AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, NOVEMBER 10, 2015
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

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 OCTOBER 13, 2015 MINUTES

PUBLIC HEARINGS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

Entering Parish Right-of-Way (Dove Park Road), Ward 4, District 5
Request to enter Parish right-of-way for the purpose of laying and connecting water and sewer lines
Debtor: CLECO Parish Council District Representative: Hon. Marty Dean

MINOR SUBDIVISIONS

2015-71-MSP
An 18.66 acre parcel into parcels A & B, Ward 1, District 4
Owner: Cathy M. Koppenol Surveyor: LS Land Surveying, L.L.C.
Parish Council District Representative: Hon. Reid Falconer

2015-72-MSP
Lot 2-A into lots 2-A1 thru 2-A4, Ward 5, District 6
Owner: Chris Beauvais Surveyor: Ronald Clement, P.L.S.
Parish Council District Representative: Hon. Richard Tanner

2015-73-MSP
Parcel 5A2 into parcels 5A2-1 & 5A2-2, Ward 1, District 1
Parish Council District Representative: Hon. Marty Dean
AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
NOVEMBER 10, 2015
MANDEVILLE, LOUISIANA

2015-74-MSP
A 3.321 acre parcel into lots 1, 2, & 3, Ward 6, District 11
Parish Council District Representative: Hon. Steve Stefancik

PETITIONS/REQUESTS

A request to build on a buildable substandard lot of record, located in Town of Mandeville, Sq. 142-A, lot 15, Ward 4, District 10

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

REV15-07-001
Revocation of a portion of South Azalea Drive, Flowers Estates Subdivision, Ward 1, District 1
Applicant: Viola Living Trust & Terry and Gary O’Brien Surveyor: John G. Cummings & Associates
Parish Council District Representative: Hon. Marty Dean
(POSTPONED AT THE OCTOBER 13, 2015 MEETING)

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

FINAL SUBDIVISION REVIEW

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT
PLANNING
COMMISSION
MINUTES
MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, OCTOBER 13, 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 supersede 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: Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty, Drumm, Randolph

Absent:

Staff Present: Lauren K. Davis, Terry Hand, Ron Keller, Jay Watson, Donna O’Dell

Davis made a motion to bring the October 6, 2015 Zoning Commission meeting out of recess. Second by Matthews.

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

Nay:

Abstain:

Davis made a motion to ratify all previous motions, including all previous votes on October 6, 2015 Zoning Commission agenda items #1-10. Second by Matthews.

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

Nay:

Abstain:

Doherty made a motion to adjourn the October 6, 2015 Zoning Commission meeting. Second by Randolph.

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

Nay:

Abstain:
MINUTES OF THE  
ST. TAMMANY PARISH PLANNING COMMISSION MEETING  
6:00 P.M. - TUESDAY, OCTOBER 13, 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, Richard, Willie, Mannella, Matthews, Davis, Doherty, Drumm, Randolph

Absent: 

Staff Present: Lauren K. Davis, Terry Hand, Ron Keller, Jay Watson, Donna O’Dell

INVOCATION

The Invocation was presented by Mr. Randolph.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was presented by Mr. Willie.

APPROVAL OF THE SEPTEMBER 8TH, 2015 MINUTES

Doherty moved to approve, second by Randolph.

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

Nay:

Abstain:

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

Entering Parish Right-of-Way (Henrietta Street), Ward 4, District 5
Request to enter Parish right-of-way for the purpose of laying and connecting sewer and water lines

(POSTPONED AT THE SEPTEMBER 8, 2015 MEETING)

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
Opposition: Stanley LaGrange, Victoria Warren

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MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, OCTOBER 13TH, 2015
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

Matthews made a motion to approve, second by Richard.
Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty, Drumm, Randolph
Nay:
Abstain:

Entering Parish Right-of-Way (South Lane & East Court), Ward 4, District 5
Request to enter Parish right-of-way for the purpose of installing fiber optic cables

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Bergeron/Hunt Telecommunications
Opposition: none

Doherty made a motion to approve, second by Matthews.
Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty, Drumm, Randolph
Nay:
Abstain:

MINOR SUBDIVISIONS

2015-28-MSP
A 1.834 acre parcel into parcels A & B, Ward 1, District 3

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

Cazaubon made a motion to approve, including the waiver. Second by Lorren.
Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty, Drumm, Randolph
Nay:
Abstain:
MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, OCTOBER 13TH, 2015
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

