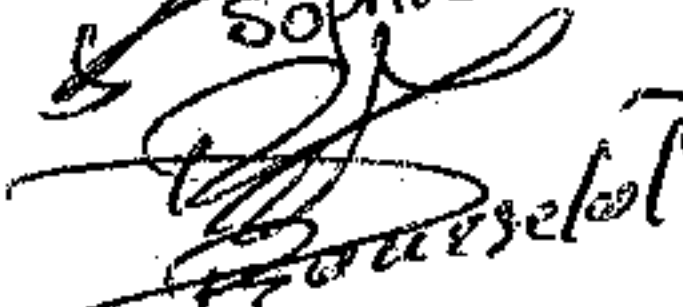
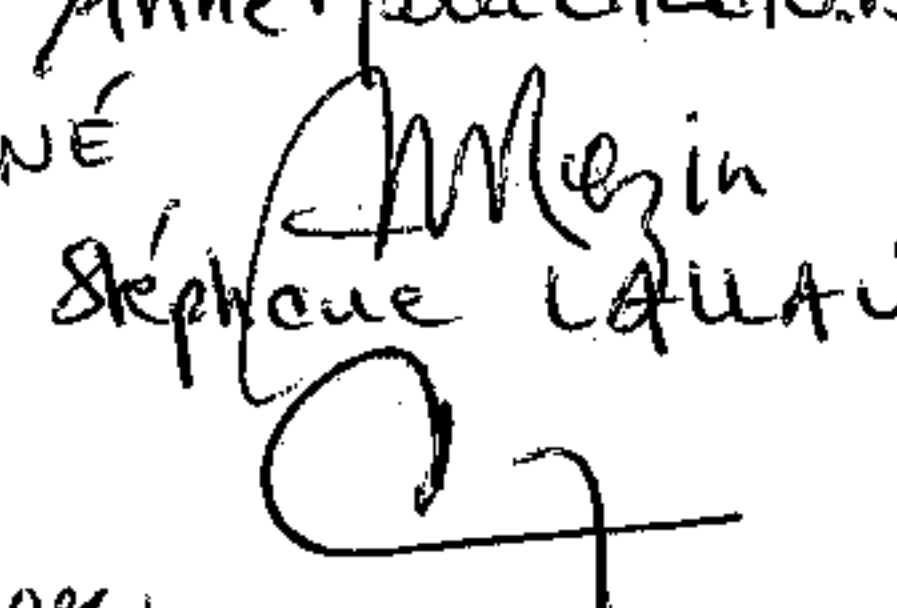

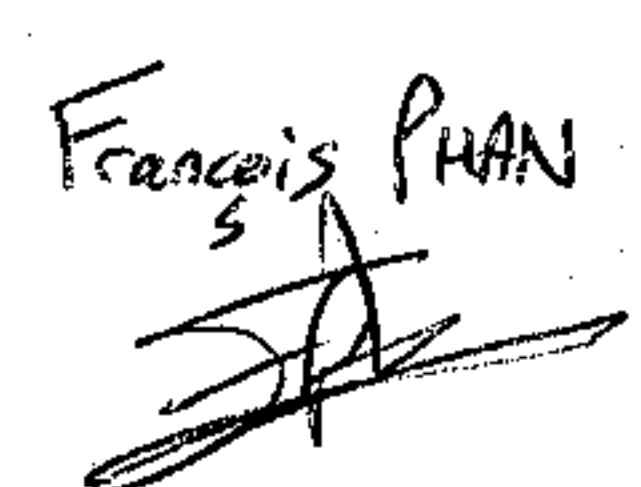
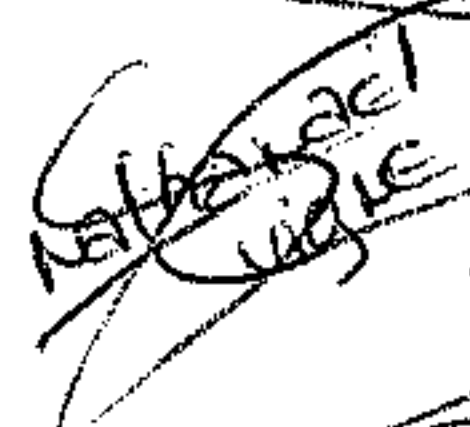

