AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00PM – TUESDAY, JULY 10, 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 JUNE 12, 2018 MINUTES

PUBLIC HEARINGS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS
Entering the Parish Right of Way (Admiral Nelson Dr. and Hillary Dr.) Ward 8, District 14
Request: Adding an additional telecommunication cabinet to an existing location.
Debtor: AT &T Communication
General Location: Kingspoint Subdivision, Ph. 7 Lot 28, Admiral St & Hillary St, Slidell,

ENTERING THE TAMMANY TRACE

MINOR SUBDIVISIONS

2018-1042-MSP
A minor subdivision of 20.048 acres into two 10.024 acre Parcels A & B, Ward 8, District 11
Owner: Joseph Audibert and Christopher Audibert
Surveyor: John G. Cummings
Parish Council District Rep.: Hon. Steve Stefanick

2018-1082-MSP
A minor subdivision of Lots 4-A, 4-B-1, 4-B-2, 4-C and a 35’ servitude of access, Ward 3, District 3
Owner: Larry Baham
Surveyor: Nobles and Associates

2018-1098-MSP
A minor subdivision of Parcel E into parcels E-1, E-2 & E-3, Ward 5, District 6
Owner: Wendy Jarrad
Surveyor: Nobles and Associates

PETITIONS/REQUESTS
REVOCAUTION/CLOSINGS REVIEW
RESUBDIVISION REVIEW
DORMANT SUBDIVISION REVIEW
TENTATIVE SUBDIVISION REVIEW
PRELIMINARY SUBDIVISION REVIEW

2018-1053-PP
The Preserve at Goodbee Lakes, Ward 1, District 3
Developer/Owner: D.R. Horton, Inc. Gulf Coast
Engineer: Quality Engineering and Surveying
Parish Council District Representative: Hon. James Thompson
POSTPONED FROM THE JUNE 12, 2018 MEETING

2018-1105-PP
Providence Parks Ph. 1, Ward 1, District 3
Developer/Owner: Providence Parks, LLC
Engineer: SLD Engineering and Surveying
Parish Council District Representative: Hon. James Thompson

2018-1106-PP
Lakeshore Estates Phase 4A, Ward 8, District 13
Developer/Owner: D.R. Horton, Inc. Gulf Coast
Engineer: Duplantis Design Group, LLC
Parish Council District Representative: Hon. Michelle Blanchard

FINAL SUBDIVISION REVIEW

2018-1050-FP
The Willows, Ward 1, District 3
Developer/Owner: Reither, LLC
Engineer: Richard C. Lambert Consultants, LLC
Parish Council District Representative: Hon. James Thompson
POSTPONED FROM THE JUNE 12, 2018 MEETING

2018-1051-FP
Perriloux Trace, Ward 1, District 1
Developer/Owner: Coast Builders, LLC
Engineer: Kyle Associates, LLC
Parish Council District Representative: Hon. Marty Dean
POSTPONED FROM THE JUNE 12, 2018 MEETING

2018-1097-FP
Ashton Parc Ph. 3, Ward 8, District 8
Developer/Owner: First Horizon, Inc
Engineer: Benchmark Group
Parish Council District Representative: Hon. Chris Canulette
AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
JULY 10, 2018
MANDEVILLE, LOUISIANA

2018-1101-FP
Terra Bella Ph. 1A-9, Ward 1, District 1
Developer/Owner: Terra Bella Group, LLC
Engineer: Kelly McHugh & Assoc., LLC
Parish Council District Representative: Hon. Marty Dean

2018-1102-FP
Abita Ridge Ph. 1, Ward 3, District 2
Developer/Owner: Abita River Park, LLC
Engineer: Kelly McHugh & Assoc., LLC
Parish Council District Representative: Hon. David Fitzgerald

2018-1103-FP
Maison Du Lac Ph. 2, Ward 1, District 1
Developer/Owner: WBB Realty, LLC
Engineer: Richard Lambert & Associates
Parish Council District Representative: Hon. Marty Dean

2018-1104-FP
Abita Lakes Ph. 3B2, Ward 10, District 6
Developer/Owner: Abita lakes, LLC
Engineer: Duplantis Design Group, LLC
Parish Council District Representative: Hon. Richard Tanner

AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS

OLD BUSINESS

Res. No 17-092
Entering Parish Right-of-Way (Roger Drive) Ward 8, District 9
Request to enter Parish right-of-way for the purpose of gaining access to property
Request by Debtor to extend time for six (6) months.

NEW BUSINESS

ADJOURNMENT
ROLL CALL
Present: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph
Absent: None
Staff Present: Cara Bartholomew, Chris Tissue, Theodore Reynolds, Tayler Gaines, Mike Sevante

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 - Mr. Randolph presented the Invocation.
PLEDGE OF ALLEGIANCE - Mr. Willie presented the Pledge of Allegiance.