2015-29-MSP
Parcel C into parcels C-1 thru C-4, Ward 2, District 6
Owner: Linda Keating Fussell Surveyor: LS Land Surveying, L.L.C.
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: Linda Keating Fussel
Opposition: none

Cazaubon made a motion to approve, second by Willie. Cazaubon amended the motion to exclude the turnaround requirement. Second by Willie.
Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Randolph
Nay: Matthews, Davis, Doherty, Drumm
Abstain:

Cazaubon made a motion to approve including the waiver of the amended motion. Second by Willie.
Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Randolph
Nay: Matthews, Davis, Doherty, Drumm
Abstain:

2015-30-MSP
A 22.238 acre parcel into parcels A thru E, Ward 4, District 5
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Wes Favaloro
Opposition: none

Davis made a motion to approve, second by Lorren.
Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty, Drumm, Randolph
Nay:
Abstain:

2015-31-MSP
Parcel B into parcels B-1 & B-2, Ward 3, District 2
Owner: Lennie L. Crawford Surveyor: LS Land Surveying, L.L.C.
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: Lennie Crawford
Opposition: none

Cazaubon made a motion to approve, second by Randolph.
Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Doherty, Drumm, Randolph
Nay: 
Abstain: 

2015-32-MSP
A 17.95 acre parcel into parcels A & B, Ward 3, 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: Abigail Bullock
Opposition: none

Willie made a motion to approve, including the waiver. Second by Richardson.
Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Doherty, Drumm, Randolph
Nay: 
Abstain: 

2015-33-MSP
Lot A and a portion of unplatted land into lot A1 & A2, Ward 9, District 14
Parish Council District Representative: Hon. T.J. Smith
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

Randolph made a motion to approve, including the waiver. Second by Willie.
Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Doherty, Drumm, Randolph
Nay: 
Abstain: 

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MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, OCTOBER 13TH, 2015
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW
REV15-07-001
Revocation of a portion of South Azalea Drive, Flowers Estates Subdivision, Ward 1, District 1
Applicant: Viola Living Trust & Terry and Gary O'Brien Surveyor: John G. Cummings & Associates
Parish Council District Representative: Hon. Marty Dean
(POSTPONED AT THE SEPTEMBER 8, 2015 MEETING)
(DEVELOPER REQUESTS POSTPONEMENT)
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 made a motion to postpone until the November 10, 2015 meeting. Second by Doherty.
Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Doherty, Drumm, Randolph
Nay:
Abstain:

RESUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW
2015-34-TP
Whispering Forest, Ward 1, District 3
Developer/Owner: Bob Hesson Engineer: Arrow Engineering & Consulting

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

Randolph moved to grant tentative approval, second by Cazaubon.
Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Doherty, Drumm, Randolph
Nay:
Abstain:
PRELIMINARY SUBDIVISION REVIEW

FINAL SUBDIVISION REVIEW

SD05-08-021-1A8
Terra Bella, Phase 1A-8, 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

Randolph made a motion to grant final approval, including the request for a performance obligation for 18 months.  Second by Davis.
Yea:  Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Doherty, Drumm, Randolph
Nay:
Abstain:

SD13-06-002F
Audubon Trail, Ward 3, District 5
Developer/Owner: Step Three Investments  Engineer: McLin Taylor, Inc.
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

Randolph moved to grant final approval, second by Cazaubon.
Yea:  Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Doherty, Drumm, Randolph
Nay:
Abstain:

DEVELOPMENTAL AGREEMENTS

PROPOSED AMENDMENTS TO ORDINANCE 499
Minutes of the
St. Tammany Parish Planning Commission Meeting
6:00 P.M. Tuesday, October 13th, 2015
St. Tammany Parish Administrative Complex, Council Chambers

Old Business

New Business

Adjournment

Mr. Dave Mannella
Chairman
(CONSENT CALENDAR)

ENTERING PARISH

RIGHTS-OF-WAY, SERVITUDES

AND/OR EASEMENTS
RESOLUTION

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 Letter of Credit in the amount of $32,500 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 shall submit a copy of the current owner's deed.

10. That the petitioner submit as-built drawings certifying that the utility lines are constructed in accordance with the approved drawing(s).

