AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, JUNE 9, 2015
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

DRAFT

ROLL CALL

PUBLIC ANNOUNCEMENTS
- Phones and Pagers
- Appeals
- Speaker Cards
- Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal
- Please exit the building

INVOCATION
PLEDGE OF ALLEGIANCE

APPROVAL OF THE MAY 12, 2015 MINUTES

PUBLIC HEARINGS

CONSSENT CALENDAR
Any items not pulled from the consent calendar are automatically dispensed by vote as approved and/or as per staff comments. Items pulled from the consent calendar shall be discussed and voted upon individually.

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

MINOR SUBDIVISIONS

MS15-05-019
A 69.03 acre parcel into parcels A thru E, Ward 2, District 6
Parish Council District Representative: Hon. Richard Tanner

MS15-05-020
Tract E into tracts G-1, G-2 & E-1, Ward 3, District 2
Parish Council District Representative: Hon. Dennis Sharp

MS15-05-021
A 19.855 acre parcel into parcels A thru E, Ward 5, District 6
Parish Council District Representative: Hon. Richard Tanner

[------------------------------------------(End of Consent Calendar)------------------------------------------]
AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
JUNE 9, 2015
MANDEVILLE, LOUISIANA

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

REV14-12-002
Revocation of a portion of Algiers Street, Slidell, Louisiana, Ward 8, District 12
Parish Council District Representative: Hon. Jerry Binder
(Postponed indefinitely at the April 14, 2015 Meeting)

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

River Park Estates (preliminary subdivision status), Ward 3, District 3
Developer/Owner: River Park Estates Engineer: Kelly McHugh & Associates, Inc.

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

SD07-04-009P
Tantella Ranch, Ward 1, District 3
Developer/Owner: Bruno Brothers Real Estate, Mgt. & Dev. Engineer: Arrow Engineering & Const.
(The developer is requesting a name change to “Magnolia Mound” - see under “Old Business”) 
(Postponed at the April 14, 2015 Meeting for two months)

SD15-06-002P
The Willows, Ward 1, District 3
Developer/Owner: Reiher, L.L.C. Engineer: Richard C. Lambert Consultants, L.L.C.
(Developer requests postponement until the July 14, 2015 Meeting)

FINAL SUBDIVISION REVIEW

SD02-07-019F
Wadsworth, Ward 4, District 5
(Postponed at the May 12, 2015 Meeting)
(Developer requests postponement until the July 14, 2015 Meeting)
AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
JUNE 9, 2015
MANDEVILLE, LOUISIANA

SD04-08-024F-B
Bedico Creek, Parcel B, Ward 1, District 1
Developer/Owner: Bedico Creek Preserve, L.L.C. Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean
General Location: The property is bounded by LA Highway 1085 on the south and I-12 on the north, west of Covington, Louisiana.
(Postponed at the May 12, 2015 meeting)

SD12-08-005F1
River Place, Phase 1 (request name change to River Club - see Old Business), Ward 1, District 1
Parish Council District Representative: Hon. Marty Dean

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

SD07-04-009P
Tantella Ranch, Ward 1, District 3
Developer/Owner: Bruno Brothers Real Estate, Mgt. & Dev. Engineer: Arrow Engineering & Const.
(The developer is requesting a name change to “Magnolia Mound”)
(Postponed at the April 14, 2015 meeting for two months)

SD12-08-005
River Place, Ward 1, District 1
Parish Council District Representative: Hon. Marty Dean
(The developer is requesting a name change back to “River Club”)

Entering Parish Right-of-Way (Partridge Street), Ward 4, District 5
Request to enter Parish right-of-way for the purpose of gaining access to property
(Request for a 2nd extension of time to supply documentation)

NEW BUSINESS

ADJOURNMENT
PLANNING

COMMISSION

MINUTES
MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, MAY 12, 2015
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

Note: Audio and video tapes of this meeting, produced by Parish employees, are considered part of these minutes. Should any action reflected in these written minutes be in conflict with said tapes, the audio/video tapes shall supercede the written minutes.

CALL TO ORDER

The regular meeting of the St. Tammany Parish Planning Commission was called to order by the Chairman, Dave Mannella.

ROLL CALL

Present: Cazaubon, Lorren, Richardson, Willie, Matthews, Davis, Mannella, Doherty
Absent: Richard, Drumm, Randolph
Staff Present: Jeremy Harrison, Lauren K. Davis, Mike Sevante, Ron Keller, Jay Watson

INVOCATION

The Invocation was presented by Mrs. Cazaubon.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was presented by Mr. Lorren.

