AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, SEPTEMBER 9, 2014
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 AUGUST 12, 2014 MINUTES

PUBLIC HEARINGS

CONSENT 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

MS14-07-045
A 10.0 acre parcel into Parcels A, B & C, Ward 5, District 6
Parish Council District Representative: Hon. Richard Tanner
(POSTPONED AT THE AUGUST 12, 2014 MEETING)

MS14-08-048
Lot 2 consisting of 4.056 acres into lots 2A & 2B, Ward 7, District 7
Parish Council District Representative: Hon. Jacob Groby

[-----------------------------------(End of Consent Calendar)-----------------------------------]
AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
SEPTEMBER 9, 2014
MANDEVILLE, LOUISIANA

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

REV14-07-001
Revocation of a portion of Powerline Road located on the north side of LA Highway 40, northwest of Bush, Louisiana, Ward 5, District 6
Parish Council District Representative: Hon. Richard Tanner
(POSTPONED AT THE AUGUST 12, 2014 MEETING)

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW
TENTATIVE SUBDIVISION REVIEW
PRELIMINARY SUBDIVISION REVIEW

SD04-08-024PB2-1
Bedico Creek, Bubble 2-1, Ward 1, District 1
Developer/Owner: Bedico Creek Preserve, L.L.C.  Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

SD04-01-00PB
Guste Island Estates, Parcel B, Ward 1, District 4
Parish Council District Representative: Hon. Reid Falconer

SD14-09-005P
Simpson Farms, Ward 3, District 3

FINAL SUBDIVISION REVIEW

SD04-05-015F4
Northpointe Business Park, Phase 4, Ward 1, District 3
Developer/Owner: Northpointe Business Park, L.L.C.  Engineer: Acadia Land Surveying, L.L.C.

SD14-05-003F7A
Money Hill Plantation, Phase 7A, Ward 6, District 6
Parish Council District Representative: Hon. Richard Tanner
AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
SEPTEMBER 9, 2014
MANDEVILLE, LOUISIANA

SD13-04-001F
Ironwoods, Ward 6, District 6
Parish Council District Representative: Hon. Richard Tanner

PROPOSED AMENDMENTS TO ORDINANCE 499

An ordinance to amend the St. Tammany Parish Code of Ordinances, Appendix B, Chapter 40 of Subdivision Regulatory Ordinance No. 499, specifically, Section 40-032.04 relative to the roadway elevation standards.

OLD BUSINESS

SD13-07-003P
Berkshire, Ward 8, District 9
(Request by developer to extend preliminary approval to December 31, 2014)

NEW BUSINESS

ADJOURNMENT
PLANNING

COMMISSION

MINUTES
MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, AUGUST 12, 2014
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 Doherty.

ROLL CALL

Present: Cazaubon, Lorren, Richard, Willie, Matthews, Davis, Mannella, Drumm, Randolph
Absent: Hines
Staff Present: Rebecca Lala, Jeremy Harrison, Katherine Ostarly, Mike Sevante, Ron Keller, Jay Watson

INVOCATION
The Invocation was presented by Mr. Randolph.

PLEDGE OF ALLEGIANCE
The Pledge of Allegiance was presented by Mr. Matthews.

APPROVAL OF THE JULY 8, 2014 MINUTES

Matthews moved to approve, second by Randolph.
Yea: Cazaubon, Lorren, Hines, Richard, Willie, Doherty, Matthews, Davis, Mannella, Drumm, Randolph
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.

ENTERING PARISH RIGHTS-OF-WAY. SERVITUDES, EASEMENTS

MINOR SUBDIVISIONS
MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, JULY 8, 2014
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

MS14-07-040
A 145.65 acre parcel (Tract D) into Tracts D-1 thru D-4, Ward 1, District 1
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
Opposition: none
Matthews moved to approve, second by Richard.
Yea: Cazaubon, Lorren, Hines, Richard, Willie, Doherty, Matthews, Davis, Mannella, Drumm, Randolph
Nay: None
Abstain: None

MS14-07-041
A 24.5 acre parcel into Tracts A1, C, D & E, Ward 7, District 7
Parish Council District Representative: Hon. Jacob Groby

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Wesley Dick III
Opposition: none
Matthews moved to approve, second by Davis.
Yea: Cazaubon, Lorren, Hines, Richard, Willie, Doherty, Matthews, Davis, Mannella, Drumm, Randolph
Nay: None
Abstain: None