11. 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 ____ DAY OF ________, 2015 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
Enter Parish R.O.W.  
DOVE PARK ROAD  
CLECO - 12" WATER & 2" SEWER FORCE MAIN  

11/10/15
Dear Mr. Williams:

This correspondence is being sent as a formal request to install water and sewer services to our existing facility within the Dove Park Road right-of-way (see attached Exhibit). The project involves the construction of water and sewer extensions (approximately 2,500 feet) from immediately west of the existing retail strip center near the corner of LA Highway 59 to the existing CLECO facility at 1530 Dove Park Road. After meeting with Parish officials, it was determined that permission is needed to install utilities within the Parish road right-of-way and cross the Tammany Trace.

Water improvements include a 12" PVC (C-900) water main from the dead end on Dove Park Road to the facility and minimum 2" sewer force main from the facility to an existing sewer pump station at the retail strip center. Parish officials informed the required extensions can be installed within public right-of-way and existing servitudes. Standard Parish details will be utilized and project sent to the Parish and Health Department for approval. CLECO will contract with a qualified private contractor to perform the work. It is anticipated that the utility improvements will be donated to the Parish upon completion. It is also understood a Utility Services Agreement between CLECO and St. Tammany is necessary.

Please place this item on the November 10th Planning Commission meeting agenda for consideration. If you have any questions or require additional information, please feel free to contact our office for assistance at 318-484-7115.

Sincerely,

Terry Daigrepont, CLECO
Facility Services Manager

cc: St. Tammany Parish
Attn: Mr. Earl Magner, Dept. of Development
(CONSENT CALENDAR)

MINOR

SUBDIVISIONS
MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of November 3, 2015)

CASE NO.: 2015-71-MSP

OWNER/DEVELOPER: Ricky & Cathy Koppenol

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

SECTION: 44
TOWNSHIP: 7 South
RANGE: 10 East

WARD: 1
PARISH COUNCIL DISTRICT: 4

SECTION: 44 WARD: 1
TOWNSHIP: 7 South PARISH COUNCIL DISTRICT: 4
RANGE: 10 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 south side of Dummyline Road, north of Madisonville, Louisiana.

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

TOTAL ACRES IN DEVELOPMENT: 18.66

NUMBER OF LOTS/PARCELS: 2 TYPICAL LOT SIZE: Varies

ZONING: A-2 Suburban

REASONS FOR PUBLIC HEARING: One parcel is being accessed by a private drive.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create two parcels from one 18.66 acre parent parcel; and since a private drive will provide access to only one (1) parcel, 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, since the request complies with all code requirements, the staff has no objections to the proposed minor subdivision.

Department of Engineering

None

Department of Environmental Services

None
MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of November 3, 2015)

CASE NO.: 2015-72-MSP

OWNER/DEVELOPER: Chris Beauvais

ENGINEER/SURVEYOR: Ronald Clement, P.L.S.

SECTION: 21 & 43
TOWNSHIP: 5 South
RANGE: 13 East
WARD: 5
PARISH COUNCIL DISTRICT: 6

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

GENERAL LOCATION: The property is located on the southeast corner of Watts Thomas and
Jim Williams Roads, 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: Lot 2-A (16.4 +/-)

NUMBER OF LOTS/PARCELS: 3 TYPICAL LOT SIZE: 2 - 12 acres

ZONING: A-2 Suburban

REASONS FOR PUBLIC HEARING: Lot 2-A is part of an existing minor subdivision

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create three (3) parcels from an existing lot within a minor subdivision.; and since the request complies with all code requirements, the staff has no objections to the proposed minor subdivision.

Department of Engineering

None

Department of Environmental Services

None
MINOR SUBDIVISION STAFF ANALYSIS REPORT  
(As of November 3, 2015)

CASE NO.: 2015-73-MSP
OWNER/DEVELOPER: David A. Briggs
SECTION: 12  WARD: 1
TOWNSHIP: 7 South  PARISH COUNCIL DISTRICT: 1
RANGE: 10 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 northeast corner of Ochsner Boulevard and Watercross Parkway, south of Covington, Louisiana.

SURROUNDING LAND USES:  
North - commercial
South - commercial
East - commercial
West - commercial

TOTAL ACRES IN DEVELOPMENT: Parcel 5A-2 (6.6 acres +/-)
NUMBER OF LOTS/PARCELS: 2  TYPICAL LOT SIZE: 1 - 5 acres

ZONING: PBC-1 Planned Business Center

REASONS FOR PUBLIC HEARING: Lot 5A2 is part of an existing minor subdivision

STAFF COMMENTARY:

*Department of Development - Planning*

The owner is proposing to create two (2) parcels from an existing lot within a minor subdivision.; and since the request complies with all code requirements, the staff has no objections to the proposed minor subdivision.

