AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00PM – TUESDAY, MAY 8, 2018
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 APRIL 10, 2018 MINUTES

PUBLIC HEARINGS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS
Entering parish Right-of-Way (Lyons Street), Ward 3 District 2
Request to enter Parish right-of-way for the purpose of, gaining access to property
Debtor: Tammany Terrace LLC
Parish Council District Representative: David Fitzgerald

MINOR SUBDIVISIONS
2018-986-MSP
A combined 16.301 acres into Parcels G-1, G-2, G-3 & M1, Ward 8, District 9
(POSTPONED FROM APRIL 10, 2018 MEETING)

2018-1004-MSP
A minor subdivision of a 30.275-acre tract into Tract 1,2,3,4 & 5, Ward 7, District 7
Parish Council District Representative: Hon. Jacob Groby, III

2018-1011-MSP
A minor subdivision of a 10.75-acre Parcel of Land into Parcels A & B, Ward 3, District 2
Owner: Heather Case  Surveyor: Land Surveying, LLC
Parish Council District Representative: Hon. David Fitzgerald

2018-1014-MSP
A minor subdivision of Lot 3 & 4 being 6.17 acres and 2.11 acres into lots 3-A & 4-A, Ward 2, District 6
Owner: David and Darlene Melton  Surveyor: Land Surveying, LLC
Parish Council District Representative: Hon. Richard Tanner
AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
APRIL 10, 2018
MANDEVILLE, LOUISIANA

2018-1015-MSP
A minor subdivision of a 4.07 acre parcel into Parcels A, B, C & D, Ward 9, District 11
Owner: The Rose Mary Gunn and Willie Gunn Revocable Trust  Surveyor: Land Surveying, LLC
Parish Council District Representative: Hon. Steve Stefancik

PETITIONS/REQUESTS
ENTERING THE TAMMANY TRACE
REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW
2018-1006-MRP
Northshore Beach, lots 8-A & Parcel A into lot 8-B, Ward 9, District 13
Owner: Mary Landrieu  Surveyor: Kelly J. McHugh & Assoc., Inc
Parish Council District Representative: Hon. S. Michele Blanchard

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW
2017-839-TP
Lone Oak Park, Phase 2, Ward 8, District 14
Parish Council District Representative: Hon. T.J. Smith
(POSTPONED AT THE MARCH 13, 2018 MEETING)
(POSTPONED AT THE APRIL 10, 2018 MEETING)
(DEVELOPER REQUEST POSTPONEMENT FOR THE MAY 8, 2018 MEETING)

PRELIMINARY SUBDIVISION REVIEW
2018-922-PP
Lakeshore Villages, Phase 3, Ward 9, District 13
Developer/Owner: D.R. Horton, Inc.  Engineer: Duplantis Design Group, PC
Parish Council District Representative: Hon. Michele Blanchard
(POSTPONED AT THE FEBRUARY 14, 2018 MEETING)
(POSTPONED AT THE APRIL 10, 2018 MEETING)

2018-990-PP
Dove Park Estates, Ward 4, District 5
Developer/Owner: Dove Park Estates, L.L.C.  Engineer: Duplantis Design Group, PC
Parish Council District Representative: Hon. Rykert Toledano
(POSTPONED AT THE MARCH 13, 2018 MEETING)
(POSTPONED AT THE APRIL 10, 2018 MEETING)

FINAL SUBDIVISION REVIEW
AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS
OLD BUSINESS
NEW BUSINESS

ADJOURNMENT
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
Meeting of the St. Tammany Parish Planning Commission was called to order by the Vice-Chairman, Jimmy Davis.

ROLL CALL
Present: Cazaubon, Lorren, Richardson, Willie, Fitzmorris, Davis, Doherty, Drumm and Randolph
Absent: Richard and Manella
Staff Present: Cara Bartholomew, Ron Keller, Chris Tissue, Jay Watson, Mike Sevante, Karin Riles

INVOCATION
Mr. Randolph presented the Invocation.

PLEDGE OF ALLEGIANCE
Mr. Lorren presented The Pledge of Allegiance.

APPROVAL OF THE MARCH 10, 2018 MINUTES
Doherty moved to approve, second by Randolph.
Present: Cazaubon, Lorren, Richardson, Willie, Fitzmorris, Davis, Doherty, Drumm and Randolph
Absent: Richard and Manella
Nay: N/A
Abstain: N/A

PUBLIC HEARINGS
Motion to move Goodbee Square to top of the agenda.
Cazaubon moved to approve, second by Fitzmorris.
Present: Cazaubon, Lorren, Richardson, Willie, Fitzmorris, Davis, Doherty, Drumm and Randolph
Absent: Richard and Manella
Nay: N/A
Abstain: N/A

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS
Entering Parish Right-of-Way (2nd, Edna and Ruby Streets), Ward 3, District 2
Request to enter Parish right-of-way for the purpose of laying and connecting water and sewer mains

Willie moved to approve, second by Lorren.
ST. TAMMANY PARISH PLANNING COMMISSION
April 10, 2018 MINUTES (CONT.)

Present: Cazaubon, Lorren, Richardson, Willie, Fitzmorris, Davis, Doherty, Drumm and Randolph
Absent: Richard and Manella
Nay: N/A
Abstain: N/A

Entering Parish Right-of-Way (East Stadium and Lion Drives), Ward 3, District 3
Request to enter Parish right-of-way for constructing sidewalks

Willie moved to approve, second by Lorren.

