AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, AUGUST 9, 2016
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 JULY 12, 2016 MINUTES

PUBLIC HEARINGS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

Entering Parish Right-of-Way (Viola & Bay Streets), Ward 4, District 5
Request to enter Parish right-of-way for the purpose of laying and connecting sewer and water

Entering Parish Right-of-Way (Viola Street & Olene Drive), Ward 4, District 5
Request to enter Parish right-of-way for the purpose of laying and connecting water
Debtor: Jay Tabury Parish Council District Representative: Hon. Rykert Toledano

MINOR SUBDIVISIONS

2016-354-MSP
A portion of Parcel 4 into Parcels 4-A, 4-B & 4-C, Ward 9, District 13
Owner: Bobby Torres Surveyor: R.W. Krebs Professional Land Surveying, L.L.C.
Parish Council District Representative: Hon. S. Michele Blanchard

2016-356-MSP
A 14.02 acre parcel into parcels A & B, Ward 2, District 6
Owner: Adrian G. Spell, Jr. Surveyor: Land Surveying, L.L.C.
Parish Council District Representative: Hon. Richard Tanner
AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
AUGUST 9, 2016
MANDEVILLE, LOUISIANA

2016-358-MSP
A 19.26 acre parcel into parcels A & B, Ward 2, District 3
Owner: John B. & Cam Olinde Surveyor: LS Land Surveying, L.L.C.

2016-359-MSP
A 10.13 acre parcel into parcels A & B, Ward 5, District 6
Owner: Robert & Janice Bardy Surveyor: LS Land Surveying, L.L.C.
Parish Council District Representative: Hon. Richard Tanner

2016-360-MSP
A 5.03 acre parcel into parcels A, B & C, Ward 10, District 6
Parish Council District Representative: Hon. Richard Tanner

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

2016-362-MRP
Tammany Forest, Block 2, lots 9 thru 13 into lots 10A, 12A & 13A, Ward 7, District 7

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

2016-348-PP
Bedico Creek, Parcel 8, Ward 1, District 1
Developer/Owner: Bedico Creek Preserve, L.L.C. Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

FINAL SUBDIVISION REVIEW

2016-349-PP
Bedico Creek, Parcel 8, Ward 1, District 1
Developer/Owner: Bedico Creek Preserve, L.L.C. Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean
AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
AUGUST 9, 2016
MANDEVILLE, LOUISIANA

2016-350-FP
Bedico Creek, Parcel 11, Ward 1, District 1
Developer/Owner: Bedico Creek Preserve, L.L.C. Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

Entering Parish Right-of-Way (Center [Bar] Street), Ward 8, District 13
Parish Council District Representative: Hon. Michelle Blanchard
(Request by Debtor for an extension of time)

NEW BUSINESS

ADJOURNMENT
MINUTES OF THE ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, JULY 12, 2016
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

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 tape, these 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, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm,
Absent:   Richardson, Randolph
Staff Present: Lauren K. Davis, Mike Sevante, Karlin Riles, Ron Keller, Jay Watson, Holly Thomas

INVOCATION

The Invocation was presented by Mrs. Cazaubon.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was presented by Mr. Fitzmorris.

APPROVAL OF THE JUNE 14, 2016 MINUTES

Richard moved to approve, second by Lorren.

Yea:      Cazaubon, Lorren, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm
Nay:      
Abstain:  

PUBLIC HEARINGS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDE, EASEMENTS

Entering Parish Right-of-Way (6th Street), Ward 4, District 5
Request to enter Parish right-of-way for the purpose of gaining access to property
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

Richard moved to approve, second by Willie.

