AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, SEPTEMBER 13, 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 AUGUST 9, 2016 MINUTES

PUBLIC HEARINGS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

MINOR SUBDIVISIONS

2016-391-MSP
A combined 65.62 acres into parcels A, B & C, Ward 3, District 3
Owner: Harvey Ray Core, Jr.  Surveyor: L.S. Land Surveying, L.L.C.

2016-392-MSP
An 8.451 acre parcel into parcels A & B, Ward 8, District 9

2016-398-MSP
A 13.259 acre parcel into parcels A & B, Ward 5, District 6
Parish Council District Representative: Hon. Richard Tanner

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE
AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
SEPTEMBER 13, 2016
MANDEVILLE, LOUISIANA

REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

2016-393-TP
Perriloux Trace, Ward 1, District 1
Parish Council District Representative: Hon. Marty Dean

PRELIMINARY SUBDIVISION REVIEW

2016-383-PP
Southern Oaks, Ward 1, District 4
Parish Council District Representative: Hon. Michael Lorino

2016-384-PP
Pontchartrain Medical Park, Ward 4, District 5
Parish Council District Representative: Hon. Rykert Toledano
(The developer requests postponement until the October 11, 2016 meeting.)

FINAL SUBDIVISION REVIEW

2016-382-PP
The Estates of Watercross, Phase 1A, Ward 1, District 1
Develop/Owner: All State Financial Company  Engineer: Duplantis Design Group, P.C.
Parish Council District Representative: Hon. Marty Dean

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

SD12-06-003P
Planche Estates, Ward 3, District 3
(Request by developer to change the subdivision name and street names)
AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
SEPTEMBER 13, 2016
MANDEVILLE, LOUISIANA

2016-249-PP
Abita River Park, Ward 3, District 2
Parish Council District Representative: Hon. Dennis Sharp
(Request by developer for a limited work order)

Enter parish right-of-way, P.C. Resolution No. 16-020, Ward 3, District 2
An unopened portion of “H” Street
Parish Council District Representative: Hon. Dennis Sharp
(Request by developer for an extension of time)

Enter parish right-of-way, P.C. Resolution No. 15-118, Ward 4, District 5
A portion of Dove Park Road
Parish Council District Representative: Hon. Rykert Toledano
(Request by developer for an extension of time)

NEW BUSINESS

ADJOURNMENT
PLANNING

COMMISSION

MINUTES
MINUTES OF THE  
ST. TAMMANY PARISH PLANNING COMMISSION MEETING  
6:00 P.M. - TUESDAY, AUGUST 9, 2016  
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBER  

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: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph

Absent:  
Staff Present: Lauren K. Davis, Mike Sevante, Deb Henton, Ron Keller, Jay Watson, Holly Thomas

INVOCATION

The Invocation was presented by Mr. Randolph.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was presented by Mr. Davis.

APPROVAL OF THE JULY 12, 2016 MINUTES

Doherty moved to approve, second by Randolph.

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

Nay: 

Abstain:

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


A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Alex Williams/Deep South Design Group

Opposition: none
AUGUST 9, 2016 PLANNING COMMISSION MEETING MINUTES, CONT.

Davis moved to approve resolution with conditions amended regarding water and sewer lines. Second by Fitzmorris.
Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph
Nay:
Abstain:

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 Tabary Parish Council District Representative: Hon. Rykert Toledano
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Alex Williams/Deep South Design Group
Opposition: none

Cazaubon moved to approve resolution with conditions amended regarding water lines. Second by Doherty.
Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph
Nay:
Abstain:

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

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
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Adrian Spell Opposition: none
Cazaubon moved to approve with the waiver, second by Willie.
Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph
Nay: 
Abstain: 

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.
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Cam Olinde
Opposition: none
Willie moved to approve with the waiver, second by Cazaubon.
Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph
Nay: 
Abstain: 

2016-360-MSP
A 5.03 acre parcel into parcels A, B & C, Ward 10, 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: Sarah Blackwell Norman
Opposition: none
Lorren moved to approve with the waiver, second by Richardson.
Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph
Nay: 
Abstain: 

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
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Sharon Yeos
Opposition: none
AUGUST 9, 2016 PLANNING COMMISSION MEETING MINUTES, CONT.