MS14-07-042
A 60.98 acre parcel into Parcels A thru D, Ward 2, District 2
Parish Council District Representative: Hon. Dennis Sharp

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
Cazaubon moved to approve, second by Lorren.
Yea: Cazaubon, Lorren, Hines, Richard, Willie, Doherty, Matthews, Davis, Mannella, Drumm, Randolph
Nay: None
Abstain: None
MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, JULY 8, 2014
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

MS14-07-044
A 20.101 acre parcel into Parcels C thru F, Ward 2, District 3
General Location: The property located on the west side of LA Highway 1080 and southeast of Phillips Road, northeast of Folsom, Louisiana.

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Deborah Blackwell Varnado
Opposition: none

Cazaubon moved to approve, second by Willie.
Yea: Cazaubon, Lorren, Hines, Richard, Willie, Doherty, Davis, Mannella, Drumm, Randolph
Nay: Matthews
Abstain: None

MS14-07-045
A 10.0 acre parcel into Parcels A, B & C, Ward 5, District 6
Parish Council District Representative: Hon. Richard Tanner

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: John Hagood
Opposition: none

Cazaubon moved to postpone, second by Willie.
Yea: Cazaubon, Lorren, Hines, Richard, Willie, Doherty, Matthews, Davis, Mannella, Drumm, Randolph
Nay: None
Abstain: None

[-------------------------------(End of Consent Calendar)----------------------------------]

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

REV14-07-001
Revocation of a portion of Powerline Road located on the north side of LA Highway 40, northwest of Bush, Louisiana, Ward 5, District 6
Parish Council District Representative: Hon. Richard Tanner
MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, JULY 8, 2014
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Martha “Jinx” Jumonville  Opposition: none
Matthews moved to postpone, second by Davis.
Yea:  Cazaubon, Lorren, Hines, Richard, Willie, Doherty, Matthews, Davis, Mannella, Drumm, Randolph
Nay:  None
Abstain: None

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

SD08-06-008PBP
Tamanend Business Park, Wards 7 & 9, Districts 7 & 11
Developer/Owner: WREDCO  Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Jacob Groby & Steve Stefancik

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen and Frank Zimmer  Opposition: none
Davis moved to grant preliminary approval, second by Matthews.
Yea:  Cazaubon, Lorren, Hines, Richard, Willie, Doherty, Matthews, Davis, Mannella, Drumm, Randolph
Nay:  Matthews
Abstain: None

SD11-11-005P3
Coquille, Phase 3, Ward 1, District 4
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: Kelly McHugh  Opposition: none
Richard moved to grant preliminary approval, second by Manella.
Yea:  Cazaubon, Lorren, Hines, Richard, Willie, Doherty, Mannella, Drumm Randolph, Davis
Nay:  Matthews
Abstain: None
MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, JULY 8, 2014
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

FINAL SUBDIVISION REVIEW

SD04-08-024F5
Bedico Creek, Phase 5, 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 Opposition: none
Matthews moved to approve, second by Davis.
Yea: Cazaubon, Lorren, Hines, Richard, Willie, Doherty, Matthews, Davis, Mannella, Drumm, Randolph
Nay: None
Abstain: None

SD11-11-005F2
Coquille, Phase 2, Ward 1, District 4
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: Kelly McHugh Opposition: none
Davis moved to approve, second by Randolph.
Yea: Cazaubon, Lorren, Hines, Richard, Willie, Doherty, Davis, Mannella, Drumm, Randolph
Nay: Matthews
Abstain: None

SD04-01-002FD-2
Guste Island Estates, Parcel D-2 , Ward 1, District 4
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: Kelly McHugh Opposition: none
Matthews moved to approve, second by Davis.
Yea: Cazaubon, Lorren, Hines, Richard, Willie, Doherty, Matthews, Davis, Mannella, Drumm, Randolph
Nay: None
Abstain: None
MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, JULY 8, 2014
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

SD02-06-013F5-2
Turtle Creek, Phase 5-2, Ward 8, District 9

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen Opposition: none

Cazaubon moved to approve, second by Lorren.