MINOR SUBDIVISIONS

2018-963-MSP
Parcel C into Parcels C-i & C-2 containing 2.426 acres, Ward 8, District 8
Parish Council District Representative: Hon. Chris Canulette

Doherty moved to approve, second by Randolph.

2018-967-MSP
A combined 20.56 acres into Parcels A thru D, Ward 2, District 3
Owner: Thomas & Theresa Bruhl Surveyor: Land Surveying, L.L.C.

Willie moved to approve with waiver, second by Richardson.

2018-984-MSP
A combined 34.39 acres into Parcels A thru E, Ward 2, District 6
Parish Council District Representative: Hon. Richard Tanner
Randolph moved to approve with waiver, second by Richardson.
Present:          Cazaubon, Lorren, Richardson, Willie, Fitzmorris, Davis, Doherty, Drumm and Randolph
Absent:          Richard and Manella
Nay:              N/A
Abstain:         N/A

2018-986-MSP
A combined 16.301 acres into Parcels G-1, G-2, G-3 & M1, Ward 8, District 9

Cazaubon moved to postpone, second by Willie.
Present:          Cazaubon, Lorren, Richardson, Willie, Fitzmorris, Davis, Doherty, Drumm and Randolph
Absent:          Richard and Manella
Nay:              N/A
Abstain:         N/A

2018-989-MSP
A 2.44 acre parcel into Parcels A & B, Ward 9, District 13
Owner: Sean & Emily Bernard    Surveyor: Land Surveying, L.L.C.
Parish Council District Representative: Hon. Michele Blanchard

Doherty moved to deny, second by Drumm.
Present:          Cazaubon, Lorren, Richardson, Willie, Fitzmorris, Doherty, Drumm and Randolph
Absent:          Richard and Manella
Nay:              Davis
Abstain:         N/A

PETITIONS/REQUESTS
ENTERING THE TAMMANY TRACE
REVOCATION/CLOSINGS REVIEW
RESUBDIVISION REVIEW
DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW
2017-839-TP
Lone Oak Park, Phase 2, Ward 8, District 14
Parish Council District Representative: Hon. T.J. Smith
(POSTPONED AT THE FEBRUARY 14, 2018 MEETING)
(POSTPONED AT THE MARCH 10, 2018 MEETING)
Randolph moved to postpone, second by Cazaubon.
ST. TAMMANY PARISH PLANNING COMMISSION
April 10, 2018 MINUTES (CONT.)

Present: Cazaubon, Lorren, Richardson, Willie, Fitzmorris, Davis, Doherty, Drumm and Randolph
Absent: Richard and Manella
Nay: N/A
Abstain: N/A

PRELIMINARY SUBDIVISION REVIEW
2018-922-PP
Lakeshore Villages, Phase 3, Ward 9, District 13
Developer/Owner: D.R. Horton, Inc. Engineer: Duplantis Design Group, PC
Parish Council District Representative: Hon. Michele Blanchard
(POSTPONED AT THE FEBRUARY 14, 2018 MEETING)
(POSTPONED AT THE MARCH 10, 2018 MEETING)

Cazaubon moved to postpone, second by Doherty.
Present: Cazaubon, Lorren, Richardson, Willie, Fitzmorris, Davis, Doherty, Drumm and Randolph
Absent: Richard and Manella
Nay: N/A
Abstain: N/A

2018-990-PP
Dove Park Estates, Ward 4, District 5
Developer/Owner: Dove Park Estates, L.L.C. Engineer: Duplantis Design Group, PC
Parish Council District Representative: Hon. Rykert Toledano

Cazaubon moved to approve, no second.
Drumm moved to postpone, second by Lorren
Present: Cazaubon, Lorren, Richardson, Willie, Fitzmorris, Davis, Doherty, Drumm and Randolph
Absent: Richard and Manella
Nay: N/A
Abstain: N/A

2018-983-PP
Preston Vineyards, Ward 1, District 3
Developer/Owner: First Horizon, Inc. Engineer: McLin Taylor, LLC
Parish Council District Representative: Hon. James A. Thompson

Cazaubon moved to postpone, second by Randolph
Present: Cazaubon, Lorren, Richardson, Willie, Fitzmorris, Davis, Doherty, Drumm and Randolph
Absent: Richard and Manella
Nay: N/A
Abstain: N/A
ST. TAMMANY PARISH PLANNING COMMISSION
April 10, 2018 MINUTES (CONT.)

FINAL SUBDIVISION REVIEW
AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS

OLD BUSINESS
Goodbee Square, Phase 1, Ward 1, District 3
Developer/Owner: Lonesome Development, L.L.C.
(Request by developer to reconsider final subdivision approval by eliminating staff comment No. 8)

Cazaubon moved to approve with waiver, second by Willie.
Present: Cazaubon, Lorren, Richardson, Willie, Fitzmorris, Davis, Doherty, Drumm and Randolph
Absent: Richard and Manella
Nay: N/A
Abstain: N/A

Hidden Creek, Phase IA & IB, Ward 1, District 3
Developer/Owner: Hidden Creek, L.L.C. Engineer: Myer Engineering
(Request by developer to amend the final subdivision plat to correct realignment of a street)

Willie moved to approve, second by Randolph.
Present: Cazaubon, Lorren, Richardson, Willie, Fitzmorris, Davis, Doherty, Drumm and Randolph
Absent: Richard and Manella
Nay: N/A
Abstain: N/A

Chinchuba, Sq. 11, lots 36A & 39A, Ward 4, District 5
Developer/Owner: Buddy Coate Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Rykert Toledano
(Request by developer to amend the final subdivision plat to add a drainage and utility servitude)

Randolph moved to approve with waiver, second by Richardson.
Present: Cazaubon, Lorren, Richardson, Willie, Fitzmorris, Davis, Doherty, Drumm and Randolph
Absent: Richard and Manella
Nay: N/A
Abstain: N/A

NEW BUSINESS
ADJOURNMENT
ST. TAMMANY PARISH PLANNING COMMISSION
April 10, 2018 MINUTES (CONT.)