APPROVAL OF THE APRIL 14, 2015 MINUTES

Matthews moved to approve, second by Doherty.
Yea: Cazaubon, Lorren, Richardson, Willie, Matthews, Davis, Mannella, Doherty
Nay: 
Abstain:

CONSENT CALENDAR (Performance Obligations & Entering Parish Rights-of-Way)

Any items not pulled from the consent calendar are automatically dispensed by vote as approved and/or as per staff comments. Items pulled from the consent calendar shall be discussed and voted upon individually.

Matthews moved to pull all items from the consent calendar. Second by Davis.
Yea: Cazaubon, Lorren, Richardson, Willie, Matthews, Davis, Mannella, Doherty
Nay: 
Abstain:
MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, MAY 12, 2015
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

PERFORMANCE OBLIGATIONS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

MINOR SUBDIVISIONS

MS15-04-015
A 1.188 acre parcel into Parcels A & B, Ward 9, District 11
Owner: Daniel C. Ladner  Surveyor: John G. Cummings & Associates
Parish Council District Representative: Hon. Steve Stefancik
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Matt Ladner/owner  Opposition: none

Davis moved to approve, second by Cazaubon.
Yea: Cazaubon, Lorren, Richardson, Willie, Davis, Mannella, Doherty
Nay: Matthews
Abstain:

MS15-04-016
A 3.06 acre parcel into Parcels A & B, Ward 4, District 4
Owner: Daniel & Deen Reese  Surveyor: LS Land Surveying, L.L.C.
Parish Council District Representative: Hon. Reid Falconer
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Deenie Reese/owner  Opposition: none

Lorren moved to approve, second by Richardson.
Yea: Cazaubon, Lorren, Richardson, Willie, Matthews, Davis, Mannella, Doherty
Nay:
Abstain:

MS15-04-017
Parcels D & E into Parcels D, E1 & E2, Ward 7, District 11
Parish Council District Representative: Hon. Steve Stefancik
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jane Perkins/owner  Opposition: none

Davis moved to approve, second by Doherty.
Yea: Cazaubon, Lorren, Richardson, Willie, Matthews, Davis, Mannella, Doherty
Nay:
Abstain:
PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

RS15-04-032
Northpointe Business Park, Phases 1 & 4, lot 14A, (removal of drainage servitude) and tract A into tract A-1, Ward 1, District 3
Petitioner: Pleasantville, JDC  Surveyor: Acadia Land Surveying, L.L.C.
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Acadia Land Surveying  Opposition: none

Lorren moved to approve, second by Willie.
Yea: Cazaubon, Lorren, Richardson, Willie, Matthews, Davis, Mannella, Doherty
Nay:
Abstain:

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

SD04-08-024P-B
Bedico Creek, Parcel B, Ward 1, District 1
Developer/Owner: Bedico Creek Preserve, L.L.C.  Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne/Jones Fussell  Opposition: none
Davis moved to grant preliminary approval, including the waiver of roadway requirements, second by Lorren.
Yea: Cazaubon, Lorren, Richardson, Willie, Matthews, Davis, Mannella, Doherty
Nay: 
Abstain: 

SD14-05-004P
The Estates at Watercross, Ward 1, District 1
Developer/Owner: All State Financial Company  Engineer: Duplantis Design Group, P.C.
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne/Jones Fussell
Opposition: none

Matthews moved to grant preliminary approval, including the waiver regarding boulevard ROW requirements. Second by Davis.
Yea: Cazaubon, Lorren, Richardson, Willie, Matthews, Davis, Mannella, Doherty
Nay: 
Abstain: 

*Note: Discussion was held concerning the waivers and DOTD requirement. Developer's representative withdrew waiver concerning front load driveways on corner lots (see Staff Comment 2.a.1.)

Cazaubon moved to grant preliminary approval, including the waiver regarding boulevard entrances, subject to approval of design by Dept. of Engineering. Motion to grant approval also subject to the turning lane requirement timeline consideration by the DOTD. Second by Willie.
Yea: Cazaubon, Lorren, Richardson, Willie, Davis, Mannella, Doherty
Nay: 
Abstain: Matthews

Motion to grant approval was denied due to the 2/3 member (8 votes) voting requirement for any case requesting a waiver.
*Note: This case was reintroduced under “New Business”
MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, MAY 12, 2015
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

FINAL SUBDIVISION REVIEW

SD02-07-019F
Wadsworth, Ward 4, District 5
(POSTPONED AT THE APRIL 14, 2015 MEETING)
(DEVELOPER REQUESTS POSTPONEMENT UNTIL THE NEXT MEETING)
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: None  Opposition: none

Doherty moved to postpone this case, second by Matthews.
Yea: Cazaubon, Lorren, Richardson, Willie, Matthews, Davis, Mannella, Doherty
Nay:
Abstain:

SD04-08-024F-B
Bedico Creek, Parcel B, Ward 1, District 1
Developer/Owner: Bedico Creek Preserve, L.L.C.  Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean
General Location: The property is bounded by LA Highway 1085 on the south and I-12 on the north, west of Covington, Louisiana.
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: None  Opposition: none

Davis moved to postpone this case, second by Lorren.
Yea: Lorren, Richardson, Matthews, Davis, Mannella, Doherty
Nay:
Abstain:

SD07-04-008F1
Spring Lakes, Phase I, Ward 1, District 3
Developer/Owner: Lonesome Development  Engineer: Richard C. Lambert Consultants, L.L.C.
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen/Jones Fussell  Tim Henning/Lonesome Development  Opposition: none
MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, MAY 12, 2015
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

Matthews moved to grant final approval, subject to the performance bond as required. Second by Davis.
Yea: Cazaubon, Lorren, Richardson, Willie, Matthews, Davis, Mannella, Doherty
Nay: 
Abstain:

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

NEW BUSINESS

Matthews made a motion to reconsider SD12-06-003P(Planche Estates), second by Davis.
Yea: Cazaubon, Lorren, Richardson, Willie, Matthews, Davis, Mannella, Doherty
Nay: 
Abstain:

Cazaubon moved to grant preliminary approval, including the waiver for the boulevard ROW requirement subject to Dept. Of Engineering approval of a design plan submitted by developer. Approval also subject to the time consideration of DOTD requirement. Second by Davis.
Yea: Cazaubon, Lorren, Richardson, Willie, Davis, Mannella, Doherty
Nay: Matthews
Abstain:

Motion to grant approval was denied due to the 2/3 member(8 votes) voting requirement for any case requesting a waiver.

Matthews made a motion to reconsider SD12-06-003P(Planche Estates), second by Davis.
Yea: Cazaubon, Lorren, Richardson, Willie, Matthews, Davis, Mannella, Doherty
Nay: 
Abstain:

Matthews moved to grant preliminary approval, including the waiver for the boulevard ROW requirement subject to Dept. Of Engineering approval of a design plan submitted by developer. Approval also subject to the time consideration of DOTD requirement. Second by Davis.
Yea: Cazaubon, Lorren, Richardson, Willie, Matthews, Davis, Mannella, Doherty
Motion to grant preliminary approval was approved.

ADJOURNMENT

Mr. Dave Mannella
Chairman
(CONSENT CALENDAR)

MINOR

SUBDIVISIONS
MINOR SUBDIVISION STAFF ANALYSIS REPORT
(Revised as of June 2, 2015)

CASE NO.: MS15-05-019

OWNER/DEVELOPER: Mary Lou Jenkins Albin, et al.


SECTION: 18 WARD: 2
TOWNSHIP: 5 South PARISH COUNCIL DISTRICT: 6
RANGE: 12 East

TYPE OF DEVELOPMENT: 
- SUBURBAN (Residential acreage between 1-5 acres)
- RURAL (Low density residential 5 acres or more)
- OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: The property is located on the east side of Birtrue Road, east of LA Highway 40 and west of LA Highway 1082, Bush, Louisiana.

SURROUNDING LAND USES: 
- North - low density residential
- South - low density residential
- East - low density residential
- West - low density residential

TOTAL ACRES IN DEVELOPMENT: 69.03

NUMBER OF LOTS/PARCELS: 5 TYPICAL LOT SIZE: 7.67 to 15.34 acres

ZONING: A-1 Suburban

REASONS FOR PUBLIC HEARING: More than one parcel is being accessed by a private drive.

STAFF COMMENTARY:

Department of Development - Planning

The owner of the property is proposing to create five (5) parcels from a 69.03 acre parent parcel and provide access to three (3) of the parcels through the creation of a private drive.

However, it’s the staff’s our understanding that the owner wishes to delay the construction of the private drive since the primary reason for the resubdivision is to donate the parcels to immediate family members and not for development purposes at this time.

Historically, the commission on occasion has granted a delay in the construction of a private drive due to the circumstances as described above, conditioned upon the private drive being constructed prior to any building permits being filed.
Therefore, under the condition as described above, the staff would not object to the minor subdivision request if a performance obligation was established for a minimum of two years that would cover the total cost for the construction of the private drive, with the amount of said obligation to be calculated and confirmed by the Department of Engineering upon their review.

Department of Engineering

None

Department of Environmental Services

None
AMINORSUBDIVISIONOF69.03ACRESINTOPARCELSA,B,C,LOCATEDINSECTION18,TOWNSHIP5SOUTH,RANGE12EAST,ST.TAMMANYPARISH,LOUISIANA.