Yea:      Cazaubon, Lorren, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm
Nay:      
Abstain:  

Page -1-
Enter Parish Right-of-Way (10th Street), Ward 4, District 5
Request to enter Parish right-of-way for the purpose of gaining access to property
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Buddy Coate/Darling Design Homes Opposition: Rick Staggers/property owner
Davis moved to approve, second by Cazaubon.
Yea: Cazaubon, Lorren, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm
Nay:
Abstain:

MINOR SUBDIVISIONS

2016-326-MSP
Parcel D comprising 7.86 acres into parcels D-1 & D-2, Ward 1, District 3
Owner: Peggy Fitzsimons Surveyor: LS 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: Peggy Fitzsimons/owner Opposition: none
Willie moved to approve, second by Cazaubon.
Yea: Cazaubon, Lorren, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm
Nay:
Abstain:

2016-328-MSP
A portion of land comprising Beau Chene Golf Course Fairways 8 thru 12 into parcel A and parcel FW-1, Ward 4, District 4
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Chris Inman/Earnest Corp Opposition: none
Davis moved to approve, second by Fitzmorris.
Yea: Cazaubon, Lorren, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm
Nay:
Abstain:

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW
TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

2016-323-PP
Bedico Creek, Parcel 13, 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 Mayrhone/Jones Fussell
Opposition: none
Richard moved to approve, second by Davis.
Yea: Cazaubon, Lorren, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm
Nay:
Abstain:

FINAL SUBDIVISION REVIEW

2016-317-FP
Versailles Business Park, Phase 1, Ward 3, District 5
Developer/Owner: Versailles Business Park, L.L.C. Engineer: Duplantis Design Group, P.C.
Parish Council District Representative: Hon. Marty Rykert Toledano
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Mike Saucier/Versailles Bus. Park, Dustin Silbernagel/DDG
Opposition: none
Cazaubon moved to approve, second by Lorren.
Yea: Cazaubon, Lorren, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm
Nay:
Abstain:

2016-315-FP
Ruelle Court, Ward 1, District 1
Developer/Owner: Coast Builders, L.L.C. Engineer: Kyle Associates, L.L.C.
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 Mayrhone/Jones Fussell, Kevin Drane/Kyle & Assoc.
Opposition: none
Davis moved to approve, second by Doherty.
Yea: Cazaubon, Lorren, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm
Nay:
Abstain:

PROPOSED AMENDMENTS TO ORDINANCE 499

An ordinance to amend the St. Tammany Parish Code of Ordinances, Appendix “B”, of Chapter 40,
JULY 12, 2016 PLANNING COMMISSION MEETING MINUTES, CONT.

Subdivision Regulatory Ordinance No. 499, specifically, the “Supplemental Section” under the Preliminary Approval Drainage Check Sheet for the purpose of correcting a $20.00 fee charge.

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Staff

Opposition: Carlo Hernandez

Davis moved to approve, second by Cazaubon.

Yea: Cazaubon, Lorren, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm

Nay:

Abstain:

OLD BUSINESS

Grand Oaks, Phase 2-B, Ward 1, District 1
Developer/Owner: Marina Developers, LLC Engineer: Kelly McHugh & Associates, L.L.C.
Parish Council District Representative: Hon. Marty Dean

(Request by developer to revise warranty obligation)

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

Cazaubon moved to approve, second by Lorren.

Yea: Cazaubon, Lorren, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm

Nay:

Abstain:

NEW BUSINESS

ADJOURNMENT

Mr. Dave Mannella
Chairman
ENTERING PARISH

RIGHTS-OF-WAY, SERVITUDES

AND/OR EASEMENTS
ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO._______

TITLE: A RESOLUTION AUTHORIZING MONTGOMERY TRACE DEVELOPMENT CORP., ATTN: RICKY LANDRY, TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING MONTGOMERY TRACE DEVELOPMENT CORP., ATTN: RICKY LANDRY, 1 CARMEN LANE, MANDEVILLE, LA 70448; PERMISSION TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE PORTION OF VIOLA ST. AND BAY ST. FOR THE PURPOSE OF LAYING AND CONNECTING A SIX (6) INCH SEWER FORCE MAIN AND AN EIGHT (8) INCH WATER MAIN WARD 4 DISTRICT 5

NOW, THEREFORE, BE IT RESOLVED, by the St. Tammany Parish Planning Commission that it hereby grants permission to the aforementioned petitioner to enter Parish right-of-way for the aforementioned purposes, subject to the following conditions:

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.