James Davis, III
Vice Chairman
ENTERING THE PARISH
RIGHTS-OF-WAY,
SERVITUDES AND
EASEMENTS
ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. ___________

TITLE: A RESOLUTION AUTHORIZING TAMMANY TERRACE, LLC TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO TAMMANY TERRACE, LLC, C/O CRAIG T. SEALS, MEMBER, 98 PALMETTO COURT, MANDEVILLE, LA 70471; TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF LYONS STREET, TAMMANY TERRACE SUBDIVISION, FOR THE PURPOSE OF GAINING ACCESS TO PROPERTY.

WARD 3, DISTRICT 2.

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. The drainage and road design with soil borings must meet the ASPHALT road standards as established under the “Subdivision Regulatory Ordinance.” The Parish’s engineer may require additional off-site work to minimize the potential impact of the proposed construction with special emphasis regarding drainage. The plans must include sewerage and water systems, where applicable. 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. Any developer/applicant proposing to develop lots within a “dormant subdivision” or “subdivision of record” must submit for review and approval of the Parish Engineer a drainage plan that meets the detention requirements of St. Tammany Parish Code of Ordinances, Part II “Land Development Code,” Chapter 125 “Subdivision Regulations,”. Where applicable, such developer/applicant shall be entitled to claim a credit toward drainage impact fees due the Parish under the authority of the St. Tammany Parish Code of Ordinances, Chapter 2, Article XVII “Parish Fees,” Division 3 “Development,” Subdivision V “Mandatory Impact Fees” and, where applicable, shall be entitled to claim credit/reimbursement from any drainage impact fees that have been paid into the “Drainage Impact Fee Escrow Account” by the owner or owners of lots that are not owned by the developer/applicant but would be receiving the benefits of said storage requirements.

5. 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 takes over the maintenance.
6. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.

7. 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.

8. That the petitioner post a Performance Obligation in the amount of $48,000 for a period of six (6) months.

9. That the petitioner agree to post a Warranty Obligation upon completion of the project in the amount of $24,000 for a period of two (2) years.

10. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual(s) until the time that the access is upgraded to Parish standards and accepted into the Parish’s Selective Road Maintenance System.

11. That the petitioner and any assignees agrees to provide maintenance for this access at his/her own expense until such time as the Parish agrees to accept this portion of right of way into the Parish’s Selective Road Maintenance System.

12. Petitioner acknowledges and accepts full responsibility for the installation and maintenance of drainage, specifically from the on-site mechanical sewerage treatment plants, on the public right of way he/she seeks permission to enter if community sewer and water is not required.

13. That the petitioner agrees to provide the Parish with the necessary drainage and utility servitude along the roadways being constructed.

14. That the petitioner shall submit a copy of the current owner’s deed.

15. That the petitioner shall produce proof that the right of way is dedicated to the Parish.

16. That the petitioner shall produce from the U.S. Army Corps of Engineers either: a written statement that the road is not in a wetland area, within the meaning of Section 404 of the Federal “Clean Water Act” or a Section 404 Permit under the Federal “Clean Water Act” authorizing the opening of the portion of the right of way in question.

17. That the petitioner shall submit a site plan of Petitioner’s property and the unopened right of way.

18. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE. WARD 3 DISTRICT 2

21. That the petitioner submit as-built drawings certifying that road is constructed within the Parish right of way.

22. That the petitioner submit all documentation required within ONE (1) year 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 voided and petitioner 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 ____________________, 20______, 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

Revised 01/25/18
April 10, 2018

St. Tammany Parish
Department of Development
c/o Mr. Jay B. Watson, P.E., Lead Engineer
21490 Koop Drive
Mandeville, LA 70471

Dear Mr. Watson:

Please allow this letter to serve as the request of Tammany Terrace, LLC to enter the unopened and unconstructed portion of Lyons Street, Tammany Terrace Subdivision, all as set forth on the attached plan prepared by Meyer Engineers, Ltd. The purpose of this request is so that Tammany Terrace, LLC may gain access to its property adjacent to the aforementioned Right-of-Way.

We would ask that this matter be placed on the St. Tammany Parish Planning Commission’s next available agenda.

Thank you for your assistance, and should you have any questions regarding our request, please do not hesitate to contact me.

Sincerely,

TAMMANY TERRACE, LLC

BY: CRAIG T. SEALS, Member
MINOR SUBDIVISIONS
MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of May 8, 2018)

CASE NO.: 2018-986-MSP

OWNER/DEVELOPER: Mark & Glen Holley

SECTION: 10 WARD: 8
TOWNSHIP: 8 South PARISH COUNCIL DISTRICT: 9
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 properties are located on the north side of Hidden Oak Lane and west of Sticker Road, west of Pearl River, Louisiana.