NOTE:
The property is located in flood Zone A, and it is an F.E.M. No. 2252050150 dated October 17, 1989.

REFERENCESURVEYS

REFERENCEBEARING:
Iron Rod A to Iron Rod S

APPROVAL
AMINORSUBDIVISIONOF69.03ACRESINTOPARCELSA,B,C,LOCATEDINSECTION18,TOWNSHIP5SOUTH,RANGE12EAST,ST.TAMMANY

CHAIRMANOFTHEPLANNINGCOMMISSION

SECRETARY/PARISHPLANNINGCOMMISSION

CLERKOFCOURT

15.34 ACRES

QUALITY SURVEYS

15.34 ACRES

13.47 ACRES

1.2571' 28'124'13.71' 22'325' 25'07' W14.12'
17N81'58'38'28'121W77.10'
19N71'41'25'W15.59'
19N31'53'42E1095'W15.59'
19N53'20'E59.94'
19N53'20'E59.00'1209775'54'W57.06'
19N53'20'E59.94'

TRANSITION LINE

REFERENCEBEARING:

Iron Rod A to Iron Rod S

OLD PROPERTY LINES

NEW PROPERTY LINES

[Map with detailed property boundaries and dimensions]
MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of June 2, 2015)

CASE NO.: MS15-05-020
OWNER/DEVELOPER: RRKoby Properties, L.L.C.
SECTION: 21 WARD: 3
TOWNSHIP: 6 South PARISH COUNCIL DISTRICT: 2
RANGE: 11 East

TYPE OF DEVELOPMENT: 
- x SUBURBAN (Residential acreage between 1-5 acres)
- RURAL (Low density residential 5 acres or more)
- OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: The property is bounded on the north by River Road and on the east by Airport Road, north of Covington, Louisiana.

SURROUNDING LAND USES: North - single family residential
South - single family residential
East - single family residential
West - single family residential

TOTAL ACRES IN DEVELOPMENT: 121.02
NUMBER OF LOTS/PARCELS: 3 TYPICAL LOT SIZE: Varies
ZONING: A-2 Suburban

REASONS FOR PUBLIC HEARING: Additional parcels are being created out of an existing minor subdivision.

STAFF COMMENTARY:

Department of Development - Planning

The owner of the property is proposing to create two (2) additional tracts (G-1 and G-2) fronting of River Road from a large 121.02 tract (Tract E) within an existing minor subdivision previously approved by the parish. The proposal meets all parish requirements for a minor subdivision; therefore, the staff has no objections to the proposed minor subdivision request.

Department of Engineering

None

Department of Environmental Services

None
Referesice: A Survey Map by Thomal, J. Fontcuberto, Dated 8-25-06. Depicting that Tract E was surveyed at the same time as Survey 0464308.

Note: Tract E was previously part of MS06-09-063 approved by St. Tammany Parish. Map File No. 42930, recorded 09-18-2006.

LEGEND:
•—Found 1/2' Pipe
•—Found 1/2' Rebar
=—Set 1/2' Rebar

This map is accurate to the scale of the planner's standard detail requirements pursuant to the applicable standards of American Society for Testing and Materials (ASTM) E-5. This map is in accordance with the planning standards of the planning commission.

BRUCE M. BUTLER
LND SURVEYING, LLC
518 N. Columbia Street
Covington, LA 70433
(985) 833-3503

The property is located in Flood Zone B & C, per FEMA Map No. 02-09-07. Building setbacks should be verified prior to construction.

ROYAL PROPERTIES, LLC
MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of June 2, 2015)

CASE NO.: MS15-05-021

OWNER/DEVELOPER: Citadel Residential, L.L.C.


SECTION: 27
TOWNSHIP: 5 South
RANGE: 13 East

WARD: 5
PARISH COUNCIL DISTRICT: 6

TYPE OF DEVELOPMENT:

- SUBURBAN (Residential acreage between 1-5 acres)
- RURAL (Low density residential 5 acres or more)
- OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: The property is located on the west side of A. Slade Road and west of LA Highway 41, Bush, Louisiana.

SURROUNDING LAND USES:
North - low density residential
South - low density residential
East - low density residential
West - low density residential

TOTAL ACRES IN DEVELOPMENT: 19.855
NUMBER OF LOTS/PARCELS: 5
TYPICAL LOT SIZE: Between 2.65 and 5.0 acres
ZONING: A-2 Suburban

REASONS FOR PUBLIC HEARING: More than one (1) parcel is being accessed by a private drive.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create five (5) parcels from a 19.855 acre parent parcel; and since more than one of the parcels are being accessed by a private drive, said drive must be constructed to a minimum parish standard in accordance to Section 40-045.01 Minimum Construction Standards for a Private Drive, of Subdivision Regulatory Ordinance No. 499.