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

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

FINAL SUBDIVISION REVIEW

2016-349-FP
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
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
Cazaubon moved to approve, second by Richardson.
Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris,
     Doherty, Drumm, Randolph
Nay:
Abstain:

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
AUGUST 9, 2016 PLANNING COMMISSION MEETING MINUTES, CONT.

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 approve, second by Davis.  
Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph  
Nay:  
Abstain:  

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

NEW BUSINESS

ADJOURNMENT

Mr. Dave Mannella  
Chairman
MINOR

SUBDIVISIONS
MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of September 6, 2016)

CASE NO.:  2016-391-MSP

OWNER/DEVELOPER:  Harvey Ray Core, Jr.

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

SECTION:  2 & 11  WARD:  3
TOWNSHIP:  6 South  PARISH COUNCIL DISTRICT:  3
RANGE:  10 & 11 East

TYPE OF DEVELOPMENT:  ___ 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 properties are bounded on the north by Slatchery Road and on the
                    south by Sharp Road, west of LA Highway 25 and southwest of Folsom,
                    Louisiana.

SURROUNDING LAND USES:  Low density single family residential & undeveloped property

TOTAL ACRES IN DEVELOPMENT:  65.62

NUMBER OF LOTS/PARCELS:  3  TYPICAL LOT SIZE:  9 1/2 - 28 acres

ZONING:  A-1 Suburban

REASONS FOR PUBLIC HEARING:  Proposed parcels A and B to do technically meet the minimum
                                300' road frontage requirement for the A-1 zoning district.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to collective combine five (5) parcels into three (3) larger parcels. From a
technical standpoint, proposed lots A & B do not meet the minimum 300' road frontage requirement on
Slatchery Road; therefore, a waiver of the regulations would be required; however, due to the fact both
parcels are over 600' in width and 28 acres in size, the staff would have no objections to the approval and
waiver of the regulations.

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

Department of Engineering

None
MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of September 6, 2016)

CASE NO.: 2016-392-MSP

OWNER/DEVELOPER: Miramon-Huger, L.L.C.


SECTION: 38  WARD: 8
TOWNSHIP: 9 South  PARISH COUNCIL DISTRICT: 9
RANGE: 15 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 northwest corner of LA Highway 1090 and Gause Boulevard East, east of Slidell, Louisiana.

SURROUNDING LAND USES: Commercial

TOTAL ACRES IN DEVELOPMENT: 8.451
NUMBER OF LOTS/PARCELS: 2  TYPICAL LOT SIZE: 0.80 - 7.651 acres

ZONING: HC-2 Highway Commercial

REASONS FOR PUBLIC HEARING: Proposed parcel B does not meet the minimum one (1) acre lot size requirement.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create two (2) parcels from one (1) 8.451 acre parent parcel. Proposed parcel B comprising 0.80 acres is under one (1) acre minimum lot size requirement.

Therefore, since it appears that the owner has plenty of land in which to slightly increase the size of parcel B to comply with the parish’s one (1) acre requirement, the staff does not support the minor subdivision request and urges the owner to reconsider their proposal and add an additional 0.2 acres to parcel B in order to comply with parish code.

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

Department of Engineering

None
MINOR SUBDIVISION STAFF ANALYSIS REPORT  
(As of September 6, 2016)

CASE NO.:  2016-398-MSP

OWNER/DEVELOPER:  Brenda Thomas


SECTION:  28 WARD:  5
TOWNSHIP:  5 South PARISH COUNCIL DISTRICT:  6
RANGE:  13 East

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 west side of Watts Thomas Road and west of LA Highway 41, Bush, Louisiana.

SURROUNDING LAND USES:  Low Density Residential

TOTAL ACRES IN DEVELOPMENT:  13.259

NUMBER OF LOTS/PARCELS:  2 TYPICAL LOT SIZE:  12.259 & 1.0 acres

ZONING:  A-2 Suburban

REASONS FOR PUBLIC HEARING:  Proposed parcel B-1 does not meet the minimum 150' lot frontage requirement for the A-2 zoning district.

STAFF COMMENTARY:

*Department of Development - Planning*

The owner of this property came before the commission back in April of this year with a three parcel minor subdivision request that was approved; however, subsequent to approval and recordation of the survey, the owner was apprised that they had some ownership/title issues with the 1.50 parcel depicted on the attached survey as not a part and owned by “Johnny Earl Crawford that was previously known as Parcel B in the original request.