SURROUNDING LAND USES: Single family residential & undeveloped

TOTAL ACRES IN DEVELOPMENT: 16.301

NUMBER OF LOTS/PARCELS: 4 TYPICAL LOT SIZE: 1.5 – 10.351 acres

ZONING: A-2 Suburban

REASONS FOR PUBLIC HEARING: Proposed parcel M-1 does not meet the minimum street frontage requirement of 150’ pursuant to the A-2 Suburban zoning district and other proposed parcels are being accessed by a private drive.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create four (4) parcels from a parent parcel totaling 16.301 acres. As noted above, proposed parcel M-1 does not meet the required 150’ lot frontage on Hidden Oak Lane for the A-2 Suburban zoning district. However, it is noted that said parcel has three (3) separate accesses onto Hidden Oak Lane that totals approximately 96’.

Furthermore, two of the parcels will be accessed by a private drive; therefore, said drive must be constructed to a minimum parish standard in accordance to Section 125-189 Minimum Construction Standards for a Private Drive, pursuant to Part II, Chapter 125 of the Land Development Code.

If the commission decides to approve this request, a waiver of the regulations are required relative to the parcel width issue, and a 2/3rds majority vote of the full membership of the commission (8 members) is needed in order to approve pursuant to Part II, Chapter 125, Section 125.244 Waiver of Regulations of the Land Development Code.

Department of Development - Engineering

None
A MINOR SUBDIVISION MAP OF A PORTION OF PARCELS A & B INTO PARCELS M1, G1, G2 & G3 IN SECTION 10, T-8-S, R-14-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA.

CERTIFIED TO: GLEN AND MARK HOLLEY

J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING ENVIRONMENTAL

1805 Shortcut Highway Slidell, Louisiana 70458
E-mail: jvbasso@jvbBurkes.com
Phone: 985-548-0075 Fax: 985-549-0154

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY: IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SCALE OF SURVEY.

DATE: 1/19/18

JDL

CHECKED BY: RMK
MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of May 8, 2018)

CASE NO.: 2018-1004-MSP

OWNER/DEVELOPER: EQUITANA FARMS, LLC
ENGINEER/SURVEYOR: J.V. Burkes & Associates, INC

SECTION: 20  WARD: 7
TOWNSHIP: 8 South  PARISH COUNCIL DISTRICT: 7
RANGE: 13 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 on Equitana Lane, South of I-12, East of Hwy 434, South of Little Dixie Ranch Rd Lacombe

SURROUNDING LAND USES: Single family residential & undeveloped property

TOTAL ACRES IN DEVELOPMENT: 30.275

NUMBER OF LOTS/PARCELS: 5  TYPICAL LOT SIZE: 2.7

ZONING: A-2 Suburban and A-3 Suburban

REASONS FOR PUBLIC HEARING: A private drive must be constructed as 4 lots do not have public road frontage.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create five (5) parcels from a combined 30.275 acres; because more than one of the parcels are accessed by a private drive, the drive must be constructed to a minimum parish standard in accordance to Section 125-189 Minimum Construction Standards for a Private Drive, of Subdivision Regulation Chapter 125.

Staff has no objection to the request.

Department of Development - Engineering

None
A MINOR SUBDIVISION MAP
EQUITANA FARMS ESTATES BEING 30.275 AC.
INTO TRACT 1, TRACT 2, TRACT 3, TRACT 4 & TRACT 5 IN
SECTION 20, T-8-S, R-13-E, GLD
ST. TAMMANY PARISH, LOUISIANA
MINOR SUBDIVISION STAFF ANALYSIS REPORT  
(As of May 8, 2018)

CASE NO.: 2018-1014-MSP

OWNER/DEVELOPER: David and Darlene Melton
ENGINEER/SURVEYOR: Land Surveying, LLC

SECTION: 21  
WARD: 2
TOWNSHIP: 5 South  
PARISH COUNCIL DISTRICT: 6
RANGE: 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 property is located at the municipal address 80438 Section Road, on the east side of Section Rd North of Hwy 40, northeast of Covington

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

TOTAL ACRES IN DEVELOPMENT: 8.28

NUMBER OF LOTS/PARCELS: 2  
TYPICAL LOT SIZE: Varying 2-6 acres

ZONING: A-2 Suburban (2017-831-ZC)

REASONS FOR PUBLIC HEARING: Proposed lots do not meet minimum road frontage of 150 ft.

STAFF COMMENTARY: 

Department of Development - Planning

The property recently went through the rezoning process to change the zoning from A-1 to A-2, in order to be able to apply for the Minor Subdivision and has been approved. Staff acknowledges the property line could be adjusted to be more compliant with Parish Ordinance.

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 Chapter 125-224.0 Waiver of Regulations, of the Subdivision Regulations Chapter 125

Department of Development - Engineering

None
SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 21, T-5-S, R-11-E, ST. TAMMANY PARISH, LA.

Bruce M. Butler, III
License No. 4894

This map is in accordance with a physical survey made on the ground under the supervision of the undersigned and is not a true copy. Only the standard details are shown as a plan or plat for construction and the applicable rules of practice cited in rule 44:30.