Yea: Cazaubon, Lorren, Hines, Richard, Willie, Doherty, Matthews, Davis, Mannella, Drumm, Randolph

Nay: None

Abstain: None

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

Mr. Dave Doherty
Chairman
(CONSENT CALENDAR)

MINOR

SUBDIVISIONS
MINOR SUBDIVISION STAFF ANALYSIS REPORT  
(As of August 5, 2014)

CASE NO.: MS14-07-045

OWNER/DEVELOPER: John Haygood


SECTION: 29  WARD: 5
TOWNSHIP: 5 South  PARISH COUNCIL DISTRICT: 6
RANGE: 12 East

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

GENERAL LOCATION: The property is located on the south side of Honeysuckle Road and west of LA Highway 1083, west of Bush, Louisiana.

SURROUNDING LAND USES: North - rural residential
South - rural residential
East - rural residential
West - rural residential

TOTAL ACRES IN DEVELOPMENT: 10.0

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

ZONING: A-2 Suburban

REASONS FOR PUBLIC HEARING: Two of the parcels are being accessed by a private drive.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create three (3) parcels from one parent parcel, and since two 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.

Furthermore, said private drive needs to be named by the owner prior to the survey being recorded for public record.

The staff has no objections to the proposed minor subdivision request.
Department of Engineering

None

Department of Environmental Services

None
NOTES:
1. 1/2" IRON RODS TO BE SET UPON APPROVAL.
2. This property is located in Flood Zones A, B, & C, per F.E.M.A. Map No. 225205 0150 C, dated October 17, 1989 and LOMA Case No. 00-06-1636A, dated September 29, 2000.

APPROVAL:
A MINOR SUBDIVISION OF 10.00 ACRES OF LAND INTO PARCELS A, B, & C, LOCATED IN SECTION 29, TOWNSHIP 5 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.

REFERENCE BEARING:
Iron Pipe A to Iron Rod B
South (per Reference Survey)

REFERENCE SURVEY:

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREIN. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

SCALE: 1" = 200'  JOB NO. 0130-A1  DATE: 7-8-2014  REVISED:

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS
503 N. JEFFERSON AVENUE
COVINGTON, LA 70433

FAX (985) 892-3250
MINOR SUBDIVISION STAFF ANALYSIS REPORT  
(As of September 2, 2014)

CASE NO.: MS14-08-048  
OWNER/DEVELOPER: Lisa & Keith McElrath  

SECTION: 19  
TOWNSHIP: 8 South  
RANGE: 13 East  
WARD: 7  
PARISH COUNCIL DISTRICT: 7

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

GENERAL LOCATION: The property is located on the south side of Miss Lou Road, Lacombe, Louisiana.

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

TOTAL ACRES IN DEVELOPMENT: 4.056  
NUMBER OF LOTS/PARCELS: 2  
TYPICAL LOT SIZE: Varies

ZONING: A-2 Suburban

REASONS FOR PUBLIC HEARING: One of the lots is being accessed by a private drive

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create two lots from one parent parcel; and since the private drive provided will access only the rear lot within the minor subdivision, said drive is not required to be built to a parish standard pursuant to Section 40-045.01 Minimum Standards for a Private Drive, of Subdivision Regulatory Ordinance No. 499. Therefore, the staff has no objections to the proposed minor subdivision request.

Department of Engineering

None

Department of Environmental Services

None
REVOCATION/CLOSINGS

REVIEW
REVOCACTION STAFF ANALYSIS REPORT

CASE NO.: REV14-07-001

NAME OF STREET OR ROAD: POWERLINE ROAD

NAME OF SUBDIVISION: N/A

WARD: 5 PARISH COUNCIL DISTRICT: 6

PROPERTY LOCATION: The property is located on the orth side of LA Highway 40, approximately 1/4 mile west of the intersection with LA Highway 1083, northwest of Bush, Louisiana, Louisiana

SURROUNDING ZONING: Low Density Single Family Residential

PETITIONER/REPRESENTATIVE: James P. Stoyanoff

STAFF COMMENTARY:

The applicant wishes to revoke a 40' wide strip of Powerline Road that traverses through four of the owner’s five (5) parcels primarily due to fact that the roadway dead ends at the northern end of his properties from LA Highway 40 which the applicant claims is being used by people who are illegally dumping “waste and garbage” at said dead end and who are using said roadway and his properties to drive ATV’s exposing him to liability issues.