2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and/or relocation of utilities currently located within Parish right-of-way.

3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.

4. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish releases the Performance Obligation.

5. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right-of-way.

6. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.

7. That the petitioner post a Performance Obligation in the amount of $35,500 for a period of six (6) months.
RESOLUTION P.C. NO.______
PAGE NO. 2 OF 2

8. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the R.O.W. by (an) individual(s) until the time that the project is satisfactorily completed.

9. That the petitioner submit as-built drawings certifying that the fiber optic cables are constructed in accordance with the approved drawing(s).

10. That the petitioner submit all documentation required within SIX (6) months from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be required to reapply for permission.

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY ______________, SECONDED BY ______________; A VOTE THEREON RESULTED IN THE FOLLOWING:

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 9TH DAY OF AUGUST, 2016 AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

__________________________
DAVID G. MANNELLA, CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

__________________________
RON KELLER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION
7/29/2016

CERTIFIED MAIL – RETURN RECEIPT
No. 7012 3460 0000 9958 9779

Montgomery Trace Development Corp.
Attn: Ricky Landry
1 Carmen Lane
Mandeville, LA 70448

Re: Enter Parish R.O.W.
Specifically the Portion of Viola St. and Bay St.
For the Purpose of Laying and Connecting a Six (6) Inch Sewer Force Main &
An Eight (8) Inch Water Main

Dear Mr. Landry:

This is to advise that the above captioned project will be on the Planning Commission meeting agenda August 9, 2016.

You are hereby advised that your presence is required at the August 9, 2016 meeting per Planning Commission directive.

Sincerely,

[Signature]
Jay B. Watson, P.E.
Development Engineer
Department of Planning & Development

xc: Honorable Rykert Toledano
Mr. Mike Noto
Mr. Sidney Fontenot
Ms. Erin Stair
Mr. Ron Keller
Mr. Earl J. Magner, P.E., P.L.S.
Mr. Theodore Reynolds, E.I.
ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO._______

TITLE: A RESOLUTION AUTHORIZING JAY TABURY TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING JAY TABURY, 2045 OLENE DRIVE, MANDEVILLE, LA 70448; PERMISSION TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE PORTION OF VIOLA ST. AND OLENE DRIVE FOR THE PURPOSE OF LAYING AND CONNECTING AN EIGHT (8) INCH WATER MAIN.
WARD 4   DISTRICT 5

NOW, THEREFORE, BE IT RESOLVED, by the St. Tammany Parish Planning Commission that it hereby grants permission to the aforementioned petitioner to enter Parish right-of-way for the aforementioned purposes, subject to the following conditions:

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.

2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and/or relocation of utilities currently located within Parish right-of-way.

3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.

4. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish releases the Performance Obligation.

5. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right-of-way.

6. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.

7. That the petitioner post a Performance Obligation in the amount of $3,500 for a period of six (6) months.
8. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the R.O.W. by (an) individual (s) until the time that the project is satisfactorily completed.

9. That the petitioner submit as-built drawings certifying that the fiber optic cables are constructed in accordance with the approved drawing(s).

10. That the petitioner submit all documentation required within SIX (6) months from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be required to reapply for permission.

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY ________________, SECONDED BY ________________; A VOTE THEREON RESULTED IN THE FOLLOWING:

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 9TH DAY OF AUGUST, 2016 AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

______________________________
DAVID G. MANNELLA, CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

______________________________
RON KELLER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION
July 27, 2016

CERTIFIED MAIL – RETURN RECEIPT
NO. 7012 3460 0000 9958 9762

Mr. Jay Tabury
2014 Olene Drive
Mandeville, LA 70448

Re: Enter Parish R.O.W.
Specifically the Portion of Viola St. and Olene Dr.
For the Purpose of Laying and Connecting an Eight (8) Inch Water Main

Dear Mr. Tabury:

This is to advise that the above captioned project will be on the Planning Commission meeting agenda August 9, 2016.