Therefore, until the ownership issue of said parcel, which also included a small portion of the original approved Parcel C (now proposed parcel B-1), is resolved, the owner is seeking approval of an amended minor subdivision which removes said contested parcel and faction of former Parcel C from the minor subdivision request.

However, in doing so, the lot frontage of revised Parcel B-1 had to be reduced to a 100' frontage on Watts Thomas Road, which is in violation of the A-2 zoning requirement of a 150' lot width.
Therefore, if the commission decides to approve this request, 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.

Department of Engineering

None
TENTATIVE
SUBDIVISION
REVIEW
TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(As of September 6, 2016)

CASE NO.: 2016-393-TP

PROPOSED SUBDIVISION NAME: PERRILOUX TRACE

DEVELOPER: Perriloux Properties, L.L.C.

ENGINEER/SURVEYOR: Arrow Engineering & Consulting, Inc.

SECTION: 16
TOWNSHIP: 7 South
RANGE: 10 East

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

GENERAL LOCATION: The property is located on the east side of Perriloux Road and south of Brewster Road, west of Madisonville, Louisiana.

SURROUNDING LAND USES:

- North - undeveloped
- South - undeveloped
- East - Single Family Residential
- West - undeveloped

TOTAL ACRES IN DEVELOPMENT: 10.0

NUMBER OF LOTS: 25
TYPICAL LOT SIZE: 90' x 135'

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: A-4 Single Family Residential (existing)

FLOOD ZONE DESIGNATION: A & C

STAFF COMMENTARY:

Department of Development - Planning

1. The name ("Perriloux") should be corrected to be consistent with the name depicted on the parish road inventory system and maps ("Perrilloux"). the adding of an additional “l” to the name.

2. The developer has depicted that Federal jurisdictional wetlands exist on the property. Therefore, it is recommended that a national wetlands permit be secured by the developer prior to the
submission for preliminary subdivision review.

3. Subdivisions with only one ingress/egress shall be designed at a minimum, one (1) 14' wide ingress travel lane on one side of the median and a minimum of two (2) 10' wide each egress travel lanes on the other side of the median. The developer is only depicting 15' wide single egress lane. Therefore, the developer needs to add an additional five (5') feet to the egress in order to provide two travel lanes, a left and right hand turning lanes.

4. Section 40-032.0 of Ordinance No. 499 only permits a maximum cul-du-sac length of 700'; and since the proposed street ( ) exceeds that requirement, the developer must either seek a waiver of the cul-du-sac standards from the Planning.

Informational Items:

1. Parish code requires that a land clearing permit be applied for and obtained through the Department of Planning prior to the developer receiving a work order in conjunction with the preliminary subdivision review process.

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

In addition, if the commission decides to grant the tentative subdivision request, a waiver of the regulations are required relative to the cul-du-sac issue pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499, which requires a 2/3rds majority vote of the full membership of the commission (8 members) in order to grant said waiver.

Department of Engineering

1. Tentative Subdivision Plan Comments
   a. Need to show distance from Perrilloux Road and roadside ditch.
   b. This is the same developer; therefore “RESUBMITTAL” should be added to the S/D name.
   c. This subdivision received Preliminary approval on March 13, 2007 and a Limited Work Order for clearing and grubbing on March 7, 2008. No work was accomplished and the developer requested release of the Maintenance Obligation. Department of Finance released the M.O. on April 26, 2013.

2. Paving and Drainage Comments
   d. A drainage easement is needed along the entire length of the south side of the subdivision.
   e. Add a note stating that the detention ponds shall be maintained by HOA.
   f. Need to show cross section for ditch to determine if there is an adequate maintenance area and state the easement is public or private.
   g. Adjust the property line in the typical section to match the 80' R.O.W. width.
   h. Adjust the property line in the typical section to match the 60' R.O.W. width.

3. Sewer and Water Comments
i. Verify with Tammany Utilities that the utility site will be large enough to accommodate the proposed WWTP.