Recommendation:

Typically since the roadway is completely surrounding the applicant’s five parcels and serves no other public benefit other than to the applicant himself, the staff would have no objections. However, in this case there are extenuating circumstances due to the fact that the public roadway services at least two (2) of the five (5) applicant’s separately owned parcels; a 14.5 and a 2.05 acre parcels located in the northwest corner (see survey attached); and to deny public road access to said parcels would leave the parish open to potential liability and litigation issues if the applicant were to ever sell any of said parcels.

After hearing testimony from the applicant at last month’s meeting, the commission postponed this matter pending the applicant and staff getting together to try to work out a solution. As the commission is aware per the staff report offered at last month’s meeting, the staff had offered two options for the applicant to consider that would result in a solution to this matter, which was for the applicant to either participate in the parish’s minor subdivision process or to amend his deed and titles resulting in the assimilation of the properties involved.
After discussions with the applicant's attorney, I am happy to report that the applicant has agreed to participate in the parish's minor subdivision process which in turn results in the staff dropping its objection to the revocation request subject to the revocation ordinance not being signed into law until the minor subdivision application has been submitted, reviewed and approved by the parish.

Furthermore, if the commission and the council approve this revocation request, the survey plat needs to be amended to account for a request by AT&T for a 5' wide utility servitude along the roadway.
THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "B" SURVEY.


A 40' RIGHT—OF—WAY, POWERLINE ROAD (TO BE REVOKED)

situated in

SECTIONS 38 & 39, T-5—S, R-12—E
St. Tammany Parish, Louisiana

for

JAMES P. STOYANOFF &

LAW OFFICE OF MARTHA L. JUMONVILLE

NOTE: This is to certify that I have done an initial ground survey and found that no encroachments exist other than shown.

NOTE: Setback lines shall be verified by owner and/or contractor prior to any construction, as an afterthought has not been performed by the undersigned.

Survey No. 2013 5.35
Dated: NOVEMBER 07, 2013

John E. Bonneau & Associates, Inc.
Professional Land Surveyors • Planners and Consultants
420 HWY. 1085, EXIT 57 • MADISONVILLE, LA. 70447
(985)845—1012 • (985)845—1013 • (985)845—1351 • FAX NO: (985)845—1774

Drawing by: SPH
Revised: 02/06/14 (CERTIFICATION AND APPROVALS)
PRELIMINARY

SUBDIVISION

REVIEW
PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of September 2, 2014)

CASE NO.: SD04-08-024PB2-1

SUBDIVISION NAME: BEDICO CREEK, BUBBLE 2-1

DEVELOPER: Bedico Creek Preserve, LLC
3520 Holiday Drive
New Orleans, LA 70114


SECTION 6 WARD: 1
TOWNSHIP 7 South PARISH COUNCiL DISTRICT: 1
RANGE10 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: 16.92

NUMBER OF LOTS: 72 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: CENTRAL

ZONING: PUD

FLOOD ZONE DESIGNATION: “A”

TENTATIVE APPROVAL GRANTED: By way of a PUD amendment approval dated 8/5/2014.

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:

   a. The calculation sheet from CEI submitted shows 56.5 ac-ft of excess retention storage available, not Floodplain storage. Fill calculations showing adequate fill mitigation must be submitted.
b. Page 6 in the hydrological study shows the 100 year reduction going from 636 cfs to 605 cfs which is a 5% reduction. The reduction must be at least 25%.

c. The portion of Lake #8 adjacent to this phase should be added to the boundaries of this phase.

d. The culvert calculations use an “n” value representative of concrete, but the drainage plan allows BCCMP.

e. The fill calculations calculated ditches for floodplain storage. The driveways must be considered in this calculation. If ditches are included in fill cut calculations, subsurface drainage must be restricted.

f. Need stormwater site plan with stabilized construction entrance indicated on plan.

3. No Maintenance Obligation is required since this is an extension of a PRIVATE Subdivision.

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

**Department of Environmental Services**

Three sets of the revised sewer and water plans must be submitted to DES. One set of the revised sewer and water plans must be submitted to Tammany Utilities.

Plans and specifications for the construction of the project’s water distribution lines and sewage collection lines have not yet been approved by the Department of Health and Hospitals as required.

No work order will be issued until the submitted plans and specifications are approved by the DHH.