You are hereby advised that your presence is required at the August 9, 2016 meeting per Planning Commission directive.

Sincerely,

[Signature]

Jay B. Watson, B.E.
Development Engineer

xc: Honorable Rykert Toledano
Mr. Mike Noto
Mr. Earl J. Magner, P.E., P.L.S.
Mr. Sidney Fontenot
Mr. Ron Keller
Ms. Erin Stair
Mr. Theodore Reynolds, E.I.
MINOR

SUBDIVISIONS
MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of August 2, 2016)

CASE NO.: 2016-354-MSP

OWNER/DEVELOPER: Bobby Torres - Tammany Holding

ENGINEER/SURVEYOR: R.W. Krebs Professional Land Surveying, L.L.C.

SECTION: 33 & 34  WARD: 9
TOWNSHIP: 10 South  PARISH COUNCIL DISTRICT: 13
RANGE: 14 East

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

GENERAL LOCATION: The property is located on the east side of West End Boulevard and East of Interstate 10, south of Slidell, Louisiana.

SURROUNDING LAND USES: Planned residential

TOTAL LOTS IN DEVELOPMENT: A portion of Parcel 4

NUMBER OF LOTS/PARCELS: 3  TYPICAL LOT SIZE: Varies

ZONING: P.U.D. Planned Unit Development

REASONS FOR PUBLIC HEARING: One parcel (4-B) does not have public road frontage.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to take the remainder of Parcel 4 consisting of approximately 95 acres and create three (3) parcels; and since the proposed private drive will only provide access to only one (1) parcel within the minor subdivision, which is exempt from meeting parish road construction standards, and since the proposed minor subdivision meets all other parish code requirements, the staff has no objections to the proposed minor subdivision request.

Department of Engineering

None

Department of Environmental Services

None
MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of August 2, 2016)

CASE NO.: 2016-356-MSP
OWNER/DEVELOPER: Adrian G. Spell, Jr.
ENGINEER/SURVEYOR: Land Surveying, L.L.C.
SECTION: 6 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 north side intersection of House Creek and Martha Sharp Roads, west of LA Highway 1082, west of Bush, Louisiana.

SURROUNDING LAND USES: Low Density Residential
TOTAL ACRES IN DEVELOPMENT: 14.02
NUMBER OF LOTS/PARCELS: 2 TYPICAL LOT SIZE: 13.02 & 1.0 acres
ZONING: A-1 Suburban

REASONS FOR PUBLIC HEARING: Parcel B does not meet the minimum 300' road frontage for the A-1 zoning district.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to resubdivide their property into two (2) parcels; however parcel B does not meet the minimum 300' road frontage requirement for the A-1 zoning district.

The applicant has the ability to comply with parish code since the parent parcel has frontage on two (2) public roadways (House Creek and Martha Sharp Roads); therefore, the staff recommends that the applicant be required to increase the lot frontage of parcel B an additional 100' in order to meet code.

However, if the commission decides to approve this request without requiring the minimum frontage, a waiver of the regulations are required relative to the lot width issue, and a 2/3rds majority vote of the full membership of the commission (8 members) is needed in order to approve pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499.
A Minor Subdivision of a 14.02 Acre Parcel of Land, into Parcels A & B, situated in Section 6, T-5-S, R-12-E, St. Tammany Parish, La.

FINAL APPROVAL

LEGEND:
- Fld. 1/2" Rebar
- Fld. 1/2" Iron Pipe
- Fld. 3/4" Iron Pipe
- Set 1/2" Rebar
- Basis of Bearing

The P.O.B. is reported to be N89°50'00"E - 106.0' from the Section Corner common to Section 36 T14S R11E, Section 31 T14S R11E, Section 1 T15S R11E and Section 6 T15S R12E, St. Tammany Parish, La., Louisiana.