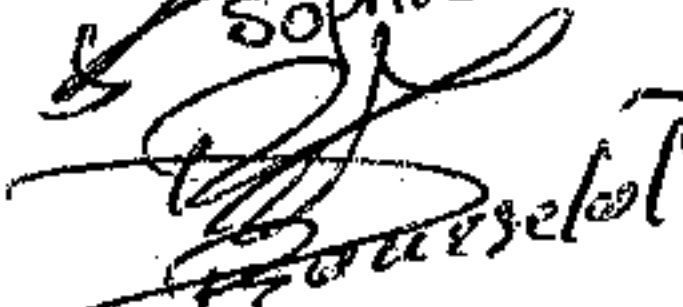
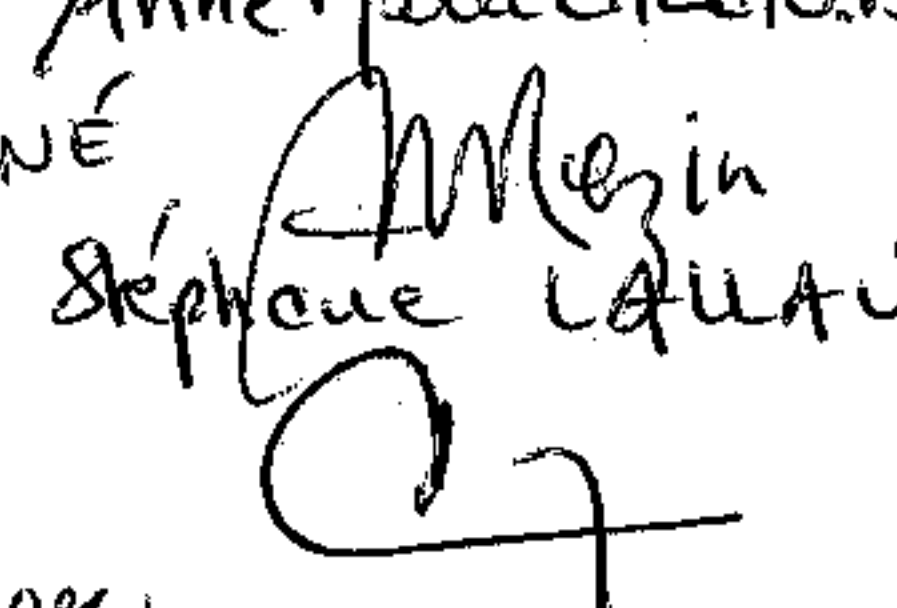

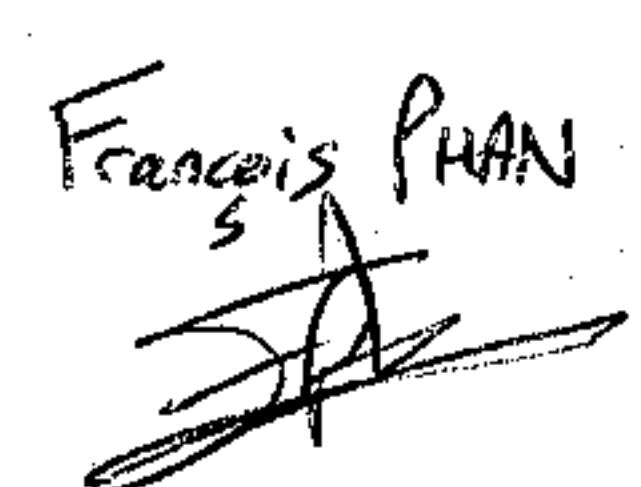
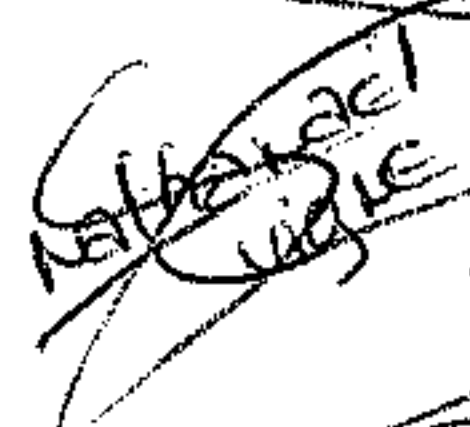