Bruce M. Butler, III
Louisiana Professional Land Surveyor
License No. 4994

Land Surveying LLC
516 S. Columbia Street, Covington, LA 70433
Office (985) 842-6277
Fax (985) 842-0355
landsurveying@bellsouth.net

Scale: 1" = 100'
Date: 4-02-2018

Number: 18694

Map Prepared for
David & Darlene Melton

This map is in accordance with a physical survey made on the ground under the supervision of the undersigned and is not a true copy. Only the standard details are shown as a plan or plat for construction and the applicable rules of practice cited in rule 44:30.

Bruce M. Butler, III
Louisiana Professional Land Surveyor
License No. 4994

Land Surveying LLC
516 S. Columbia Street, Covington, LA 70433
Office (985) 842-6277
Fax (985) 842-0355
landsurveying@bellsouth.net

Scale: 1" = 100'
Date: 4-02-2018

Number: 18694
MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of May 8, 2018)

CASE NO.: 2018-1011-MSP

OWNER/DEVELOPER: HEATHER CASE
ENGINEER/SURVEYOR: Land Surveying, LLC

SECTION: 20 WARD: 7
TOWNSHIP: 8 South PARISH COUNCIL DISTRICT: 7
RANGE: 13 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 property located at the municipal address 77130 Hwy 25, on the east of Hwy 25, northeast of Covington

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

TOTAL ACRES IN DEVELOPMENT: 10.75
NUMBER OF LOTS/PARCELS: 5 TYPICAL LOT SIZE: 5 acres
ZONING: A-1 Suburban

REASONS FOR PUBLIC HEARING: Proposed lots do not meet minimum lot width nor road frontage of 300 ft.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create two (2) parcels from one parent parcel. Parcel B does not meet the minimum lot frontage requirement of 300’ for an A-1 Suburban zoning district, which would require a waiver of the regulations by the commission.

Staff acknowledges that the petitioner is dividing the property along the existing drive and residence; however, the proposed property line could be more compliant with Parish Ordinance.

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 Chapter 125-224 Waiver of Regulations, of Chapter 125 -Subdivision Regulations.

Department of Development - Engineering
None

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE FILE NO.

Scale 1"=120

Date 4—10—2018

Parcel A 5.21 ACRES

Parcel B 5.54 ACRES

The P.O.B. is reported to be N89°33'40"E—280.4; N33°00'W—455.0; N32°45'W—620.0' from the Section Corner common to Sections 6 & 7, T—6—S, R—11—E, St. Tammany Parish, Louisiana (as per Ref 3)
MINOR SUBDIVISION STAFF ANALYSIS REPORT  
(As of May 8, 2018)

CASE NO.: 2018-1014-MSP

OWNER/DEVELOPER: David and Darlene Melton  
ENGINEER/SURVEYOR: Land Surveying, LLC

SECTION: 21  
WARD: 2  
TOWNSHIP: 5 South  
PARISH COUNCIL DISTRICT: 6  
RANGE: 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 property is located at the municipal address 80438 Section Road, on the east side of Section Rd North of Hwy 40, northeast of Covington

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

TOTAL ACRES IN DEVELOPMENT: 8.28

NUMBER OF LOTS/PARCELS: 2  
TYPICAL LOT SIZE: Varying 2-6 acres

ZONING:  
A-2 Suburban (2017-831-ZC)

REASONS FOR PUBLIC HEARING: Proposed lots do not meet minimum road frontage of 150 ft.

STAFF COMMENTARY:  
Department of Development - Planning

The property recently went through the rezoning process to change the zoning from A-1 to A-2, in order to be able to apply for the Minor Subdivision and has been approved. Staff acknowledges the property line could be adjusted to be more compliant with Parish Ordinance.

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 Chapter 125-224.0 Waiver of Regulations, of the Subdivision Regulations Chapter 125

Department of Development - Engineering

None
A Minor Subdivision of Lot 3 & 4, being a 6.17 & 2.11 Acre Parcel of Land, into Lot 3-A & 4-A, Section 21, T5-S-R11E, St. Tammany Parish, Louisiana

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE    FILE NO.

CHAIRMAN PLANNING COMM.

Reference:
1) A Survey Map by Thomas Fontcuberta, Dated 6-14-2005, Plot #129-716
2) A Survey Map by Thomas Fontcuberta, Dated 6-14-2005, Plot #129-704, (Based Bearings)

The P.O.B. is reported to be East 683.5', South 528.0' from the 1/4 Section Cor. between Sections 16 & 21, T5-S-R11E, St. Tammany Parish, Louisiana

LEGEND:
• = Found 1/2 Iron Rod
△ = Found 1' Iron Pipe
△ = Found 5/8 Iron Rod
--- = Powerline
— = Fence

Lot 3-A
6.17 ACRES

Lot 4-A
2.11 ACRES

(Surveyed by Thomas Fontcuberta, Plottor #129-716)

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

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:0.0.
MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of May 8, 2018)

CASE NO.: 2018-1015-MSP

OWNER/DEVELOPER: The Rose Mary Gunn and Willie Gunn Revocable Trust
ENGINEER/SURVEYOR: Land Surveying, LLC

SECTION: 40  WARD: 9
TOWNSHIP: 8 South  PARISH COUNCIL DISTRICT: 11
RANGE: 13 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 South of Idlewild Pines, Southwest of Dixie Ranch Road and Bisected by Ordone Rd. South of I-12 Slidell LA

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

TOTAL ACRES IN DEVELOPMENT: 4.07

NUMBER OF LOTS/PARCELS: 4  TYPICAL LOT SIZE: 1 acre

ZONING: A-2 Suburban

REASONS FOR PUBLIC HEARING: Parcel A does not meet the minimum lot frontage of 150’

STAFF COMMENTARY:
Department of Development - Planning

Staff recommends the case be postponed for Parcel modification or for the rezoning of the property. Parcel D does not meet the minimum Lot size of 1 acre for A-2 Suburban District. This parcel would need to be either incorporated into Parcel C or rezoned to A-3, which allows for ½ acre parcels.