*Department of Engineering*

None

*Department of Environmental Services*

None
A Minor Subdivision of

PARCEL 5A2 * SEC. 12, TOWNSHIP 7 SOUTH, RANGE 10 EAST
ST. TAMMANY PARISH, LOUISIANA

INTO

PARCEL 5A2-1 AND 5A2-2

The services and restrictions shown on this survey are limited to those set forth in the description bounded by and there is no representation that all applicable dimensions and restrictions are shown herein. The surveyor has made no title search for public record search in compiling the data for this survey.

Acres

Professional Land Surveyors
Geodetic • Forensic • Consultants
228 W. Causeway Approach, Mandeville, LA 70446
(985) 824-5366 FAX (985) 824-5309
E-MAIL: info@brownsurveys.com

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of November 3, 2015)

CASE NO.: 2015-74-MSP

OWNER/DEVELOPER: Terry & Michelle Walker


SECTION: 27 WARD: 6
TOWNSHIP: 7 South PARISH COUNCIL DISTRICT: 11
RANGE: 14 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 west side LA Highway 41, just south of the intersection with LA Highway 36, north of Pearl River, Louisiana.

SURROUNDING LAND USES:
North - public facility
South - undeveloped
East - rural residential
West - undeveloped

TOTAL ACRES IN DEVELOPMENT: 3.321 acres

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

ZONING: HC-2 Highway Commercial

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

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create three (3) parcels (A, B & C) from an existing lot within a minor subdivision; and since more than one of the parcels are being accessed by a private drive, the existing 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, the following additional standards need to be applied:

a.) For traffic safety purposes, the survey needs to be amended to depict a turnaround either at the end of parcel “B” physically touching parcel “C”, or within parcel “C”.

b.) The survey needs to be amended to depict the 911 private drive name “Walkers Way”.

c.) A maintenance agreement is required to be submitted to this office to insure that the private drive
will be maintained in perpetuity in accordance to parish standards.

The staff recommends approval of the proposed minor subdivision request subject to compliance with all staff comments referenced to above.

**Department of Engineering**

None

**Department of Environmental Services**

None
A MINOR SUBDIVISION MAP OF A 3.321 ACRE PARCEL OF LAND INTO LOT A, LOT B & LOT C, SITUATED IN SECTION 27, T-7, R-14-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO

MICHELLE WALKER

J.V. Burkes & Associates, Inc.

DRAWING NO. 20150497

DATE: 10/2/15

TOTAL AREA: 144,883 SQ. FT. OR 3.321 ACRES

REFERENCE SURVEYS:
1) A SURVEY BY S.HIWIN, MARKS DATED 2/8/90, SURVEY NO. 0-006-404.
2) A SKETCH MAP BY THIS FIRM DATED 9/30/03, SURVEY NO. 1532232.
3) A SUBDIVISION MAP OF 3.321 ACRE PARCEL OF LAND INTO LOT B & LOT C, SITUATED IN 27, T-7-S, R-14-E, TURG LAND DISTRICT, TAMMANY PARISH, LOUISIANA.

REMARKS:
1. SEE ATTACHED CLAUSING FOR ADDITIONAL REASONS OR SURVEYOR'S DISCLAIMERS.
2. TOTAL AREA: 144,883 SQ. FT. OR 3.321 ACRES

MICHELLE WALKER

CHROMO RHODES
PETITIONS

and

REQUESTS
PROPERTY DESCRIPTION: TOWN OF MANDEVILLE, SQ. 142-A, LOT 15

WARD 4: 3  DISTRICT: 10

PROPERTY LOCATION: The property is located on the south side of America Street, north of U.S. Highway 190, Mandeville, Louisiana

ZONING: Single Family Residential

PETITIONER: Konni Waltrip

CONDITIONS FOR APPROVAL:

Pursuant to Section 40-034.01 Contiguous Lot Rule, of Subdivision Regulatory Ordinance No. 499, the planning commission is responsible for reviewing requests for building on a "buildable substandard" lot of record.

The applicant is requesting to build on a substandard lot of record in order to construct a single family residence.