Since one or more of the parcels within this minor subdivision are under five (5) acres in size, and the parcels contained herein are currently zoned A-1 Suburban, which requires a density of not more than one (1) residence per five (5) acres, the parcels within this minor subdivision cannot be further subdivided unless they comply with said density requirements through rezoning, adjustment or other means, and subject to the requirements pursuant to Section 40-045.0 Minor Subdivision Review of St. Tammany Parish Subdivision Regulatory Ordinance No. 499.

SERVICES SHOWN HEREIN (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVICES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDRESSED HEREIN UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PIEDSTALS.

THESE MAPS ARE ACCORDING TO THE STANDARDS ESTABLISHED BY THE UNDERSIGNED IN ACCORDANCE WITH THE 2016 CODE OF LAWS OF THE STATE OF LOUISIANA.

LAND SURVEYING LLC
310 N. Columbia Street, Covington, LA 70433
(985) 842-6271 office (985) 848-0355 fax

REVISED: July 15, 2016, July 19, 2016
SCALE: 1" = 100'
DATE: 6-16-16
NUMBER: 17916

This map is in accordance with a physical survey made on the ground under the supervision of the undersigned. Signature and stamp seal must be in red or this plat is not a true copy.

Certified Copy

Louisiana Certified Professional Surveyor

Louisiana Professional Surveyor License No. 1044

STATE OF LOUISIANA

DOUG M. BUTLER III

CERTIFIED COPY

LAND SURVEYING LLC

Toby512/313319
MINOR SUBDIVISION STAFF ANALYSIS REPORT  
(As of August 2, 2016)

CASE NO.: 2016-358-MSP

OWNER/DEVELOPER: John B. & Cam Olinde

ENGINEER/SURVEYOR: Land Surveying, L.L.C.

SECTION: 31  WARD: 2
TOWNSHIP: 4 South  PARISH COUNCIL DISTRICT: 3
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 located at the far eastern end of Erindale Drive, and south of LA 1129, northeast of Folsom, Louisiana.

SURROUNDING LAND USES: Low Density Residential

TOTAL ACRES IN DEVELOPMENT: 19.26

NUMBER OF LOTS/PARCELS: 2  TYPICAL LOT SIZE: 14.26 & 5.0 acres

ZONING: A-1 Suburban

REASONS FOR PUBLIC HEARING: Parcel B does not meet the minimum 300' road frontage for the A-1 zoning district.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to resubdivide their property into two (2) parcels; however parcel B does not meet the minimum 300' road frontage requirement for the A-1 zoning district since the public roadway terminates at the front of the parcel with a cul-du-sac.

Through no fault of their own, the applicant has no other options to access their property other than through the cul-du-sac, and since said access does not appear to hinder access to the property or cause any adverse impacts to surrounding properties, the staff has no objection to the proposed resubdivision request.

If the commission decides to approve this request, a waiver of the regulations are required relative to the parcel width issue, and a 2/3rds majority vote of the full membership of the commission (8 members) is needed in order to approve pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499.
Department of Engineering
None

Department of Environmental Services
None
MINOR SUBDIVISION STAFF ANALYSIS REPORT  
(As of August 2, 2016)

CASE NO.: 2016-359-MSP  
OWNER/DEVELOPER: Robert & Janice Bardy  
ENGINEER/SURVEYOR: Land Surveying, L.L.C.

SECTION: 29  
WARD: 5  
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 at the far southern end of Honeysuckle Road, and west of LA Highway 1083, west of Bush, Louisiana.

SURROUNDING LAND USES: Low Density Residential

TOTAL ACRES IN DEVELOPMENT: 10.13

NUMBER OF LOTS/PARCELS: 2  
TYPICAL LOT SIZE: 5.27 & 4.86 acres

ZONING: A-1 Suburban

REASONS FOR PUBLIC HEARING: Both parcels do not meet the minimum 300' road frontage for the A-1 zoning district.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to resubdivide their property into two (2) parcels; however the parcels do not meet the minimum 300' road frontage requirement for the A-1 zoning district since the public roadway (Honeysuckle Road) terminates at the northern end of the parent parcel which ties into a 500' plus strip of and that provides access to the 10 acre plus tract.