4. **Watershed Comments**

j. Need drainage easement at rear of these lots to direct sheet flow runoff to the pond for retention, prior to discharge of stormwater

k. Call out what is designated by area shaded with dots. If wetlands, then stipulate the wetlands consultant that performed the determination

l. Need drainage easement at rear of these lots to direct sheet flow runoff to the pond for retention, prior to discharge of stormwater
PRELIMINARY

SUBDIVISION

REVIEW
PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of September 6, 2016)

CASE NO.: 2016-383-PP

SUBDIVISION NAME: Southern Oaks

DEVELOPER: Yanin, LLC
13405 Seymour Myers Blvd., Suite 18
Covington, LA 70433

ENGINEER/SURVEYOR: Kyle Associates, LLC

SECTION 16 WARD: 1
TOWNSHIP 7 South PARISH COUNCIL DISTRICT: 4
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)

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

GENERAL LOCATION: Parcel located on the south side of Highway 22, west of Trepagnier Rd. and east of Helen Drive

TOTAL ACRES IN DEVELOPMENT: 69.78

NUMBER OF LOTS: 137 AVERAGE LOT SIZE: 75' x 140'
AVERAGE LOT SIZE (Garden Home): 5,000 Sq. Ft.

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

MAJOR PUD AMENDMENT APPROVED: 6/7/2016

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. **Subdivision Plat**
   1) All lots must show bearings and curve data along with distance.
   2) A standard dedication statement is needed. Restrictive Covenant #13 is inadequate.
   3) 9-1-1 addresses needed on each lot.
   4) Show the two (2) drainage servitudes @ Scarlet Circle cul-de-sac as "PRIVATE" DRAINAGE SERVITUDE.

b. **Overall Grading & Drainage Plan (Sheet C4.0)**
   5) Roadside ditch invert elevation is needed at each property corner.
   6) The two (2) drainage servitudes at Scarlet Circle cul-de-sac must be labeled "PRIVATE" DRAINAGE SERVITUDE.
   7) Revise Cypress Road to read Cypress Drive
      Revise Myrtle Road to read Myrtle Drive
   8) Replace this "Standard Duty Notes" on Sheet C2.0 with the "Standard Duty Notes" found on the Preliminary Plat

c. **Drainage Impact Study Comments**
   9) Revise to state NRCS method.
   10) "Attached are the drainage exhibits and calculations made to determine the runoff flows." - No attached exhibits.
   11) Page numbers are needed.
   12) Utilize the proper format by labeling tables and other techniques.
   13) Drainage Maps are not included
   14) "(EX-1) and the proposed drainage condition (EX-2) can be found in Appendix A." - Appendix A is not provided in the Drainage Impact Study. Appendix B is not found in the report. The calculations are attached but not properly labeled.

d. **Sewer & Water**
   15) 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.
   16) H20 Systems approval is required.

e. **Department of Public Works** - (Subdivision Plat Comments)
   17) The 10’ drainage easements shown at Scarlet Circle cul-de-sac do not meet Parish standards.
   18) Sheet C9.0, section 1 needs to be revised to reflect the correct existing ground elevation on the right hand side of the section.
   19) Show drainage easements on all drainage features, whether public or private.

3. No Maintenance Obligation is required since this project fronts Hwy 22.

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

1. As a condition for a Planned Unit Development, greenspace and/or amenities are required within the development pursuant to parish code. Therefore, the developer should provide to the Department of Development a "Recreational Development Plan" prior to the issuance of a "work order" in conjunction with preliminary subdivision approval. 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.

2. A typical inset detail that depicts the radius for the cul-du-sac has not been provided on the plat. The minimum requirements for a cul-du-sac calls for a 60' minimum radius with a 26' minimum inside turning radius for the roadway.

The staff recommends approval subject to the developer complying with all planning staff comments.
PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of September 6, 2016)

CASE NO.: 2016-384-PP

SUBDIVISION NAME: Pontchartrain Medical Park

DEVELOPER: Voelkel/McWilliams Construction
4 St. Ann Drive
Mandeville, LA 70471


SECTION 27
TOWNSHIP 7 South
RANGE 11 East

WARD: 4
PARISH COUNCIL DISTRICT: 5

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)

GENERAL LOCATION: The property is bounded on the south by Lakeview Drive and on the north by Hickory Drive, north of Mandeville, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 16.2

NUMBER OF LOTS: 15 MINIMUM LOT SIZE: 20,000 SQ. FT.

SEWER AND WATER SYSTEMS: Central

ZONING: MD-2

FLOOD ZONE DESIGNATION: “C”

TENTATIVE APPROVAL GRANTED: June 14, 2016

STAFF COMMENTARY: The developer has requested that this project be POSTPONED to the October 11, 2016 meeting (see attached request). The Department of Engineering has no objection to this request.