In order for the Planning Commission to approve a request for building on a "buildable substandard" lot of record, the petitioner must provide proof that they do not currently own, and has not sold, nor has any predecessor in deed or title, sold any contiguous lots during the period following the initial adoption of the contiguous lot rule ordinance on January 20, 1994.

STAFF COMMENTS:

Based on the facts that the petitioner has satisfied the requisite requirements of proof as referenced to above, and that the applicant will comply with parish building setback requirements relative to a “buildable substandard” lot of record, the staff has no objections to the proposed request.
St. Tammany Parish Government
Department of Development
Attention: Ron Keller
P. O. Box 628
Covington, La. 7043

October 5, 2015

Konni Waltrip
76535 Jay Normand Dr.
Covington, La. 70435

RE: Variance to build on a sub-standard lot of record, in Square 142-A, Lot 15, Town of Mandeville (Not in Corporate Limits)

Dear Mr. Keller,

I am requesting to be placed on the planning commission docket for review and consideration of approval to build on a sub-standard lot. My property sits between two homes constructed during the 90’s.

As required, I have attached an abstract of the properties involved, an easy to read chain of title, a survey of the area, a site plan depicting the proposed building with setbacks, a photo of the property in question & a check for $200.00 for the application fee.

I have a relative that is disabled and I would like to construct a small cottage where he can reside comfortably. The intent is to build a home measuring approximately 20’ to 24’ depth x 26’ width, consisting of one bedroom, a bath, kitchen, living & dining area & possibly a small porch.

As shown on the attached photo, there is an oak tree that I would like to preserve. It is located 16’ from the west side of the property & 85’ from the south side of the property. To allow for growth of the tree without compromising my foundation, I would like to ask that the rear setback be reduced from 25’ to 15’ to allow ample room.

We will adhere to all of the guidelines & building permit requirements associated with construction in St. Tammany Parish.

Your cooperation in this matter will be greatly appreciated.

Sincerely

[Signature]

Konni Waltrip

985-630-0567
CASE NO.: REV15-07-001

NAME OF STREET OR ROAD: South Azalea Drive

NAME OF SUBDIVISION: Flower Estates

WARD: 1 PARISH COUNCIL DISTRICT: 1

PROPERTY LOCATION: The property is located at the far southern end of Azalea Drive, west of Covington, Louisiana.

SURROUNDING ZONING: Single Family Residential

PETITIONER/REPRESENTATIVE: Viola Living Trust & Terry & Gary O’Brien

STAFF COMMENTARY:

(Update as of November 3, 2015)
As of this writing, it’s our understanding that the petitioner and the Public Works Department are still negotiating terms that would allow this revocation request to move forward. Therefore, baring any further developments leading up to the meeting, the staff would recommend that this matter be tabled indefinitely until said negotiations have been completed.

(Prior Comments)
The Department of Public Works does not support the revocation request due to the fact that said right-of-way is needed by the parish for drainage and access to another drainage lateral at the end of said right-of-way.

However, if the commission decides to recommend adoption of the revocation request, it should be subject to the following condition:

1.) The right-of-way being assimilated into the adjacent properties through the parish’s minor resubdivision process in conjunction with adoption of the revocation ordinance by the parish council.
REFERENCE SURVEY:
1. Plot of Flower Estates by Robert A. Berlin, Surveyor, filed St. Tammany Parish Clerk of Court Map File No. 19C.

REFERENCE BEARING:
Iron Rod A to Iron Rod B
30°58' W
(per Reference Survey No. 2)

NOTES:
1. 1/2" IRON RODS TO BE SET UPON APPROVAL.
2. This property is located in Flood Zone A11, per F.E.M.A. Map No. 225205 0230 C, dated October 17, 1986.
3. No utilities in the area of Azalea Drive to be revoked.
4. Azalea Drive is also known as South Azalea Drive.

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 TO THE UNDERGROUND. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERGROUND IN COMPLIANCE DATA FOR THIS SURVEY.

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PLAT PREPARED FOR: Dale Viola, et al

SHOWN A SURVEY OF:
A STREET REVOCAION OF A PORTION OF AZALEA DRIVE, FLOWER ESTATES SUBDIVISION, LOCATED IN SECTION 47, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND MEASURES A CLASS C SURVEY.

SCALE: 1" = 50'  JOB NO. 12211  DATE: 10-17-2012  REVISED: 11-26-2014