Therefore, the staff has no objections to the minor subdivision request subject to the construction of the private drive to parish standards.

Department of Engineering

None

Department of Environmental Services

None
13 East 1ST Tnamany Parish, Louisiana

Located in Section 27, Township 5 South, Range 1 East.

A resolution of a real estate division of land

Survey for land management by George B.

Richard R. Pate

This property is located in flood zone C.

References Survey:

Survey filed in LinnCo No. 290, dated March 1, 1984.

There is no information that indicates any restrictive agreement or agreement for any restrictive agreement or for any restrictive agreement.

Legend:

= Fence corner post found

= Iron pipe found

= Iron rod found

= Iron rod set

= Nail set

= Reference survey

1/2 iron rod set upon approval

Survey not approved

Note:

This map is not to scale.

This property is located in flood zone C.
REVOCATION/CLOSINGS

REVIEW
REVOCATION STAFF ANALYSIS REPORT  
(Revised as of June 2, 2015)

CASE NO.: REV14-12-002

NAME OF STREET OR ROAD: ALGIERS AVENUE

NAME OF SUBDIVISION: CENTRAL PARK

WARD: 8 PARISH COUNCIL DISTRICT: 12

PROPERTY LOCATION: The property is located in the northwest quadrant of Interstate 10 and LA Highway 433, southeast of Slidell, Louisiana,

SURROUNDING ZONING: Commercial & Single Family Residential

PETITIONER/REPRESENTATIVE: Own Your Own, L.L.C.

STAFF COMMENTARY:

The applicant wishes to revoke approximately a 50' wide strip of Algiers Avenue to be used for expanding the size of his commercial lot to the south (Lot 1-A-1). Portions of said right-of-way have been revoked in the past and the right-of-way abuts a large pond to the north that significantly reduces the value of the right-of-way for access purposes.

Additionally, it's our understanding that the applicant will seek the annexation of said right-of-way, once revoked by the parish, into the City of Slidell since his lot is also in the city limits.

Recommendation:

The staff has reviewed the applicant's request and believes that the proposal is consistent relative to the Louisiana Revised Statutes governing the revocation of immovable property since the right-of-way does not appear to serve any public use other than to benefit the applicant's interests.

Therefore, the staff has no objections to the proposed revocation request subject requested revisions to the survey plat, and to said property being assimilated into the applicant's lot to the south through the City of Slidell's resubdivision/assimilation process once the annexation has been accomplished.
DORMANT

SUBDIVISION

REVIEW
PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT  
(As of June 2, 2015)

CASE NO.: SD12-08-005

SUBDIVISION NAME: RIVER PARK ESTATES, PHASE 1 (DORMANT) (RESUBMITTED)

DEVELOPER: River Park Estates, LLC  
22161 Marshall Road  
Mandeville, LA 70471


SECTION 18  
TOWNSHIP 6 South  
RANGE 11 East  
WARD: 1
PARISH COUNCIL DISTRICT: 1

TYPE OF DEVELOPMENT:  
-_X_ 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)

TOTAL ACRES IN DEVELOPMENT: 22.564
NUMBER OF LOTS: 78  
AVERAGE LOT SIZE: 60' x 120'

SEWER AND WATER SYSTEMS: Central

ZONING: SA

FLOOD ZONE DESIGNATION: C

TENTATIVE APPROVAL GRANTED: N/A

STAFF COMMENTARY:

Department of Engineering

1. The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site.

2. It is recommended that Preliminary submittal be approved subject to the following:

   Hydrologic Analysis
   
a. The whole acreage is needed in the hydrological calculations;
   b. Show the drainage basin “4s” and how it drains;
   c. Revise table 3 to account for new acreage;
d. Revise table 3 to show CN assuming all developable lots are to be developed;
e. Revise hydrological calculations to show culverts under and along MP Planche Road. Show how this will effect pond staging. Show that roadside ditch along MP Planche Road is adequate;

Subdivision Plat

f. Revise restrictive covenant #11 to also require the finished floor elevation to meet FEMA flood zone requirements;
g. Ponds needs to be included into Phase 1 of development;

Paving and Drainage Plan

h. Show cross-section of pond outfall, existing ditches, and primary outfall;
i. Verify adjacent grades along MP Planche roadside ditches are at least 42.05';
j. Ponds need to be included into Phase 1 of development;
j. Culvert schedule must specify metal pipe type consistent with roughness coefficients used. Note no reduction in size for RCP or PCVCP;

Traffic

k. Need to add end of Road Barricade callout on the plans;
l. All LADOTD requirements must be satisfied including any required turn lanes at the intersection of MP Planche Rd. and Hwy 25 or at the future intersection of River Park Drive and Hwy 25.