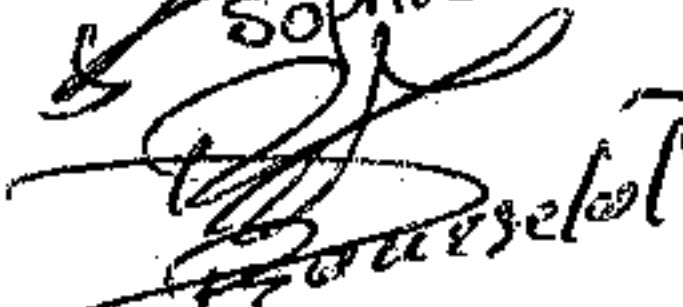
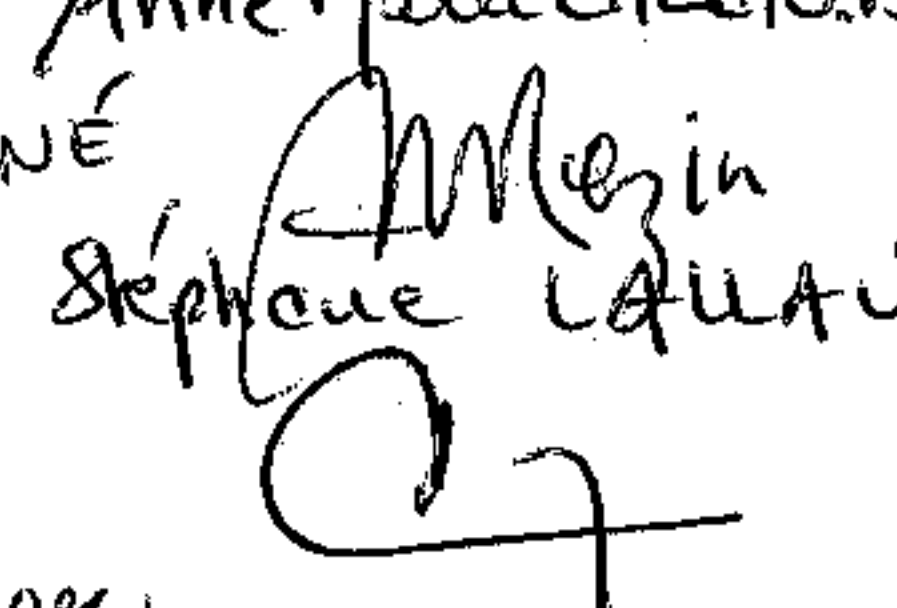

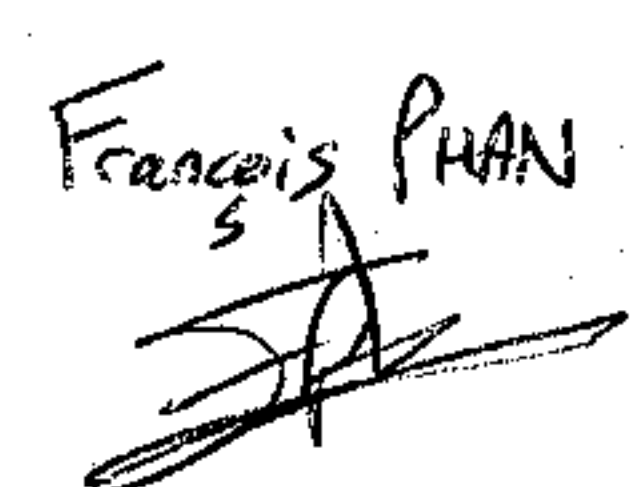
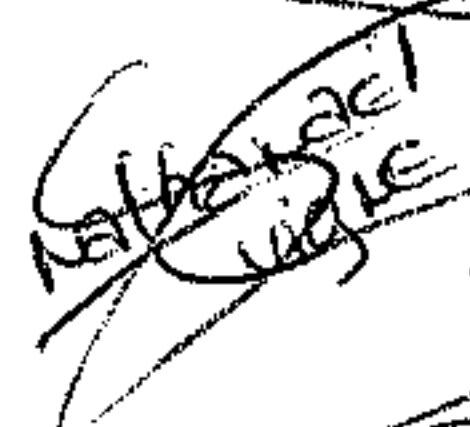