**Department of Development - Planning**

None
PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT  
(As of September 2, 2014)

CASE NO.: SD04-01-00PB

SUBDIVISION NAME: GUSTE ISLAND ESTATES, PARCEL B (Resubmitted)

DEVELOPER: Guste Island Holding, LLC
845 Galvez
Mandeville, LA 70448


SECTION 20  
TOWNSHIP 7 South
RANGE 10 East

WARD: 1  
PARISH COUNCIL DISTRICT: 4

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: 27.266

NUMBER OF LOTS: 61  
AVERAGE LOT SIZE: 40' x 70'

SEWER AND WATER SYSTEMS: CENTRAL

ZONING: PUD

FLOOD ZONE DESIGNATION: A-10

TENTATIVE APPROVAL GRANTED: 01/13/04

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. There are no punch list items for this project.

3. It is recommended that Preliminary submittal be approved.

4. No Maintenance Obligation is required since one already exists for this phase.
5. No Mandatory Developmental fee is required at Final Submittal in accordance with Ordinance No. 04-0990 since a public hearing was held prior to January 1, 2005.

**Department of Environmental Services**

Plans and specifications for the construction of the project’s water distribution lines and sewage collection lines have not yet been approved by the Department of Health and Hospitals as required.

No work order will be issued until the submitted plans and specifications are approved by the DHH.

**Department of Development - Planning**

None
PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of September 2, 2014)

CASE NO.: SD14-09-005P

SUBDIVISION NAME: SIMPSON FARMS

DEVELOPER: Pruden Creek Partners, LLC
2901 Ridgelake Drive
Suite 213
Metairie, LA 70002


SECTION 24 WARD: 3
TOWNSHIP 6 South PARISH COUNCiL DISTRICT: 3
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: 51.28

NUMBER OF LOTS: 106 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: CENTRAL

ZONING: PUD

FLOOD ZONE DESIGNATION: “A”, “B” & “C”

TENTATIVE APPROVAL GRANTED: By way of a PUD approval dated 7/12/12

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:

Plat:

a. If the pond is to be Parish maintained, the dedication statement needs to state this. If it is to be HOA maintained, it needs to be stated in the restrictive covenants.
Drainage Comments:

b. The total plat area includes almost 1 acre described as “not a part”. This should be corrected.

c. As the north greenspace is to drain to the pond, show adequate conveyance to get it to the pond and adjust the hydraulic length to reflect this design.

d. The 25% reduction requirement includes the greenspace area. Show that the flow reduction for the entire subdivision acreage is reduced to 75% of predevelopment peak flow.

e. The drainage flow rate going to this site appears substantially higher than calculated in the hydrological study. The upstream drainage is split between this natural drain and a canal with substantial flows going each way. Either provide the flow through capacity as calculated by the FEMA HEC-RAS model or provide an unsteady flow model accurately calculating the 100 year discharge at this location. As the channel flow rate uncertainty and timing issues make metering the subdivision discharge when combined with channel flow impractical, the pond should be converted to an off-line pond.

f. The lift station should be raised to prevent the flood water infiltration.

g. If ditch storage is used in the fill calculations, the fill required for driveway culverts must be considered and subsurface drainage prohibited. If fill calculations limit the fill allowed on lots, this must be noted on the plat.

Traffic:

h. The cul-de-sac radius of 55’ is only adequate if the drainage is subsurface, otherwise the radius must be 60’.

i. This development was reviewed as a PUD and was approved by the Zoning Commission; therefore, pursuant to the PUD ordinance, a tentative subdivision hearing was not required. Therefore, the TIA has been reviewed as part of the Preliminary review. The TIA shows that all affected intersections operate at LOS “D” or above with the exception of the intersection of US 190 @ Pruden Road. The study shows that the southbound approach of this intersection falls to LOS “E” once this development is in place. In order to bring the LOS back up to “D”, the addition of a right turn lane is needed on Pruden Road southbound turning onto US 190. Per the Traffic Impact Analysis Ordinance, the construction of this turn lane is the sole responsibility of the developer, including all right-of-way costs and is required in addition to the mandatory impact fees for the development. The construction of this turn lane will also require a DOTD driveway permit for which the developer is also responsible for securing.

j. The median still does not appear to meet Parish requirements. Please provide a “to-scale” depiction of the entrance detail showing the dimensions.
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 fee is required at Final Submittal in accordance with Ordinance No. 04-0990 since a public hearing was held prior to January 1, 2005.