3. A funded Maintenance Obligation in the amount of $10,000 is required in accordance with Subdivision Ordinance #499; Section 40.061.08 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.

4. No Mandatory Developmental fees are required at Final Submittal in accordance with Ordinance No. 04-0990 since a public hearing was held prior to January 1, 2005.

Department of Development - Planning

1. The developer needs to provide this office with a recreational development plan for the park area prior to receiving a “full” work order from the Department of Engineering in conjunction with preliminary subdivision approval.
PRELIMINARY
SUBDIVISION
REVIEW
Case No.: SD07-04-009P

Subdivision Name: Tantella Ranch (Proposed Name Change to Magnolia Mound)

Developer: Bruno Brothers Real Estate Management and Development

Engineer/Surveyor: Arrow Engineering & Consulting, Inc./John Cummings & Associates

Section 16 & 21 Ward: 1
Townsip 6 South Parish Council District: 3
Range 10 East

Type of Development:
- [X] 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)

Total Acres in Development: 219.35

Number of Lots: 189

Average Lot Size: Varies

Sewer and Water Systems: Community

Zoning: PUD

Flood Zone Designation: “A” & “B”

Tentative Approval Granted: April 11, 2007

PUD Modification Granted: Approved at the January 6, 2015 Zoning Meeting

Staff Commentary: This project was postponed at the March 10, 2015 meeting

Department of Engineering

1. The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site.

2. It is recommended that Preliminary submittal be approved subject to the following:

Subdivision Plat

a. Show location of nature conservancy on Sheet 2. State the following: “Nature Conservancy to remain untouched” on sheets 1 and 2.

b. Remove culvert from sheets 1 and 2.
PAVING AND DRAINAGE

c. Show detail of utility and cross culverts within the street right of ways and servitudes in accordance with Sec. 40-32.03 Subsection 8 of the S/D Ordinance #499. Note # 5 is illegible and the bedding material should be to half the pipe diameter.
d. Need culvert schedule.
e. All corner lots need to have no access servitude or specified culvert size.
f. Lot 45 needs to have an 18" culvert.
g. Remove the extra west culvert invert label on branch crossing.
h. Show a typical x-section of the 29' drainage servitude not between lots.
i. Label all servitudes, drainage servitudes between lots should be 38'.

TRAFFIC AND SIGNAGE

j. An updated TIA must be submitted.
k. A DOTD driveway permit must be obtained before a work order will be issued.

SEWER AND WATER

l. Add lot numbers to lots 185-189 on Sheet C4.

GENERAL

m. Magnolia Mound development consists of 219.35 acres. 106.85 acres of the 219.35 acres will be donated to a Nature Conservancy. The developer is requesting that the 106.85 acres not be included in the hydrologic analysis for a reduction of peak run off of 25% as required by the ordinance.

The Department of Engineering has no objection to this departure of the ordinance provided that the subdivision plat show the following note - "Nature Conservancy to remain untouched."

The following action is required -

SECTION 40-100.0 WAIVER OF REGULATIONS

1) Cases will occur where certain articles of the regulations cannot reasonably be complied with without causing undue hardship. If the developer or property owner of record cannot comply with certain articles, he may make a request in writing to the Chairman of the Planning Commission, stating that: He is requesting a waiver of a particular section or sections that effect him and the reasons therefor.

2) The Planning Commission may grant any such waiver as it deems proper by a resolution adopted by not less than two-thirds majority (2/3) affirmative vote of the Planning Commission membership.

3) Such approved waivers shall be filed with the Director of the Department of Engineering and or Development and will be so noted in the files.
3. A funded Maintenance Obligation in the amount of $10,000 is required in accordance with Subdivision Ordinance #499; Section 40.061.08 funded letters of credit for existing Parish roads to ensure the repair of any damage to the Parish roads resulting from construction activity in connection with the subdivision.

4. Mandatory Developmental fees will be required at Final Submittal in accordance with Ordinance No. 04-0990 since no public hearing was held prior to January 1, 2005.