Department of Development - Planning

None
Ron and Mr. Earl,

Please allow this email to serve as our request to table the preliminary hearing for the above project. After reviewing the staff comments received yesterday, we will need additional time to adequately prepare our response. We would ask that the matter be placed on the Planning Commission’s October agenda.

Should you have any questions regarding our request, please do not hesitate to contact me.

Thanks

Paul J. Mayronne
Jones Fussell, L.L.P.
Office: (985) 892-4801
Cell: (985) 630-3071
Fax: (985) 892-4925
Northlake Corporate Park, Suite 103
1001 Service Road East, Highway 190
P.O. Box 1810
Covington, Louisiana 70434-1810
FINAL

SUBDIVISION

REVIEW
FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of September 6, 2016)

CASE NO.: 2016-382-FP

SUBDIVISION NAME: The Estates @ Watercross, Phase 1A

DEVELOPER: All State Financial Company

ENGINEER/SURVEYOR: DDG, PC

SECTION 47
TOWNSHIP 7 South
RANGE 11 East

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)

GENERAL LOCATION: The property is located on the northern end of Westshore Drive and east of LA Highway 21, south of Covington, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 10.01

NUMBER OF LOTS: 26 AVERAGE LOT SIZE: 13,705 Sq. Ft.

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: “B” & “C”

STAFF COMMENTARY:

Department of Engineering

1. Periodic inspections have been made by this office during construction and the final inspection was made on August 31, 2016. The inspection disclosed that the base course (2 inches) of asphalt has been constructed. The developer is requesting that the final 2 inches be delayed until the majority of this phase has been built out or until the next phase is constructed. This has been allowed in several other subdivisions in the past with successful results. The roadside drainage and outfall 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. Need “no outlet” sign at entrance

b. 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.

c. 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 Performance Obligation will be required in the amount of 1350 linear feet x 1/4 x $40.00 per linear foot = $13,500 for a period of six (6) months covering the cost of construction of the final two (2) inches of asphalt.

4. No Warranty Obligation should be established at this time. The Warranty Obligation will be established and commence upon completion of the asphalt roadways.

5. 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.

6. Mandatory Developmental Fees are required as follows:

Road Impact Fee = $1077 per lot x 26 lots = $28,002

Drainage Impact Fee = $1114 per lot x 26 lots = $28,964

FEES ARE DUE BEFORE SUBDIVISION PLATS CAN BE SIGNED.

7. This subdivision is within the “Urban Growth Boundary Line”.

Department of Development - Planning

None
OLD BUSINESS
August 17, 2016

St. Tammany Parish Planning Commission
St. Tammany Parish Government Complex, Building A
21490 Koop Drive
Mandeville, LA 70471

Re: OLD BUSINESS ITEM: Planche Estates Subdivision
    a Request to Change the Name of the Subdivision and Street Names

Dear Commissioners:

Please be advised that the developer of the above captioned subdivision wishes to change
the name of their subdivision to “River Park Crossing” and to rename several streets (see letter
with associated documentation attached dated August 1, 2016 from the developer)/

The staff has no objections to the proposed subdivision name change as well as the street
names.

If you have any questions relative to this matter, please feel free to call me at 985-898-2529.

Sincerely,

Ron Keller
Senior Land Use Planner

DEPARTMENT OF PLANNING & DEVELOPMENT
P.O. BOX 628 | COVINGTON, LOUISIANA | 70434 | PLANNING@STPGOV.ORG | 985-898-2529
WWW.STPGOV.ORG
August 1, 2016

St. Tammany Parish Government
Department of Planning and Development
21454 Koop Drive, Building B
Mandeville, LA 70471
(985) 898-2529

RE: Planche Estates

Please receive this letter as written request to make the following revisions to Planche Estates:

1. Revise the name of the subdivision to River Park Crossing.
2. Revise street name from Planche Boulevard to Park Hills Boulevard.
3. Revise street name from Planche Lane to Devou Park Lane.
4. Revise street name from Planche Drive to Highland Heights Drive.
5. Revise street name from Planche Loop to Crestview Hills Loop.
6. Revise the developer from MCK Associates to D.R. Horton, Inc. – Gulf Coast.