**Department of Environmental Services**

Plans and specifications for the construction of the Pruden Creek water and sewer systems have not yet been approved by the Department of Health and Hospitals as required. Revised plans and permit application showing additional capacity for these systems must be submitted for review.

Plans and specifications for the construction of the project’s water distribution lines and sewage collection lines have not yet been approved by the Department of Health and Hospitals as required.

No work order will be issued until the submitted plans and specifications are approved by the DHH.

**Department of Development - Planning**

1. A “preliminary draft” copy of the declaration of covenants and restrictions should be remitted to this department for review prior to the developer receiving a “work order” in conjunction with the preliminary subdivision approval process.

2. The developer has depicted greenspace and amenities within the development pursuant to parish code requirements. Therefore, the developer should present to the Department of Development a “Recreational Development Plan” in conjunction with the submission of a preliminary subdivision review application. Said plan should be presented in document form inclusive of the amenities that are being provided, a site plan and/or landscape plan if applicable, a time schedule for development, and the entity or entities whom shall be responsible for the liability and maintenance of the recreational and/or greenspace areas.

The planning staff recommends approval subject to the developer complying with staff comments.
FINAL

SUBDIVISION

REVIEW
FINAL SUBDIVISION STAFF ANALYSIS REPORT  
(As of September 2, 2014)

CASE NO.: SD04-05-015F4

SUBDIVISION NAME: Northpointe Business Park, Ph. 4

DEVELOPER: Northpointe Business Park, LLC
278 Orchard Road
River Ridge, LA 70123

ENGINEER/SURVEYOR: ARROW ENGINEERING / ACADIA LAND SURVEYING LLC

SECTION  3  
TOWNSHIP  7 SOUTH  
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: 34.926

NUMBER OF LOTS: 2  
AVERAGE LOT SIZE: VARIES

SEWER AND WATER SYSTEMS: CENTRAL

ZONING: M2

FLOOD ZONE DESIGNATION: “A” & “C”

STAFF COMMENTARY:

Department of Engineering

1. An UNLIMITED WORK ORDER was issued August 13, 2014 for this phase however no work has commenced at the site.

2. Since the infrastructure has not been completed, the developer is requesting that a Performance Obligation be established for a period of six (6) months. See attached letter dated August 23, 2014 from the developer’s engineer, Arrow Engineering and Consulting, Inc.

3. Should the Planning Commission approve the request for final approval a Performance Obligation will be required for the infrastructure construction. (See engineer’s cost estimate)
4. The staff has reviewed the engineer's cost estimate and agrees with the contents. It is recommended that a Performance Obligation be established in the amount of $353,693.00 for a period of six (6) months.

5. No Warranty Obligation is required at this time and will be established upon completion of the infrastructure and release of the Performance Obligation.

6. The following items need to be resolved prior to initiation of construction:
   a. The cul de sac as shown on the subdivision plat needs to conform with the cul de sac as shown on the FINAL ENGINEERING PLAN Sheet C-1.
   b. The subdivision plat and the FINAL ENGINEERING PLAN need to agree with regards to the drainage channel at the eastern edge of Tract A.
   c. Need delineation line between Flood Zone “A” and “C” on the subdivision plat.

7. No mandatory developmental fees are required since a public hearing was held prior to January 1, 2005.

Department of Environmental Services
None

Department of Development - Planning
None
August 23, 2014

Mr. Earl Magner
St. Tammany Parish
Department of Engineering
P.O. Box 628
Covington, LA 70434

Re: North Pointe Phase 4

Dear Mr. Magner:

I’ve attached the Engineer’s Cost Estimate for the referenced project. We are requesting that final approval be granted subject to the owner furnishing a performance obligation in the amount of the value of the infrastructure.

Please contact me with questions or comments

With best regards,

Darrell Fussell, P.E.
ARROW ENGINEERING AND CONSULTING, INC.
CIVIL AND STRUCTURAL ENGINEERING
P.O. Box 881
Madisonville, LA
70447
985-237-3908
fussell.2@juno.com

August 15, 2014

ENGINEER'S COST ESTIMATE
NORTH POINTE SUBDIVISION, PHASE 4

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FINAL SUBDIVISION STAFF ANALYSIS REPORT  
(As of September 2, 2014)

CASE NO.: SD14-06-003F7A

SUBDIVISION NAME: MONEY HILL PLANTATION, PHASE 7A

DEVELOPER: Money Hill Plantation, LLC  
100 Country Club Drive  
Abita Springs, LA 70420


SECTION 12 WARD: 6  
TOWNSHIP 6 South PARISH COUNCIL DISTRICT: 6  
RANGE12 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: 24.837

NUMBER OF LOTS: 25  
AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

STAFF COMMENTARY:

Department of Engineering

1. Periodic inspections have been made by this office during construction and the final inspection was made on August 27, 2014. The inspection disclosed that 80% of roads are constructed, road shoulders need to be dressed and the roadside ditches need to be graded.