If the commission decides to approve this request, a waiver of the regulations are required relative to the parcel width issue, and a 2/3rds majority vote of the full membership of the commission (8 members) is needed in order to approve pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499.

Department of Engineering

None

Department of Environmental Services

None
MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of August 2, 2016)

CASE NO.: 2016-360-MSP

OWNER/DEVELOPER: Marlene Blackwell

SECTION: 18 WARD: 10
TOWNSHIP: 6 South PARISH COUNCIL DISTRICT: 6
RANGE: 12 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 located on the south side of Ray Keen Road and
southeast of LA Highway 21, north of Abita Springs, Louisiana.

SURROUNDING LAND USES: Low Density Residential
TOTAL ACRES IN DEVELOPMENT: 5.03

NUMBER OF LOTS/PARCELS: 3 TYPICAL LOT SIZE: 1-2 acres

ZONING: A-2 Suburban

REASONS FOR PUBLIC HEARING: All parcels do not meet the minimum 150' road frontage for the
A-2 zoning district.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to resubdivide their property into three (3) parcels; however the parcels do not
meet the minimum 150' road frontage requirement for the A-2 zoning district. However, all three parcels
are deficient by only 5' or less in meeting the width requirement and meet all other aspects of parish
code; therefore, the staff has no objection to the proposed resubdivision request.

However, if the commission decides to approve this request, a waiver of the regulations are required
relative to the parcel width issue, and a 2/3rds majority vote of the full membership of the commission (8
members) is needed in order to approve pursuant to Section 40-100.0 Waiver of Regulations, of
Subdivision Regulatory Ordinance No. 499.

Department of Engineering

None

Department of Environmental Services

None
RAY KEEN ROAD (ASPHALT)

PARCEL A 2.015 ACRES  
PARCEL B 2.015 ACRES  
PARCEL C 1.000 ACRE

1/4 SECTION CORNER

145.77'  147.0'  144.90'

144.90'

89°56'32"E 437.67'

N90°11'56"W 602.3'

N90°11'56"W 600.6'

N90°11'56"W 601.8'

S89°48'14"W 290.48'

144.71'

145.77'

LEGEND

- WOOD CORNER FOUND  
- 2' IRON PIPE FOUND  
1 1/2' IRON PIPE FOUND  
1/2' IRON ROD FOUND  
X = FENCE

NOTE: 
This property is located in Flood Zone C,  
per F.E.M.A., Map No. 225201-0720-0-C,  
dated October 17, 1989.

APPROVAL:
A RESUBDIVISION OF 5.03 ACRES INTO PARCELS A, B, & C, LOCATED IN SECTION 18,  
TOWNSHIP 6 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.

CHAIRMAN OF THE PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED  
FILE NO.

503 N. JEFFERSON AVENUE  
COVINGTON, LA 70433

JOHN G. CUMMINGS & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
PHONE (985) 892-1549  
FAX (985) 892-9220

PLAY PREPARED FOR:  
Marlene Blackwell

SHOWING A SURVEY OF:  
A RESUBDIVISION OF 5.03 ACRES INTO PARCELS A & B, LOCATED IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON  
THE GROUND BY ALL OF THE PARTY UNDER MY DIRECTION  
AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS  
of Practice and Meets a Class G survey.

SCALE: 1" = 100'  
JOB NO. 95-114-B1  
DATE: 7-12-2016  
REVISED:
RESUBDIVISION

REVIEW
RESUBDIVISION STAFF ANALYSIS REPORT

CASE FILE NO: 2016-362-MRP

NAME OF SUBDIVISION: Tammany Forest, Block 2

LOTS BEING DIVIDED: Lots 9 thru 13 into lots 10A, 12A & 13A

SECTION: 43  WARD: 7
TOWNSHIP: 8 South  PARISH COUNCIL DISTRICT: 7
RANGE: 14 East

PROPERTY LOCATION: The property is located at the northwest corner of Berry Todd Road and Phillip Street, Lacombe, Louisiana.