Thank you. Please feel free to call me if you have any questions. (225) 397-0721

Sincerely,
D.R. Horton, Inc. - Gulf Coast

By:  
Jeff Vallee, Land Acquisitions Manager
REQUEST TO NAME/RENAME A STREET

Date 7/12/16

Request to rename Planche Boulevard to Park Hills Boulevard

Location (General Description):
off of MP Planche Rd and Hwy 25. North of Covington

Ward: District: Section, Township, Range: Section 18, Township 5-south, Range 11-east

Submitted By: Nichole Liuzza - DR Horton Phone: 225-697-5633

☒ Developer (for subdivisions which have not received Final Plat Approval)
☐ STP Communications District No. 1
☐ STP Dept. of Public Works (Duplication Correction)
☐ STP Dept. of Public Works (Typographical Correction)
☐ STP Dept. of Public Works (Add to road inventory)
☐ Representative of 50% plus ONE of the property owners owning or fronting on the street

Submission Contents: In addition to the above information, all submissions for street name changes by a representative of 50% plus ONE of the owners of property shall provide the following:

☐ The names and addresses of all abutting property owners of “Property Owner Certificates” obtained from the St. Tammany Parish Assessor.

☐ The appropriate signatures of the property owners.

☐ The required filing fees as established in Section 2-009.00 – Parish Fees and Service Charges.

Reviewed by the STP Communications District No. 1

☒ The STP Communications District No. 1 has no objection to this request.

☐ The STP Communications District No. 1 objects to this request for the following reasons:

Signed: Rodney Hart, Director
REQUEST TO NAME/RENAME A STREET

Date 7/12/16

Request to rename Planche Lane to Devou Park Lane

Location (General Description):
off of MP Planche Rd and Hwy 25. North of Covington

Ward: District: Section, Township, Range: Section 18, Township 8 South, Range 11 East

Submitted By: Nichole Luuza - DR Horton Phone: 225-687-6833

☒ Developer (for subdivisions which have not received Final Plat Approval)
☐ STP Communications District No. 1
☐ STP Dept. of Public Works (Duplication Correction)
☐ STP Dept. of Public Works (Typographical Correction)
☐ STP Dept. of Public Works (Add to road inventory)
☐ Representative of 50% plus ONE of the property owners owning or fronting on the street

Submission Contents: In addition to the above information, all submissions for street name changes by a representative of 50% plus ONE of the owners of property shall provide the following:

☐ The names and addresses of all abutting property owners of “Property Owner Certificates” obtained from the St. Tammany Parish Assessor.

☐ The appropriate signatures of the property owners.

☐ The required filing fees as established in Section 2-009.00 – Parish Fees and Service Charges.

Reviewed by the STP Communications District No. 1

☒ The STP Communications District No. 1 has no objection to this request.

☐ The STP Communications District No. 1 objects to this request for the following reasons:

Signed: Rodney Hart, Director
REQUEST TO NAME/RENAME A STREET

Date: 7/12/16

Request to rename Planche Drive to Highland Heights Drive

Location (General Description):
off of MP Planche Rd and Hwy 25, North of Covington

Ward: District: Section, Township, Range: Section 18, Township 14-south, Range 11-east

Submitted By: Nichole Liuza - DR Horton Phone: 225-667-6633

☐ Developer (for subdivisions which have not received Final Plat Approval)

☐ STP Communications District No. 1

☐ STP Dept. of Public Works (Duplication Correction)

☐ STP Dept. of Public Works (Typographical Correction)

☐ STP Dept. of Public Works (Add to road inventory)

☐ Representative of 50% plus ONE of the property owners owning or fronting on the street

Submission Contents: In addition to the above information, all submissions for street name changes by a representative of 50% plus ONE of the owners of property shall provide the following:

☐ The names and addresses of all abutting property owners of “Property Owner Certificates” obtained from the St. Tammany Parish Assessor.

☐ The appropriate signatures of the property owners.

☐ The required filing fees as established in Section 2-009.00 – Parish Fees and Service Charges.

Reviewed by the STP Communications District No. 1

☐ The STP Communications District No. 1 has no objection to this request.