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

   a. Complete roadway construction, shoulders and roadside ditches;
   b. Revise As-Built drawings to indicate all required grades and detailed information;
   c. Install all signage;
   d. Install blue reflectors;
   e. Need all roadway test reports;
f. Need periodic inspection reports from developer's engineer;
g. Unlimited Work Order needs to be issued awaiting sewer and water construction approval from Environmental Services Department.

3. Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 3443 linear feet x $22.00 per linear foot = $75,700 for a period of two (2) years.

4. Final subdivision request can be approved 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 Environmental Services**

Plans and specifications for the construction of the project's water distribution lines and sewage collection lines have not yet been approved by the Department of Health and Hospitals as required.

No work order will be issued until the submitted plans and specifications are approved by the DHH.

Submitted as-built sewer and water plans are incomplete and only show the note “under construction”. A complete set of final as-built plans must be submitted once the subdivision is complete.

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.

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.

**Department of Development - Planning**

None
DATE: 9/28/2014
TO: St. Tammany Parish Sheriff's Office
DEPARTMENT: Tax Licensing Division
FROM: Latif El-Amin
DEPARTMENT: Planning
RE: Home Occupation/Office

The applicant David W. Horner has received approval for the operation of a Home Office at the following location:

80500 Bob Daxeter Rd.
Bush, LA 70433
as per AP14-09-250

Should you have any questions, please contact me at (985) 898-2529.

Latif El-Amin
FINAL SUBDIVISION STAFF ANALYSIS REPORT  
(As of September 2, 2014)

CASE NO.: SD13-04-001F

SUBDIVISION NAME: IRONWOODS

DEVELOPER: Weyerhauser Real Estate Development, LLC  
100 Mariners Blvd.  
Suite 10  
Mandeville, LA 70448


SECTION 18 & 19  
TOWNSHIP 6 South  
RANGE 13 East

WARD: 6  
PARISH COUNCIL DISTRICT: 6

TYPE OF DEVELOPMENT:  
X SUBURBAN (Residential lots between 1-5 acres)

TOTAL ACRES IN DEVELOPMENT: 103.45

NUMBER OF LOTS: 14  
AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Individual

ZONING: A2

FLOOD ZONE DESIGNATION: “A” & “C”

STAFF COMMENTARY:

Department of Engineering

1. Periodic inspections have been made by this office during construction and the final inspection  
was made on August 26, 2014. The inspection disclosed that all concrete roads are constructed,  
road shoulders are constructed and the roadside ditches are functioning.

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

   a. Engineer’s stamp is needed on As-Built drawing;
   b. Floppy disk or latest format is needed for drawings;
   c. Need 9-1-1 addresses on S/D plat;
   d. Need traffic signage installed;
e. Need street name signage installed;
f. As-Built drawings indicate that these are 8-36" x 60' RPVCCP and 1-24" x 60' RPVCCP culverts under the roadway leading to lots #4 & #5. However, the inspection disclosed that there are only five (5) 36" x 60' RPVCCP in place. The additional three (3) 36" x 60' RPVCCP are required. Should the developer's engineer furnish certification and calculations that the five (5) are satisfactory, the remaining three (3) will not be required;
g. The cross culverts just short of the northern & western cul de sacs do not allow for the four (4) foot shoulder. Either the culverts need to be lengthened or a headwall is required to provide for a four (4) foot shoulder;
h. Show ditch invert elevations at each lot corner;
i. Add the following to Restrictive Covenant #10 - “or one (1) foot above the centerline of the street”;
j. Place the following note on the subdivision plat - “The roadway between BURLWOOD PLACE WEST cul de sac and lots #4 and #5 IS A PRIVATE ROAD.”

3. Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 2700 linear feet x $22.00 per linear foot = $59,400 for a period of five (5) years.