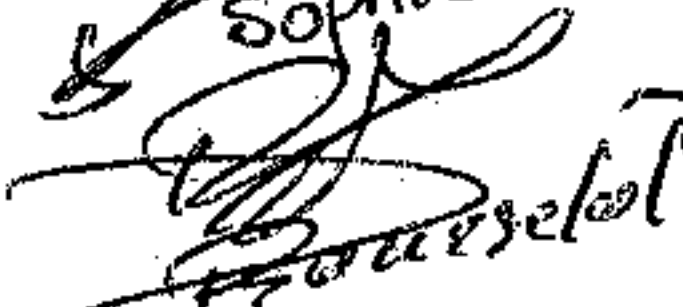
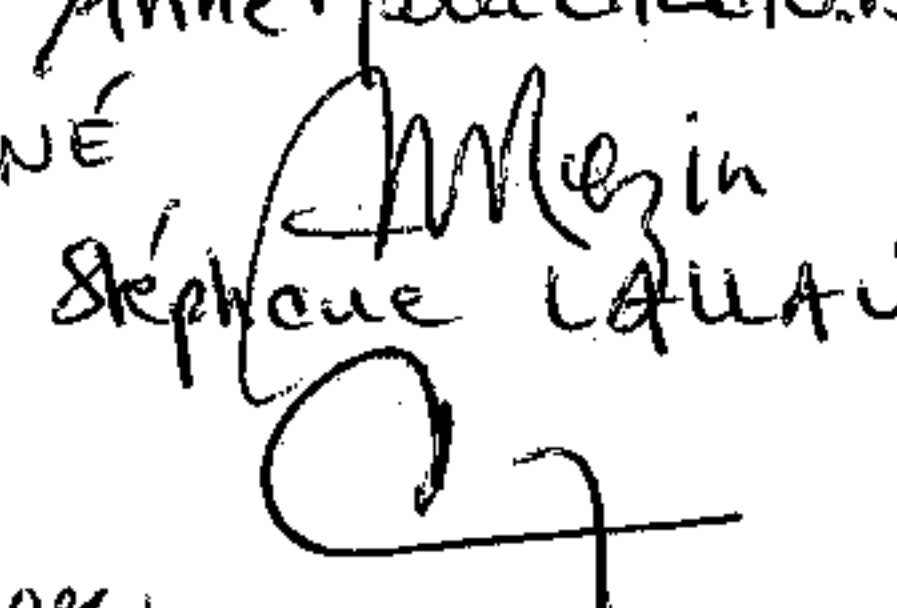

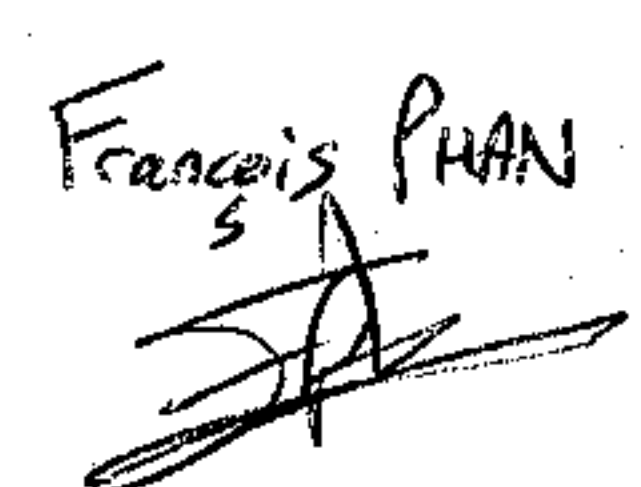
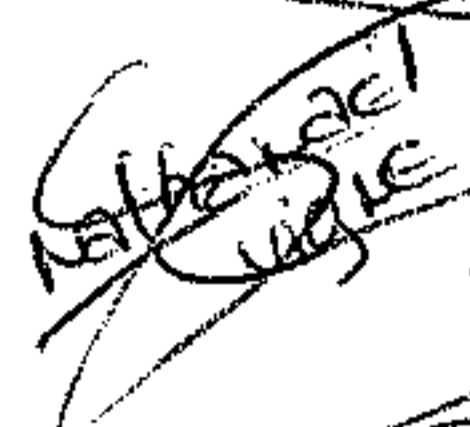