☐ The STP Communications District No. 1 objects to this request for the following reasons:

Signed: Rodney Hart, Director
REQUEST TO NAME/RENAME A STREET

Date 7/12/16

Request to rename Planche Loop to Crestview Hills Loop

Location (General Description):
off of MP Planche Rd and Hwy 25. North of Covington

Ward: District: Section, Township, Range: Section 16, townshipS-south, range 11-east

Submitted By: Nichole Liuzza - DR Horton Phone: 225-667-6633

☐ Developer (for subdivisions which have not received Final Plat Approval)
☐ STP Communications District No. 1
☐ STP Dept. of Public Works (Duplication Correction)
☐ STP Dept. of Public Works (Typographical Correction)
☐ STP Dept. of Public Works (Add to road inventory)

☐ Representative of 50% plus ONE of the property owners owning or fronting on the street

Submission Contents: In addition to the above information, all submissions for street name changes by a representative of 50% plus ONE of the owners of property shall provide the following:

☐ The names and addresses of all abutting property owners of “Property Owner Certificates” obtained from the St. Tammany Parish Assessor.

☐ The appropriate signatures of the property owners.

☐ The required filing fees as established in Section 2-009.00 – Parish Fees and Service Charges.

Reviewed by the STP Communications District No. 1

☐ The STP Communications District No. 1 has no objection to this request.

☐ The STP Communications District No. 1 objects to this request for the following reasons:

Signed: Rodney Hart, Director
September 6, 2016

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

Re: Abita River Park S/D

Honorable Commissioners:

The above referenced subdivision received Preliminary Approval at the May 10, 2016 subject to the punch list items shown on the May 3, 2016 Staff Analysis Report (copy attached).

Paragraph 2 states that “no work order will be issued until all punch list items have been resolved.” However, under PAVING & DRAINAGE item “d” states “need slope stability study for levee around pond” which will require soil borings to be taken by a soil boring vehicle.

The attached letter dated August 11, 2016 from the developer has requested a limited work order and land clearing permit to clear ROW’s and Detention Area.

Since clearing will be required to gain access to the areas needing soil borings, there is no objection to issuing a Limited Work Order for CLEARING ONLY of the infrastructure; however, until the USCE permit is furnished no grubbing will be allowed.

The Department of Engineering therefore, recommends that the developer’s request be granted.

Sincerely,

[Signature]
Jay B. Watson, P.E.
Development Engineer

xc: Honorable F. Dennis Sharp
    Mr. Sidney Fontenot
    Ms. Erin Stair
    Mr. Mike Noto
    Mr. Earl J. Magner, P.E.
    Ms. Holly Thomas, P.E.
    Mr. Theodore Reynolds, E.I
    Kelly J. McHugh & Associates, Inc.
    Mr. Buddy Coate
ABITA RIVER PARK LLC
401 MARINA OAKS
MANDEVILLE LA 70471

August 11, 2016
Parish of St. Tammany
Planning Commission

Dear Sir/Madam:

Please accept this letter as my request to be placed on the September Meeting Agenda under Old Business for the purpose of requesting a Limited Work Order and a Land Clearing Permit to clear ROW's and Detention Areas.

Thank you for your prompt attention to this matter and please advise if my request is granted. Please notify me by email at: buddy.coate@cbtec.com or call buddy coate at 985-966-6294

[Signature]

Buddy Coate  Member/Manager
September 1, 2016

CERTIFIED MAIL – RETURN RECEIPT
No. 7012 3460 0000 9958 9953

Mr. Buddy Coate
Abita River Park, LLC
401 Marina Oaks Drive
Mandeville, LA 70471

Re: Abita River Park

Dear Mr. Coate:

This is to advise that the above captioned project will be on the Planning Commission meeting agenda September 13, 2016.

You are hereby advised that your presence is required at the September 13, 2016 meeting per Planning Commission directive.

Sincerely,

[Signature]
Jay B. Watson, P.E.
Development Engineer

xc: Honorable F. Dennis Sharp
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.
Kelly J. McHugh & Associates, Inc.
September 6, 2016

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

Re: Enter Parish ROW – Res. No. 16-020
Specifically Unopened Portion of “H” St.
Alexiusville S/D

Honorable Commissioners:

The above referenced resolution was adopted on February 10, 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 email dated August 11, 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 9/13/16 thereby extending the six (6) month submittal of documentation to 3/13/17 and the completion date to 9/13/18

Sincerely,

Jay B. Watson, P.E.
Development Engineer

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Honorable F. Dennis Sharp
Mr. Sidney Fontenot
Mr. Ron Keller
Ms. Erin Stair
Mr. Mike Martin

Mr. Earl J. Magner, P.E., P.L.S.
Ms. Leslie Long
Ms. Darnell Ellingsworth
Ms. Jan Pavur
Mr. Glenn Delatte
Kelly McHugh & Associates, Inc.
Ms. Hattaway,

I am sorry this has expired. There are so many moving parts in getting this done, it is almost impossible to cover everything in a 6 months time frame.