A waiver of the regulations is required in order to approve this minor subdivision request relative to the lot size issue. A 2/3rds majority vote of the full membership of the commission (8 members) is needed in order to approve pursuant to Section 125-224 Waiver of Regulations, of Chapter 125 - Subdivision Regulations.

Department of Development - Engineering
None

Department of Public Works
None
KING & BRENDA FRANKLIN
SHOWN AS SURVEY MADE OF PROPERTY LOCATED IN SECTION 36, T-8-S, R-13-E, ST. TAMMANY PARISH, LA.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD, SETTLED AND THE APPLICABLE STANDARDS OF PRACTICE IN LAND SURVEYING.

MAP PREPARED FOR

CYNTHIA KING & BRENDA FRANKLIN

SHOWING A SURVEY MADE OF PROPERTY LOCATED IN SECTION 36, T-8-S, R-13-E, ST. TAMMANY PARISH, LA.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSTATED LICENSEE. THE SIGNATURE AND STAMPED SEAL MUST BE IN RED ON THIS PLAT IS A TRUE COPY.

CERTIFIED CORRECT

3-5-2018

LAND SURVEYING LLC
515 N. COLUMBIA STREET, COVINGTON, LA 70433
(985) 282-6271 OFFICE (985) 840-2355 FAX
LANDSURVEYINGLLC.COM EMAIL

SCALE: 1" = 130' DATE: 3-5-2018 NUMBER: 18705

Terr3/CynthiaKing
RESUBDIVISION REVIEW
RESUBDIVISION STAFF ANALYSIS REPORT

CASE FILE NO: 2018-1006-MRP

NAME OF SUBDIVISION: Northshore Beach

LOTS TO DIVIDED: Lots 8-A & Parcel A into lot 8-B

SECTION: 25  WARD: 9
TOWNSHIP: 9 South  PARISH COUNCIL DISTRICT: 13
RANGE: 13 East

PROPERTY LOCATION: The property is located on the northeast side of Carr Drive, south of Slidell, Louisiana

ZONING: A-4 Single family Residential

PROPERTY OWNER: Mary Landrieu

STAFF COMMENTARY:

Recommendation:

Pursuant to Section 1285-84 Contiguous Lot Rule, of the Subdivision Regulations, the planning commission is responsible for reviewing requests for building on a “buildable substandard” lot of record. The commission does not have the authority to waive parish setback requirements; only to grant permission to build or place a structure on a “buildable substandard lot of record. If the commission approves this request, the owner of the property will have to file an application with the St. Tammany Parish Board of Adjustment to seek variances for the yard setbacks

The owner is also proposing to resubdivide two (2) 50’x20’ parcels into one (1) 100’x 20’ parcel. A public hearing is required for this proposal because the new lot does not meet the minimum lot area of 5,000 sq. ft. The applicant is requesting to create a larger parcel and does not have the ability to acquire additional property in order to meet the minimum standard. Staff does not have any objection to the request

If the commission decides to approve the request, a waiver of the regulations are required relative to the parcel size. A 2/3rds majority vote of the full membership of the commission (8 members) is needed in order to approve pursuant to Chapter 125, Section 125.244 Waiver of Regulations of the Subdivision Regulations.

LEGEND

- = 1/2" RON ROD FOUND
O = 1/2" IRON ROD SET

This property is located in flood zone "A10".
Base flood elev. 12.0';
F.I.R.M. Panel No. 225205 0530 C;
Revised 04/02/1991

Legal description of a parcel of land being 50' x 20' dated 11/03/2017.

Plat of survey by this firm of Lot B & A dated 04/07/2016, last revised 04/15/2016, Job No. 16-058.

Note: No attempt has been made by Kelly McHugh & Assoc., Inc. to verify title, actual legal ownership, servitudes, easements, rights of way, deed restrictions, wetlands or environmental issues or other encumbrances on this property other than those furnished by the client.

Certified correct and in accordance with a physical survey made on the ground and complying with the standards of practice for a Class "C" survey. Red stamp signifies correct plat.

Mary Loretta Landrieu

Kelly J. McHugh & Assoc., Inc.
Civil Engineers & Land Surveyors
845 Galvez St., Mandeville, LA. 626-5011

Scale: 1" = 20'

Prepared for:

Resubdivision survey of:
Lot 8-A & A parcel of land into Lot 8-B, Northshore Beach Subd., Sec. 25, T-9-S, R-13-E, G.L.D.
St. Tammany Parish, Louisiana

Secretary of Planning Commission

Director of Department of Engineering

Clerk of Court

Date

Map file No.
TENATATIVE SUBDIVISION REVIEW
CASE NO.: 2017-839-TP

PROPOSED SUBDIVISION NAME: LONE OAK PARK, PHASE 2 (REVISED)

DEVELOPER: Marc Grimaldi


SECTION: 14
TOWNSHIP: 8 South
RANGE: 14 East

WARD: 8
PARISH COUNCIL DISTRICT: 14

TYPE OF DEVELOPMENT:  

- URBAN (Residential sites 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 bisected by Lone Oak Drive, west of U.S. Highway 11 and north of Slidell, Louisiana.

