

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, DECEMBER 14, 2004
ST. TAMMANY PARISH LA HWY. 59 - KOOP DRIVE COMPLEX
21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS
MANDEVILLE, LOUISIANA

DRAFT

ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE NOVEMBER 9, 2004 MINUTES

PUBLIC HEARINGS

APPEARER/REQUEST

Request by petitioner to revoke a portion of a 30' wide drainage and access servitude in Forest Brook, Phase 4A, Section 3 Subdivision, Ward 4, District 7

Petitioner: Bret J. Villars Parish Council District Representative: Hon. Joseph Impastato

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

RS04-11-268

Rusting Oaks, Lot 9 into lots 9A and 9B, Ward 7, District 7

Petitioner: Paul J. Mayronne, Jones Fussell, L.L.P. Surveyor: LS Surveying, Inc.

Owner: Gayle Farrell Parish Council District Representative: Hon. Joseph Impastato

(TABLED FROM THE NOVEMBER 9, 2004 MEETING)

RS04-12-305

Town of Mandeville, Sq. 172, Sq. 172 into lots 1 thru 6, Ward 4, District 7

Petitioner: Judith E. Pasentine et al. Surveyor: J.V. Burkes & Associates, Inc.

Owner: Judith E. Pasentine et al. Parish Council District Representative: Hon. Joseph Impastato

RS04-12-306

Alexiusville, Sq. 116 ½, Lots 1A and 2A into lots 1-A1 and 2-A1, Ward 3, District 1

Petitioner: Greg Peace Surveyor: Randall W. Brown & Associates, Inc.

Owner: Greg Peace Parish Council District Representative: Hon. Marty Dean

TENTATIVE SUBDIVISION REVIEW

SD04-11-030

Live Oak Trace, Ward 3, District 3
Developer/Owner: Lowe Davis Investments, L.L.C. Engineer: Wilson Engineering Consultants, Inc.
Parish Council District Representative: Hon. Red Thompson
(TABLED FROM THE NOVEMBER 9, 2004 MEETING)
(DEVELOPER REQUESTS TABLING)

SD04-11-031

Paloma Pines, Ward 3, District 2
Developer/Owner: D & S Development Engineer: Meyer Engineering, Inc.
Parish Council District Representative: Hon. Russell Fitzmorris
(TABLED FROM THE NOVEMBER 9, 2004 MEETING)

SD04-12-033

Oak Plain, Phase 2, Ward 8, District 13
Developer/Owner: Kingspoint Dev., L.L.C. Engineer: J.V. Burkes & Associates, Inc.
Parish Council District Representative: Hon. Joe "Coach" Thomas

SD04-11-034

House Creek Estates, Phase 1, Ward 2, District 2
Developer/Owner: Alaska Seaboard Limited Partnership Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Russell Fitzmorris

SD04-11-035

Pontchartrain Oaks Estates, Ward 1, District 1
Developer/Owner: Ponchartrain Oaks Estates, L.L.C. Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

SD04-11-036

Oaklawn Trace, Ward 7, District 7
Developer/Owner: J/MAC Development, L.L.C. Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Joseph Impastato

SD04-11-037

Keystone Center, Ward 4, District 5
Developer/Owner: Joey Lamartina Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Gould
(DEVELOPER REQUESTS TABLING)

SD04-11-038

Heritage Heights, Phase VIII, Ward 4, District 5
Developer/Owner: CERP Developments, L.L.C. Engineer: Kyle Associates, L.L.C.
Parish Council District Representative: Hon. Marty Gould

SD04-11-039

Bayou Monga Estates, Ward 3, District 4
Developer/Owner: Northshore Investors, Inc. Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Patricia Brister

PRELIMINARY SUBDIVISION REVIEW

SD04-08-025P

Marina Beau Chene, Section 3, Ward 4, District 4
Developer/Owner: Marina Developers, L.L.C. Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Patricia Brister
(TABLED FROM THE NOVEMBER 9, 2004 MEETING)

SD04-09-027P

Marina Beau Chene, Section 4, Ward 4, District 4
Developer/Owner: Marina Developers, L.L.C. Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Patricia Brister
(TABLED FROM THE NOVEMBER 9, 2004 MEETING)

FINAL SUBDIVISION REVIEW

SD02-08-020FB

Forest Brook, Phase 5-B, Ward 4, District 7
Developer/Owner: Deep South Development, Inc. Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Joseph Impastato
(TABLED FROM THE SEPTEMBER 30, 2004 MEETING)

Forest Brook, Phase 4-C-4, Ward 4, District 7
Developer/Owner: Deep South Development, Inc. Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Joseph Impastato
(TABLED FROM THE SEPTEMBER 30, 2004 MEETING)