If necessary, I would like to be put on the agenda for September 13 meeting. Please consider this my formal request.

Thanks Mike

Sent from my iPhone

On Aug 11, 2016, at 2:48 PM, Colleen H. Hattaway <chhattaway@stpgov.org> wrote:

Mr. Landry,

We are advising you (DMM Construction) that you have not furnished the documentation as outlined in Resolution No. 16-020 (see attached approval letter for ready reference) and that the six (6) month time limit for furnishing the documentation expired on August 10, 2016. Therefore, DMM Construction must submit a request for an extension of time, either by letter or email, to this office as soon as possible to get on the September 13, 2016 Planning Commission Agenda.

Should you have any questions please advise.

Earl J. Magner, P.E.

Senior S/D Engineer
August 23, 2016

CERTIFIED MAIL – RETURN RECEIPT
No. 7012 3460 0000 9958 9793

DMM Construction
Attn: Mike Martin
21404 Spring Clover Lane
Covington, LA 70435

Re: Enter Parish R.O.W. – Res No. 16-020
   Specifically a Portion of “H” Street
   Alexiusville S/D
   For the Purpose of Gaining Access to Property

Gentlemen:

This is to advise that the above captioned project will be on the Planning Commission meeting agenda September 13, 2016.

You are hereby advised that your presence is required at the September 13, 2016 meeting per Planning Commission directive.

Sincerely,

[Signature]

Jay B. Watson, P.E.
Development Engineer

xc: Honorable F. Dennis Sharp
    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.
    Kelly J. McHugh & Associates, Inc.
September 6, 2016

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

Re: Enter Parish R.O.W. — Res No. 15-118
Specifically a Portion of Dove Park Rd. for the
Purpose of Laying & Connecting a 12” Water Main
and a 2” Sewer Force Main.

Honorable Commissioners:

The above referenced resolution was adopted on November 10, 2015.

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 August 16, 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 9/13/16 thereby extending the six (6) month submittal of documentation to 3/13/17 and the completion date to 9/13/18

Sincerely,

[Signature]
Jay B. Watson, P.E.,
Development Engineer

xc: Honorable Rykert Toledano  Ms. Erin Stair  Mr. Ron Keller
Mr. Sidney Fontenot  Ms. Jan Pavur  Mr. Terry Daigrepont, CLECO
Ms. Leslie Long  Mr. Earl J. Magner, P.E., P.L.S.  Pan American Engineers, LLC
Mr. Mike Noto  Ms. Darnell Ellingsworth
August 16, 2016

St. Tammany Parish Government
21410 Koop Drive
Mandeville, Louisiana 70471

Attention: Ms. Donna O’Dell, Director of Engineering
Phone: (985) 898-2552

Re: Water and Sewer Extensions to
CLECO Service Center
Mandeville, Louisiana

Dear Ms. O’Dell:

This correspondence is being sent as a formal request to extend the deadline to provide the necessary documents to your office for the installation of water and sewer services to our existing facility within the Dove Park Road right-of-way. 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. The Planning Commission originally voted on this matter on November 10, 2015 (Resolution No. 15-118).

Please place this item on the September 13th 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

TD

cc: St. Tammany Parish
Attn: Mr. Earl Magner, Dept. of Development
August 23, 2016

CERTIFIED MAIL – RETURN RECEIPT
No. 7012 3460 0000 9958 9809

Mr. Terry Daigrepont, CLECO
P. O. Box 5000
Pineville, LA 71361-5000

Re: Enter Parish R.O.W. – Res No. 15-118
Specifically a Portion of Dove Park Rd. for the
Purpose of Laying & Connecting a 12” Water Main
and a 2” Sewer Force Main.

Dear Mr. Daigrepont,

This is to advise that the above captioned project will be on the Planning Commission meeting agenda
September 13, 2016.

You are hereby advised that your presence is required at the September 13, 2016 meeting per Planning
Commission directive.

Sincerely,

[Signature]

Jay B. Watson, P.E.
Development Engineer

cc: 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.