ZONING: Single Family Residential

PROPERTY OWNER: Christopher M. Saleh, et al.

STAFF COMMENTARY:

The applicants are proposing to combine five (5) lots into 3 lots. The reason for this proposal as the staff understands it is due to some encroachment issues relative to some improvements located on the five lots.

Recommendation:

The reason why a public hearing is required is due to the fact that lots 12 & 13 are being made somewhat smaller in size in favor of creating a much larger parcel to the rear consisting of lots 9, 10, 11 and portions of lots 12 & 13; and even though lots 12 & 13 are being made somewhat smaller, the lot widths have not changed and the reduced depth of the each lot still appears to be adequate enough to provide acceptable building envelopes.

Therefore, for the reasons as mentioned above, the staff has no objections to the proposed resubdivision request.
PRELIMINARY SUBDIVISION REVIEW
PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of August 2, 2016)

CASE NO.: 2016-348-PP

SUBDIVISION NAME: Bedico Creek, Parcel 8

DEVELOPER: Bedico Creek Preserve, LLC
3520 Holiday Dr., Suite 100
New Orleans, LA 70114


SECTION 31  6  WARD: 1
TOWNSHIP 6S  T7S  PARISH COUNCIL DISTRICT: 1
RANGE 10E  R10E

TYPE OF DEVELOPMENT: ___ URBAN (Residential lots less than 1 acre)
___ SUBURBAN (Residential lots between 1-5 acres)
X RURAL (Residential Farm Tract lots 5 acres plus)
___ OTHER (Multi family, commercial or industrial)(PUD)

TOTAL ACRES IN DEVELOPMENT: 4.87
NUMBER OF LOTS: 11  AVERAGE LOT SIZE: Varies
SEWER AND WATER SYSTEMS: Central
ZONING: PUD

FLOOD ZONE DESIGNATION: “A”

PUD MODIFICATION GRANTED: February 10, 2015

STAFF COMMENTARY:

Department of Engineering

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

2. It is recommended that Preliminary submittal be approved.

3. No Maintenance Obligation is required since this is a Private S/D.

4. No Mandatory Developmental fees will be 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

None
FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of August 2, 2016)

CASE NO.: 2016-350-FP

SUBDIVISION NAME: Bedico Creek, Parcel 8

DEVELOPER: Bedico Creek Preserve, LLC
3520 Holiday Dr., Suite 100
New Orleans, LA 70114


SECTION 31 | 6
TOWNSHIP 6S | T7S
RANGE 10E | R10E

WARD: 1
PARISH COUNCIL DISTRICT: 1

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: 4.87

NUMBER OF LOTS: 11
LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: “A”

STAFF COMMENTARY:

Department of Engineering

1. Periodic inspections have been made by this office during construction and the final inspection was made on 7/27/16. The inspection disclosed that all concrete roads, road shoulders and the roadside ditches are located within Parcel 11.

2. Should the Planning Commission approve the request for final approval no Warranty Obligation will be required for the infrastructure since all infrastructure is located within Parcel 11.

3. The staff recommends approval of the proposed final subdivision request.
4. No mandatory developmental fees are required since a public hearing was held prior to January 1, 2005.

*Department of Development - Planning*

None
FINAL

SUBDIVISION

REVIEW
FINAL SUBDIVISION STAFF ANALYSIS REPORT  
(As of August 2, 2016)

CASE NO.: 2016-350-FP

SUBDIVISION NAME: Bedico Creek, Parcel 11

DEVELOPER: Bedico Creek Preserve, LLC  
3520 Holiday Dr., Suite 100  
New Orleans, LA 70114


SECTION 31  6  WARD:  1
TOWNSHIP 6S;  T7S  PARISH COUNCIL DISTRICT:  1
RANGE 10 East  R10E

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: 31.97

NUMBER OF LOTS: 84  LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: “A”

STAFF COMMENTARY:

Department of Engineering

1. Periodic inspections have been made by this office during construction and the final inspection was made on 7/27/16. The inspection disclosed that 95% of the concrete roads are constructed, road shoulders need to be constructed and the roadside ditches need to have final grading.