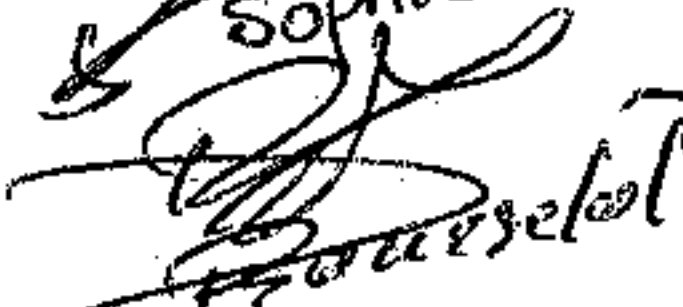
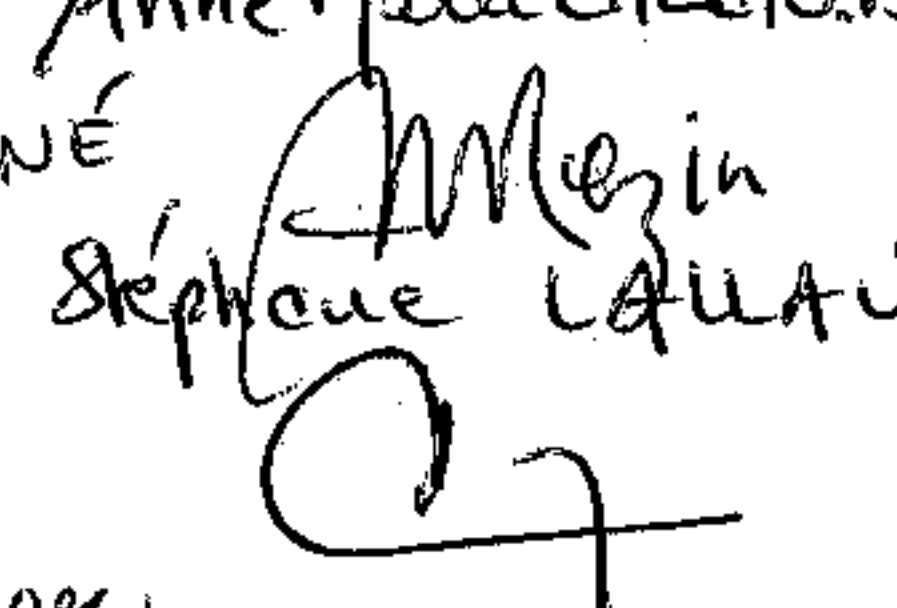

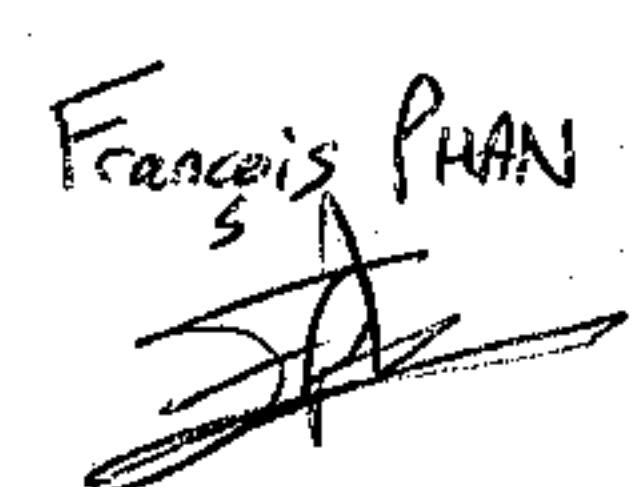
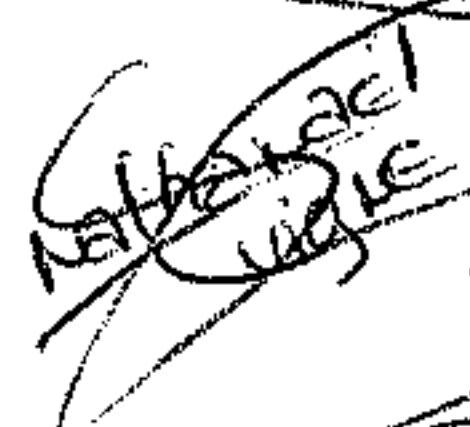