Autumn Wind, Phase 2, Ward 4, District 7
Developer/Owner: Hallmark Homes Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Joseph Impastato

SD02-07-016F2A

Les Bois, Phase 2-A, Ward 1, District 1
Developer/Owner: Les Bois, L.L.C. Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Marty Dean

SD03-10-015F

Fairview Oaks Business Park, Ward 4, District 4
Developer/Owner: Favret Investments, L.L.C. Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Patricia Brister

SD03-12-018F

Koop Office Park, Ward 4, District 7
Developer/Owner: Golden Enterprises, L.L.C. Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Joseph Impastato

SD03-05-006F

Riverview Townhomes, Ward 3, District 3
Developer/Owner: Work Construction Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Red Thompson

SD01-02-003F2

Grand Champions of Oak Harbor, Filing 2, Ward 9, District 13
Developer/Owner: CJS Real Estate, L.L.C. Engineer: Wink, Inc.
Parish Council District Representative: Hon. Joe "Coach" Thomas

Tammany West Multiplex, Phase 2B, Ward 1, District 1
Developer/Owner: Pass On It Properties Engineer: Richard C. Lambert Consultants
Parish Council District Representative: Hon. Marty Dean

SD02-02-006FB1

River Oaks, Addition No. 10, Phase B-1, Ward 8, District 13
Developer/Owner: Sunrise Construction and Dev. Corp. Engineer: Krebs, LaSalle, LeMieux Consult.
Parish Council District Representative: Hon. Joe "Coach" Thomas

SD04-03-010F1

Tammany Middle, L.L.C., Phase 1, Ward 1, District 1
Developer/Owner: Bruno & Bruno Engineer: Duplantis Design Group, PC
Parish Council District Representative: Hon. Marty Dean

SD03-02-002F1F

Tallow Creek, Phase 1F, Ward 1, District 1
Developer/Owner: Lonesome Development Engineer: J.V. Burkes & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

SD03-11-017F

Post Oak Landing, Ward 1, District 1
Developer/Owner: C.L.M. Development Engineer: J.V. Burkes & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

ENTERING PARISH RIGHT-OF-WAY/SERVITUDES/EASEMENTS

Hidden Oak Lane (street), Ward 8, District 6
Request to enter Parish right-of-way (Hidden Oak Lane) for the purpose of gaining access to property
Petitioner: Mark & Glen Holley Parish Council District Representative: Hon. Gary Singeltary
(TABLED FROM THE NOVEMBER 9, 2004 MEETING)

Unnamed 60' wide parish right-of-way (between Bruhl & Jessie Hyatt Road), Ward 2, District 2
Request to enter Parish right-of-way for the purpose of gaining access to property for timbering
Petitioner: Gerald R. Moise Parish Council District Representative: Hon. Russell Fitzmorris

Abita Springs Terrace Subdivision, Ward 4, District 7
Request to enter Parish right-of-way (Menuet Road, a.k.a. Fifth Street) for the purpose of gaining access to property
Petitioner: R. Baham Construction, L.L.C. Parish Council District Representative: Hon. Joseph Impastato

Alexiusville Subdivision, Ward 3, District 5
Request to enter Parish right-of-way (F Street) for the purpose of gaining access to property
Petitioner: Cheryl Jordan, et al. & Chick-Fil-A, Inc. Parish Council District Representative: Hon. Marty Gould

VOLUNTARY DEVELOPMENTAL AGREEMENTS

Oak Plain, Ward 8, District 13
Developer: Kingspoint Dev., L.L.C.
Council District Representative: Hon. Joe "Coach" Thomas

Northpointe Business Park, Ward 1, District 1
Developer: Northpointe Development
Council District Representative: Hon. Marty Dean

Madisonville Trace, Ward 1, District 1
Developer: Amsouth Construction Company
Council District Representative: Hon. Marty Dean

Wadsworth, Ward 4, District 7
Developer: The Azby Fund
Council District Representative: Hon. Joseph Impastato

PERFORMANCE OBLIGATIONS

Riverwood Subdivision (Belle Terre Boulevard), Ward 4, District 4
Amount: \$1,000.00 Expires: July 5, 2005
Debtor: Parish Council District Representative: Hon. Patricia Brister

PROPOSED AMENDMENTS TO ORDINANCE 499

An ordinance to amend appendix B of the St. Tammany Parish Code of Ordinances, Subdivision Regulatory Ordinance No. 499, specifically, Section 40-042.0 Traffic Impact Analysis & Section 40-090.0 Schedule of Fees
(TABLED FROM THE NOVEMBER 9, 2004 MEETING)

OLD BUSINESS **NEW BUSINESS**

ADJOURNMENT