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

   (1) Need concrete test results.
   (2) Need utility trench bedding test results.
   (3) Need utility trench backfill test results.
   (4) Floppy disk or latest format.
   (5) Need street name signs.
   (6) Need traffic signs.
   (7) Need blue reflectors.
   (8) Complete concrete roadways at two (2) intersections and two (2) cul-de-sacs.
   (9) Roadway shoulders need to be constructed.
   (10) Roadside ditches need to have final grading.

b. **Subdivision Plat**

   (11) Need 9-1-1 addresses.
   (12) Need Bench Mark.
   (13) Remove the notes on the typical street section regarding clearing outside of the R/W.

c. **As-Built Paving & Drainage Plan**

   (14) Upon completion of the concrete roadways show that all roadways have been completed.
   (15) Remove the notes on the typical street section regarding clearing outside of the Right-of-Way.

d. **Sewer and Water**

   (16) 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.
   (17) 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.

3. Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 4800 linear feet x $25.00 per linear foot = $120,000 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. No mandatory developmental fees are required since a public hearing was held prior to January 1, 2005.
None
OLD BUSINESS
August 2, 2016

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

Re: Enter Parish ROW -- Res. No. 16-001
Specifically Unopened Portion of Center (Bar) St.
Beverly Heights Manor S/D

Honorable Commissioners:

The above referenced resolution was adopted on January 12, 2016.

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

The petitioner has not furnished all documentation required within the six (6) month period and is requesting an extension of time. See attached letter dated July 21, 2016.

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 project.

The Department of Engineering has no objection to the extension.

ACTION REQUIRED: Extend adoption date to 8/9/16 thereby extending the six (6) month submittal of documentation to 2/9/17 and the completion date to 8/9/18

Sincerely,

Jay B. Watson, P.E.
Development Engineer

xc: Honorable S. Michelle Blanchard
Mr. Sidney Fontenot
Ms. Leslie Long
Ms. Erin Stair
Mr. Glenn Delatte
Jimmy Laurent Construction Co.

Mr. Earl J. Magner, P.E., P.L.S.
Mr. Jay B. Watson, P.E.
Mr. Ron Keller
Ms. Darnell Ellingsworth
Ms. Jan Pavur
J. V. Burkes & Associates, Inc.
July 21, 2016

Mr. Charles E. Williams, P. E.
St. Tammany Parish Government
Department of Engineering
P.O. Box 628
Covington, LA. 70434

RE: Enter Parish Right of Way Res No. 16-001
Specifically: A portion of Center (Bar) St.
Beverly Heights Manor Subdivision
For Purpose of Gaining Access to Property

Dear Mr. Williams:

I would like to request an extension of time for Resolution 16-001. If any further information is necessary, please let me know.

Sincerely,

Jimmy Laurent
DBA Laurent Construction
P. O. Box 273
Lacombe, La. 70445
985-966-3022
7/29/2016

CERTIFIED MAIL – RETURN RECEIPT
No. 7012 3460 0000 9958 9786

Laurent Construction Co.
Attn: Mr. Jimmy Laurent
P. O. Box 273
Lacombe, LA 70445

Re: Enter Parish R.O.W. – Res No. 16-001
Specifically a Portion of Center (Bar) St.
Beverly Heights Manor S/D
For the Purpose of Gaining Access to Property

Dear Mr. Laurent:

This is to advise that the above captioned project will be on the Planning Commission meeting agenda August 9, 2016.

You are hereby advised that your presence is required at the August 9, 2016 meeting per Planning Commission directive.

Sincerely,

[Signature]
Jay B. Watson, P.E.
Development Engineer
Department of Planning & Development

xc: Honorable S. Michelle Blanchard
Mr. Mike Noto
Mr. Sidney Fontenot
Ms. Erin Stair
Mr. Ron Keller
Mr. Earl J. Magner, P.E., P.L.S.
Mr. Theodore Reynolds, E.I.