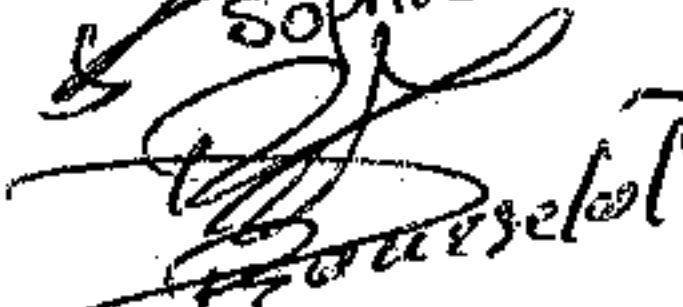
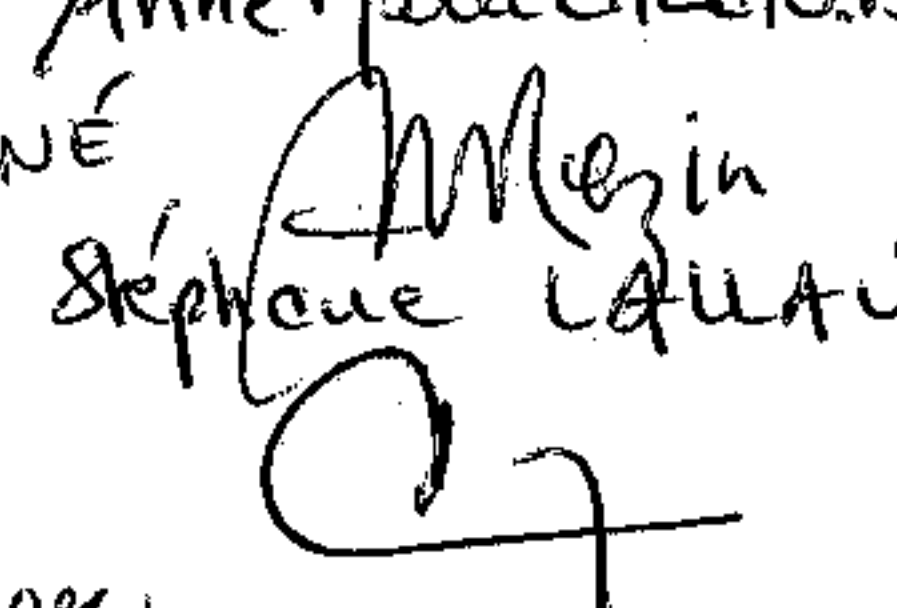