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

TOTAL ACRES IN DEVELOPMENT: 13.92

NUMBER OF SITES: 80  
TYPICAL SITE SIZE: 35’ X 115’

SEWER AND WATER SYSTEMS: Community

EXISTING ZONING: A4-A Single Family (underlying) with a MHP Mobile Home Park (overlay)

FLOOD ZONE DESIGNATION: A & C

STAFF COMMENTARY:

(DEVELOPER HAS REQUESTED POSTPONEMENT UNTIL THE MAY 8, 2018 MEETING)

Department of Development - Planning

1. The fact that this development is a mobile home park where “sites” and not “lots” are being created, the underlying zoning requirements of A4-A relative to site size and setbacks may not be applicable. With that in mind, the developer is requesting the following standards for his mobile home park sites:
a. Front yard setbacks from 30' per the A4-A zoning district standards to 25' requested. (The staff supports this request due to conflicting setbacks per the parish’s mobile home park requirements that allow for 25'.)

b. Rear yard setbacks from 25’ required per the A4-A zoning district standards to 10’ requested. The staff supports the rear yard setbacks for the sites on the interior of the property facing the one-way streets since they all back up to greenspace buffers, which cannot be encroached upon. However, the exterior lots around the perimeter of the development need to setback no closer than the front edge of the 25’ wide drainage easements that abutt the rear of each site. Therefore, restrictive covenant No. 2 relative to the rear yard setbacks needs to be amended accordingly.

2. The amenities have been moved to the northwest corner of the development as requested; however, the previous area where the amenities were located needs to be relabeled as “Greenspace”.

Informational Items:

a. The developer should provide to the Department of Development a “Recreational Development Plan” at the time that the developer files for preliminary subdivision review or prior to the developer being issued 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.

b. State Fire Marshall approval is required and a permit/license issued before any manufactured homes or RV’s can be placed on a site.

c. Parish code requires that a land-clearing permit be applied for and obtained through the Department of Planning and Development 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.

Department of Engineering

1. In order for the Parish to allow new sewer connections to the Cherrywood system, owned and operated by Total Environmental Solutions Inc. (TESI) (LDEQ Permit #LA0075806), which provides wastewater treatment services for the Cherrywood and Lone Oak Park subdivisions, the said system will have to provide evidence of compliance with the consent decree by and between TESI and US Environmental Protection Agency (EPA) (Western District Civil Action No. 6:98-0687) as well as at least six (6) successive months of Discharge Monitoring Reports (DMR) detailing compliance with the system’s LPDES permit.

2. The Traffic Impact Analysis (TIA) has been reviewed and comments have been provided to the developer’s engineer on January 10, 2018. Development – Engineering has yet to receive a
response to these comments.

If the commission decides to approve this tentative subdivision request, a waiver of the regulations are required relative to the above mentioned issues, and a 2/3rds majority vote of the full membership of the commission (8 members) is needed in order to approve pursuant to Part II, Chapter 125, Section 125.244 Waiver of Regulations of the Land Development Code.
PRELIMINARY SUBDIVISION REVIEW
PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of May 1, 2018)

CASE NO.: 2018-922-PP

SUBDIVISION NAME: LAKESHORE VILLAGES, PHASE 3A

DEVELOPER: D.R. Horton, Inc - Gulf Coast
7696 Vincent Road
Denham Springs, La 70726

ENGINEER/SURVEYOR: Duplantis Design Group, PC
16564 E. Brewster Road, Suite 101
Covington, LA 70433

SECTION: 35 & 36 WARD: 9
TOWNSHIP: 9 South PARISH COUNCIL DISTRICT: 13
RANGE: 14 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)

GENERAL LOCATION: The property is located east of I-10 just north of Lake Pontchartrain and south of Slidell.

TOTAL ACRES IN DEVELOPMENT: 68.355

NUMBER OF LOTS: 282 AVERAGE LOT SIZE: 7,360 Square Feet

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: PUD

FLOOD ZONE DESIGNATION: “AH-EL1”

TENTATIVE APPROVAL: March 13, 2018

STAFF COMMENTARY:

Department of Development – Engineering

The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site.

The following comments must be resolved before a work order is issued:
General Comments:

1. The preliminary plat of Lakeshore Villages, Phase 3A ("Phase 3A") proposes that all of the 50ft ROWs are to be owned and maintained by the Parish. The preliminary plat of Phase 3A indicates that the Parish shall have access to roads in Phase 3A via private roads. The private roads are located in Lakeshore Estates, Phase 2A (Lakeshore Blvd. East) ("Phase 2A") and Lakeshore Villages, Phase 1A (Lakeshore Village South and Lakeshore Village East) ("Phase 1A"). Phases 1A and 2A designate all three (3) of these roads ("Referenced Roads") as private roads. Phases 1A and 2A plats were recorded on January 16, 2007 and April 13, 2006, respectively. The Parish cannot accept roads into the Parish maintenance system without public access via Parish maintained roads. Therefore, an act of correction to Phases 1A and 2A must be executed and recorded prior to Phase 3A final approval. The act of correction must designate the Referenced Roads as public roads dedicated to and maintained by the Parish. If the developer chooses the act of correction option, the Referenced Roads, including all associated road and drainage infrastructure, must be brought up to Parish standards before the Referenced Roads are accepted into the Parish maintenance system. Alternatively, all roads in Phase 3A must be private roads (not Parish-maintained) that are owned and maintained by the developer/the Community Development District ("CDD")/the Homeowners’ Association.