Department of Environmental Services

None

Department of Development - Planning

1. The developer needs to depict the exact location of the walking path on the plat and provide a typical cross section on the plat depicting the width and type of materials to be used for the construction of said walking path.
CASE NO.:  SD15-06-002P

SUBDIVISION NAME:  THE WILLOWS

DEVELOPER:  Reiher, LLC
821 Asbury Drive
Mandeville, LA 70441

ENGINEER/SURVEYOR:  Richard C. Lambert Consultants, LLC/John G. Cummings & Associates

SECTIONS 3
TOWNSHIP 7
RANGE 10 East
WARD:  1
PARISH COUNCIL DISTRICT:  3

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)
X OTHER (Multi family, commercial or industrial) (PUD)

TOTAL ACRES IN DEVELOPMENT:  17.055

NUMBER OF LOTS:  25
AVERAGE LOT SIZE:  Varies

SEWER AND WATER SYSTEMS:  Community

ZONING:  PUD

FLOOD ZONE DESIGNATION:  “A” & “C”

PUD APPROVAL GRANTED:  Administratively Approved at the February 2, 2015 Parish Council Meeting

STAFF COMMENTARY:  The developer has requested that this project be postponed to the July 14, 2015 meeting.

Department of Engineering

Department of Development - Planning

Informational Items:

None
FINAL
SUBDIVISION
REVIEW
FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of June 2, 2015)

CASE NO.: SD02-07-019F

SUBDIVISION NAME: WADSWORTH

OWNER: The Azby Fund and Wadsworth Estates, LLC

ENGINEER/SURVEYOR: GEC, Inc.

SECTION 33  WARD: 4
TOWNSHIP 7 South  PARISH COUNCIL DISTRICT: 5
RANGE 12 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)
X OTHER (Multi family, commercial or industrial)(PUD)

TOTAL ACRES IN DEVELOPMENT: 160.0587

NUMBER OF LOTS: 5  AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: C

STAFF COMMENTARY: The developer’s engineer has requested Postponement to the July 14, 2015 meeting.

Department of Engineering

Department of Development - Planning
May 19, 2015

Mr. Ron Keller  
Senior Land Use Planner  
Dept. of Development-Planning  
St. Tammany Parish  
21454 Koop Dr.  
Mandeville, LA 70471

Dear Mr. Keller:

The purpose of this letter is to request, on behalf of the Owners of this project, Wadsworth Estates LLC and The Azby Fund, to postpone the discussion of Final Approval of this project by St. Tammany Parish Planning Commission until the scheduled meeting of July 14, 2015.

This extension is requested to have additional time to complete the punch list items prepared by the Final Subdivision Staff Analysis Report.

Thank you in advance for your consideration to this request.

Very Truly Yours,

Alejandro Flores  
Senior Project Manager

Cc: Earl J. Magner, P.E., P.L.S.  
Charles E. Williams, P.E.  
Greg Gordon  
Patrick Fitzmorris  
Warren Treme
FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of June 2, 2015)

CASE NO.: SD04-08-024F-B

SUBDIVISION NAME: BEDICO CREEK, PARCEL B, “HERON POINT” (Formerly 1-A)

DEVELOPER: Bedico Creek Preserve, LLC

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTION 5, 6, 7 & 8 WARD: 1
TOWNSHIP 7 South PARISH COUNCIL DISTRICT: 1
RANGE 10 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)

TOTAL ACRES IN DEVELOPMENT: 22.84

NUMBER OF LOTS: 16 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: “A”

STAFF COMMENTARY: The project was postponed at the May 12, 2015 meeting.

Department of Engineering

1. Periodic inspections have been made by this office during construction and the final inspection was made on 5/1/2015. The inspection disclosed that concrete roads are not constructed, road shoulders are not constructed and the roadside swales need to be graded for positive flow into existing catch basins.

2. The following uncompleted items existed at the time of the final inspection and will be completed before the plats are signed.

   a. Need base test results
   b. Need concrete test results.
   c. Need engineer’s stamp on As-Built
   d. Ditch invert at each corner showing positive flow on paving & drainage As-Built.
   e. Need 911 addresses on plat
   f. Need developer’s signature on plat.
g. Need street name signs.
h. Need traffic signs.
i. Need blue reflectors at fire hydrants.
j. Need As-Built signage plan
k. Existing drainage structures need to be cleaned of any sediment.
l. Need unlimited work order; Preliminary comments need to be addressed.
m. Provide Tammany Utilities with a set of as-built plans.
n. A letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system has not been issued by the utility provider as required.
o. A negative bacteriological report relative to the construction of the project’s water system has not been issued by the LA DH&H/OPH as required by Section 40-070.0 of the Subdivision Regulatory Ordinance No. 499.

3. Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 1050 linear feet x $25.00 per linear foot = $26,250 for a period of five (5) year.

4. The staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats to be signed until all items are satisfactorily completed.