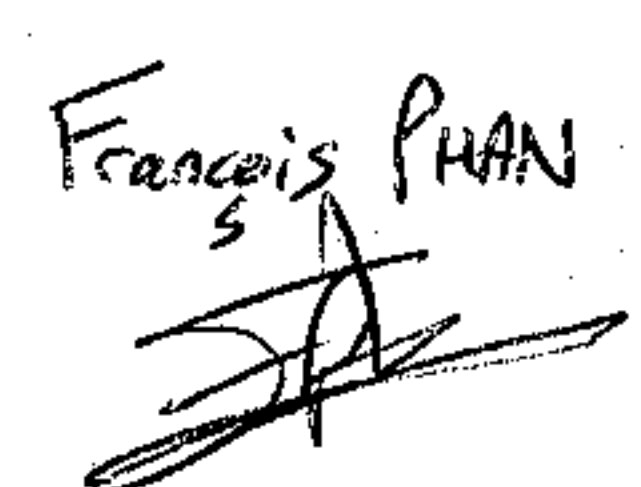
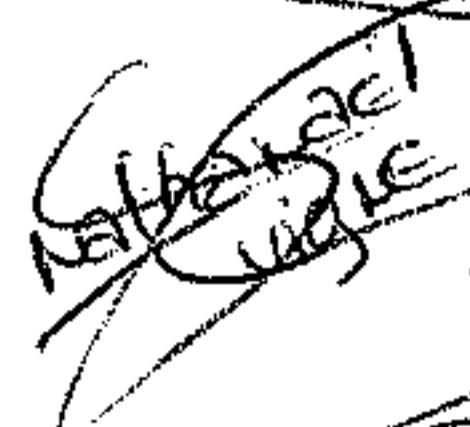
- Le PLU actuel ne reflète plus les réalités socio-économiques et environnementales de la commune.
- L'OAP du Péchet datant de 2008 ne prend pas en compte les enjeux actuels (mobilité durable, transition énergétique, préservation des paysages et de la biodiversité).

- Le SCOT Métropole Savoie, approuvé en 2020 et modifié en juillet 2025, argumente une densité de 25 à 30 logements par hectare pour les communes identifiées comme pôles d'équilibre, telles que Saint Pierre d'Albigny. Le PLU actuel n'a pas été mis en compatibilité avec cette exigence, notamment avec l'OAP du Péchet EST qui affiche une densité de 57 logements à l'hectare.
- Conformément à la jurisprudence du Conseil d'État (CE, 18 novembre 2024, n°470716), certaines évolutions du PLU, qui visent à ouvrir de nouvelles zones à l'urbanisation créées depuis plus de 9 ans, doivent obligatoirement être réalisées par voie de révision et non par simple modification.
- De plus, la modification actuelle du PLU ne prend pas en compte les dispositions de la **loi ALUR (2014)**, qui impose une meilleure régulation de l'urbanisme et une transparence accrue dans la planification, ni celles de la **loi Climat et Résilience (2021)**, qui visent à intégrer pleinement les objectifs de transition écologique et de limiter l'imperméabilisation des sols dans les documents d'urbanisme.
- La planche de l'OAP du Péchet modifiée (page 97) laisse penser à une imperméabilisation des sols à plus de 50 % par les bâtiments. Qu'en est-il réellement avec les voiries et tous les parkings non enterrés ?
- L'absence de prise en compte de ces textes législatifs fragilise la conformité du PLU aux obligations nationales et compromet la cohérence des politiques locales avec les engagements environnementaux de la France.

Nous demandons au commissaire enquêteur de prendre en considération les arguments qui combinent jurisprudence, obligation réglementaire (SCOT 2020), exigences législatives (loi ALUR et loi Climat et Résilience) et chiffres de densité de logements à l'hectare, de suspendre la modification du PLU, de demander la révision du PLU et d'organiser une concertation citoyenne ouverte et transparente, afin d'assurer la légalité de la procédure et la cohérence avec le SCOT Métropole Savoie.

Nous vous prions d'agréer, Monsieur le Commissaire enquêteur, l'expression de notre considération distinguée.

Signatures des riverains :

Signatures des riverains :

Charb
Michelle CHARBONNIER

Vanheule
Sylvie

~~DEQUIER ALBAN~~

Catherine GASSOIN
CRESSY Sophie

POTILLON Simon

BODART Emeline

BRUN Armand
Porey

MIRALLES Hélène
~~MIRALLES~~

Josoline ROCHE
Roche

DRIVET Christophe
Drivet

Violette Schmidt
K.

DRIVET Georges
Drivet

Christophe BLANC

drivet
CRÉTIER Yves
Crétier

Sophie BLANC
Blanc

Claire Costablor
GATEAU Françoise
Gateau

Emmanuel BLANC
Blanc

3/3

+ ANNEXE au verso.

Les signatures
soit au total = 33 signatures

ANNEXE:

Je vous permet
de Recueillir:

Je finis les Ressources
en Eau et lieux de
Captages. Merci à vous

Christine / Trinité
Challier / Rousselet