4. Final subdivision request can be approved 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 14 lots = $15,078
Drainage Impact Fee = $1,114 per lot x 14 lots = $15,596

Fees are due before subdivision plats can be signed.

Department of Environmental Services
None

Department of Development - Planning
None
PROPOSED AMENDMENTS
TO SUBDIVISION ORDINANCE
NUMBER 499
ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5237
COUNCIL SPONSOR: FALCONER/BRISTER
INTRODUCED BY: ___________________
SECONDED BY: ___________________

ON THE 7 DAY OF AUGUST, 2014

AN ORDINANCE TO AMEND ST. TAMMANY PARISH CODE OF ORDINANCES, APPENDIX B, CHAPTER 40 SUBDIVISION REGULATORY ORDINANCE NO. 499, SECTION 40-032.04 RELATIVE TO ROADWAY ELEVATION FOR RESIDENTIAL AND COMMERCIAL SUBDIVISION.

WHEREAS, this ordinance will revise and update the St. Tammany Parish Code of Ordinances, Appendix B, Chapter 40 Subdivision Regulatory Ordinance No. 499 relative to the roadway elevations standards; and

WHEREAS, it has been determined that technical revisions are necessary to said standards.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS: that the St Tammany Parish Code of Ordinances, Appendix B, Chapter 40 Subdivision Regulatory Ordinance No. 499 be amended as follows:

4. Roadway Widening

The design for a widened roadway shall take into consideration the anticipated new traffic load the road will be subjected to. At a minimum, the widened section of the road shall have a pavement section that is equivalent to the existing road or better if additional traffic load is anticipated. A subsurface investigation shall be conducted along the new section of the road that will be widened. The scope of the subsurface soil investigation shall include, but not be limited to the following:

a. Soil borings shall be drilled to a depth of 6 feet at 500 foot intervals, but not less than 3 borings per roadway section. Pavement cores shall be obtained from the existing roadway alignment at 1000 foot intervals with a minimum of 2 cores per roadway section. The existing thickness of the pavement and underlying base as well as the sub-base type shall be investigated and considered in the pavement design.

b. Laboratory testing shall be conducted on selected samples including, but not limited to, moisture content, unconfined compressive strength, Atterberg Limits and percent fines.

c. The pavement design shall be based on the geotechnical investigation field data and laboratory test results as well as a projected average daily traffic including the anticipated future traffic for the widened road.

5. Roadway Elevation

The minimum elevation for any street as measured at the lowest point of the travel lanes shall be at least 6.0' NAVD '88 GEOID 03. This requirement may be adjusted when site conditions make compliance unsafe or infeasible as determined by the Director of Engineering or the Director's designee.

SECTION 40-032.05 ADDITIONAL REQUIREMENTS FOR STREETS

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.
EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: ___________________ SECONDED BY: ___________________

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS: ______________
NAYS: ______________
ABSTAIN: ____________
ABSENT: ______________

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE _____ DAY OF SEPTEMBER, 2014; AND BECOMES ORDINANCE COUNCIL SERIES NO. ___________________.

R. REID FALCONER, AIA, COUNCIL CHAIRMAN

ATTEST:

____________________________________
THERESA L. FORD, COUNCIL CLERK

____________________________________
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JULY 31, 2014
Published Adoption: __________, 2014
Delivered to Parish President: ________, 2014 at ________
Returned to Council Clerk: ________, 2014 at ________
The revision to the subdivision ordinance is required to be in compliance with Section 309 (Coastal Zone Management Act) Grant program that we are involved with as part of our local Coastal Program contract with LA DNR. We are in year 3 of the grant, and our deliverables for this year include the revision to the ordinance strengthening resilience with the coastal zone. The ordinance revision will satisfy the program change component of our obligation.
OLD BUSINESS
August 15, 2014

Mr. Ron Keller  
Senior Planner  
St. Tammany Parish  
Department of Planning  
21490 Koop Drive  
Mandeville, La. 70471

Re: Berkshire Preliminary Subdivision Approval

Dear Mr. Keller:

Please consider this correspondence as our formal request for the Extension of the Preliminary Subdivision Approval to December 31, 2014.

The Berkshire property has been sold, and the requested Extension is one of the conditions to be satisfied prior to the transfer of the property to the prospective Purchaser.

You consideration of this request is greatly appreciated.

Sincerely,

[Signature]

James E. Smith, Jr.