5. No Mandatory Developmental Fees are required since a public hearing was held prior to January 1, 2005.

Department of Development - Planning

None
FINAL SUBDIVISION STAFF ANALYSIS REPORT  
(As of June 2, 2015)

CASE NO.: SD12-08-005F1

SUBDIVISION NAME: RIVER PLACE  
(Request Name Change to River Club)

DEVELOPER: Delta Land Holding, LLC  
P. O. Box 1810  
Covington, LA 70434


SECTION 47 & 49  
TOWNSHIP 7 South  
RANGE 11 East  
WARD: 1  
PARISH COUNCIL DISTRICT: 1

TOTAL ACRES IN DEVELOPMENT: 48.71

NUMBER OF LOTS: 55  
AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: A9, B & C

STAFF COMMENTARY:

Department of Engineering

1. Periodic inspections have been made by this office during construction and the final inspection was made on May 28, 2015. The inspection disclosed that 90% of the concrete roads are constructed, road shoulders need to be constructed and the roadside swales need to be graded to provide positive flow.

2. The following uncompleted items existed at the time of the final inspection and will be completed before the plats are signed.

   a. Entrance roadway complex needs to be constructed along with the section of River Club Drive west of Lot 108;

   b. Remove note in vicinity of pier and slips that “River Access, gazebo/picnic pier and slips” are in phase 2 since they will be in phase 1;
c. The delineation line for phase I on the As-Built plan needs to agree with the subdivision plat;
d. The Department of Engineering needs to be present when the waterway is connected to the Tchefuncte River;
e. Need base test results;
f. Need concrete test results;
g. Need Utility trench bedding test results;
h. Need Utility trench backfill results (paved and non-paved areas);
i. Need invert elevations of roadside swales at each property corner;
j. Need floppy disk or latest format;
k. Need 9-1-1 address;
l. Need street names signs;
m. Need traffic signs;
n. Need blue reflectors.

3. Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 3020 linear feet x $25.00 per linear foot = $75,500 for a period of two (2) years.

4. The staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats to be signed until all items are satisfactorily completed.

5. Mandatory Developmental Fees are required as follows:

   Road Impact Fee = $1,077 per lot x 55 lots = $59,235
   Drainage Impact Fee = $1,114 per lot x 55 lots = $61,270

   Fees are due before subdivision plats can be signed.

   **Department of Development - Planning**

   None
OLD BUSINESS
Ron,

I promise this will be the last request to change the name of River Place back to River Club.

We appreciate your patience with this request.

Thanks,

Kelly McHugh
Kelly McHugh & Associates, Inc.
845 Galvez Street
Mandeville, LA 70448
(985)626-5611
fax (985)626-5033
June 2, 2015

St. Tammany Parish Planning Commission
P.O. Box 628
Covington, LA 70434

Re: Enter Parish Right of Way (Res. No. 13-041)
  550 Feet of the Unopened Portion of Partridge St.
  Dove Park S/D

Honorable Commissioners:

The above referenced resolution was adopted on May 14, 2013 (copy attached for ready reference).

The resolution states that the petitioner must submit all documentation within six (6) months from the date of adoption.

The petitioner had not furnished all documentation and was granted an extension of time at the April 8, 2014 meeting. Time has expired for this extension and he is now requesting a second extension.

Since the time has expired for the petitioner to furnish all documentation, the following action is required by the Planning Commission to allow the petitioner to proceed with the project.

The Department of Engineering has no objection to extension.

ACTION REQUIRED: Extend adoption date to 6/9/15, thereby extending the six (6) months submittal of documentation to 12/9/15 and the completion date to 6/9/17.

Sincerely,

Charles E. Williams, P.E.
Parish Engineer/Director of Engineering

xc: Honorable Marty Gould
    Mr. Michael J. Noto
    Ms. Leslie Long
    Mr. Greg Gorden
    Mr. Earl J. Magner, P.E., P.L.S.

    Mr. Paul Carroll, P.E.
    Mr. Jay Watson, P.E.
    Mr. Ron Keller
    McCalman, LLC
To: St. Tammany Parish Government
Dept of Engineering
ATT: Charles Williams - Dir. of Engineering -
Earl Wagner, P.E. P.L.S.

From: McCalman LLC
139 Baker Ln. Cov. La. 70434

Ref - Resolution No. 13-041 (Enter Parish Right of Way)
Specifically 550ft of the un-opened portion of
Pourribridge ST (Road ID # R04D016) for the
purpose of gaining access to property, Dove Park Sub.
Ward 4, District 5

"Dear Sir,

At this time we (McCalman LLC)
respectfully request a six-month extension on
the above resolution which was originally granted
and approved on June 11, 2013. Any cooperation
regarding this matter will be greatly appreciated.
Please feel free to contact me (550) 736-6311

Respectfully Submitted

Dale McWilliams

McCalman LLC

Samuel M. Lamp

x

Note: The above project was not
started due to a delay of the
sale of additional lots on this
right of way that we just purchased.

Thanks.