2. The dedication statement in Phase 3A must be consistent with the above comment with regard to all roads, drainage infrastructure, and drainage servitudes in Phase 3A.

3. If the roads are to be maintained by the Parish, all gates that potentially obstruct Parish access to Parish maintained roads must be removed.

4. The T.I.A. for the entire Lakeshore Estates Development is currently under review by St. Tammany Parish.

5. A completed and signed Fill and Grading Statement is required for this development.

6. Oak Harbor East Utility does not currently have the required sewer capacity to service Phase 3A. The required sewer capacity must be constructed and accepted by the utility provider before construction of any homes, including spec. homes, is permitted. Additionally, all plans required for the expansion of the wastewater treatment plant must be submitted to the Parish for review and approval.

7. All applicable state, local, and federal permits required for this project must be provided.

Department of Development – Planning

8. No. 1 under “NOTES” (top right-hand corner of the plat) needs to be amended to state specifically what the front, side, corner side, and rear yard setbacks are for the lots in the subdivision.

Informational Items

No Mandatory Developmental fee is required at Final Submittal in accordance with St. Tammany Code of Ordinances, Part II “Land Development Code,” Chapter 125 “Subdivision Regulations,” since a public
hearing was held prior to January 1, 2005.
The developer is hereby advised that upon application for final subdivision approval, the engineer of record for this development shall certify in writing that all aspects of construction have been completed in accordance with the approved plan(s) and Parish Ordinances. If any construction activity is proposed that is not in substantial compliance with the approved plan(s) and Parish Ordinances, the engineer of record for this development shall notify in writing, the Department of Development prior to beginning said construction activity. The developer and/or the engineer of record shall obtain written approval from the Department of Development prior to beginning any proposed construction activity that is not in substantial compliance with the approved plan(s) and Parish Ordinances.

Revised drawings will not be accepted prior to the May 8, 2018 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.
PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of May 1, 2018)

CASE NO.: 2018-990-PP

SUBDIVISION NAME: DOVE PARK ESTATES

DEVELOPER: Dove Park Estates, LLC
2216 Marshall Road
Mandeville, LA 70471

ENGINEER/SURVEYOR: Duplantis Design Group, PC
16564 East Brewster Road – Suite 101
Covington, LA 70433

SECTION: 25 WARD: 4
TOWNSHIP: 7 South PARISH COUNCIL DISTRICT: 5
RANGE: 11 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)

GENERAL LOCATION: The property is located south of I-12, on Dove Park Road and north of the City of Mandeville.

TOTAL ACRES IN DEVELOPMENT: 58.45

NUMBER OF LOTS: 85 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: PUD

FLOOD ZONE DESIGNATION: A2, B and C

TENTATIVE or PUD APPROVAL GRANTED: March 6, 2018

STAFF COMMENTARY:

Department of Development - Engineering

The Preliminary plans and hydrologic study have been reviewed by this office and an inspection of the site was made.

The following comments must be resolved before a work order is issued:
General Comments:

1. All applicable state, local, and federal permits required for this project must be provided.

2. The proposed sidewalk is in conflict with the existing parking lot on Dove Park Road, revise the sidewalk location or end point to eliminate this conflict.

3. Tammany Utilities does not currently have the required sewer capacity to service this development. The required sewer capacity must be constructed and accepted by the utility provider before construction of any homes, including spec. homes, is permitted. Additionally, all plans required for the expansion of the wastewater treatment plant must be submitted to the Parish for review and approval.

Grading and Drainage Plans:

1. Revise section H-H, to show the proposed cut areas extending out until the limits meet up with the existing ground.

Department of Development – Planning

The west side of Dove Park Estates does not have any access to the amenities located on the east side of the development. Additionally, the proposed sidewalk that will provide access to the Tammany Trace does not connect to the west side of the development.

Informational Items

A funded Maintenance Obligation in the amount of $10,000 is required in accordance with St. Tammany Code of Ordinances, Part II “Land Development Code,” Chapter 125 “Subdivision Regulations,” Article VII “Studies, Plans and Review Procedures,” Section 125-201 “Maintenance Obligations.” Paragraph “A” which states 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.

Mandatory Developmental fees will be required at Final Submittal in accordance with St. Tammany Code of Ordinances, Part II “Land Development Code,” Chapter 125 “Subdivision Regulations,” since no public hearing was held prior to January 1, 2005.

The developer is hereby advised that upon application for final subdivision approval, the engineer of record for this development shall certify in writing that all aspects of construction have been completed in accordance with the approved plans (s) and Parish Ordinances. If any construction activity is proposed that is not in substantial compliance with the approved plan(s) and Parish Ordinances, the engineer of record for this development shall notify in writing, the Department of Development prior to beginning said construction activity. The developer and/or the engineer of record shall obtain written approval from the Department of Development prior to beginning any proposed construction activity that is not in substantial compliance with the approved plan(s) and Parish Ordinances.

Revised drawings will not be accepted prior to the May 8, 2018 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.