APPROVAL OF THE MAY 8, 2018 MINUTES
Lorren moved to approve, second by Fitzmorris.
Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph
Nay:
Abstain:

PUBLIC HEARINGS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

MINOR SUBDIVISIONS

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

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Matt Crane/Jones Fussell Opposition: none
Doherty moved to approve, second by Randolph.
Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph
Nay:
Abstain:
June 12, 2018 MINUTES ST. TAMMANY PARISH PLANNING COMMISSION

2018-1015-MSP-POSTPONED INDEFINITELY
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
(POSTPONED FROM MAY 8, 2018 MEETING)

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

PETITIONS/REQUESTS
ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

REV18-05-003-APPROVED
The revocation of portion of Sixth Street, located between N. Causeway Blvd and 5th Street, North of Desoto Street and South of Marquette Street, northeast Mandeville, Ward 4 District 5.
Applicant: Bunky Properties, LLC
Parish Council District: Hon. Rykert O. Toledano, Jr

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

RESUBDIVISION REVIEW

2018-1068-MRP-APPROVED
Lakeshore Villages Ph. 1A Lots LL1-LL10 into Ph. 1B Lots 1003-1102 & Private R.O.W Parcel,
Ward 9, District 13
Developer/Owner: D.R. Horton, Inc. Gulf Coast
Engineer: Duplantis Design Group, LLC
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: Paul Mayronne/Jones Fussell  Opposition: none
Lorren moved to approve, second by Davis.
Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph
Nay:
June 12, 2018 MINUTES ST. TAMMANY PARISH PLANNING COMMISSION

Abstain:

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

2018-1055-TP-APPROVED
Lakeshore Villages, Ph. 4, Ward 9, District 13
Developer/Owner: D.R. Horton, Inc. Gulf Coast
Engineer: Duplantis Design Group, LLC
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: Paul Mayronne/Jones Fussell
Opposition: none

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

PRELIMINARY SUBDIVISION REVIEW

2018-1053-PP_POSTPONED to 7/10/18 meeting
The Preserve at Goodbee Lakes Ward 1, District 3
Developer/Owner: D.R. Horton, Inc. Gulf Coast
Engineer: Quality Engineering and Surveying
Parish Council District Representative: Hon. James Thompson

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

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

2018-1057-PP-APPROVED
Bedico Creek, Parcel 17 Ward 1, District 1
Developer/Owner: Bedico Creek Preserve LLC
Engineer: Kelly J. McHugh & Assoc., 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/Jones Fussell
Opposition: none

Cazaubon moved to approve, second by Lorren.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph
Nay:
June 12, 2018 MINUTES ST. TAMMANY PARISH PLANNING COMMISSION

Abstain:

**FINAL SUBDIVISION REVIEW**
**2018-1050-FP-POSTPONED TO 7/10/18 MEETING**
The Willows, Ward 1, District 3
Developer/Owner: Reither, LLC
Engineer: Richard C Lambert Consultants, LLC
Parish Council District Representative: Hon. James Thompson

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

Cazaubon moved to approve, second by no one.
Doherty moved to postpone, second by Drumm.

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

**2018-1051-FP-POSTPONED TO 7/10/18 MEETING**
Perriloux Trace, Ward 1, District 1
Developer/Owner: Coast Builders, LLC
Engineer: Kyle Associates, LLC
Parish Council District Representative: Hon. Marty Dean

(Request by developer to postpone to the July 10, 2018 meeting)

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

Lorren moved to postpone, second by Randolph.

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

**2018-1052-FP-APPROVED**
River Park Crossing, Phase 2, Ward 3, District 3
Developer/Owner: D.R. Horton, Inc. Gulf Coast
Engineer: Kelly McHugh and Associates
Parish Council District Representative: Hon. James Thompson

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

Davis moved to approve, second by Fitzmorris.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph
Nay:
Abstain:
2018-1058-FP-APPROVED
Bedico Creek, Parcel 17 Ward 1, District 1
Developer/Owner: Bedico Creek Preserve LLC
Engineer: Kelly J. McHugh & Assoc., 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/Jones Fussell
Opposition: none
Willie moved to approve, second by Fitzmorris.
Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph
Nay:
Abstain:

AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS

OLD BUSINESS

Res. No 17-091-APPROVED
Entering Parish Right-of-Way (Riverhill Court Extension), Ward 3, District 2
Request to enter Parish right-of-way for the purpose of gaining access to property
Approved by Planning Commission September 12, 2017
Request by Debtor to extend time for six (6) months.

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

Moneyhill Plantation, Phase 2B, Ward 6, District 6- APPROVED
Developer/Owner: Moneyhill Plantation, LLC Engineer: Kyle Associates
Parish Council District Representative: Hon. Richard Tanner
(Request by developer to amend the final subdivision plat to revise 20’ driveway servitude to a 35’ driveway servitude on lots 161-173)

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

ADJOURNMENT

ADJOURNMENT

Mr. Dave Mannella
Chairman
ENTERING THE PARISH RIGHTS-OF-WAY, SERVITUDES AND EASEMENTS
July 3, 2018

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

Re: Enter Parish ROW - Telecommunication Cabinet Install
1403 Hillary Drive, Slidell
Kings Point Subdivision

Honorable Commissioners,

The Parish Planning Department received the attached request to install a telecommunication cabinet. In accordance with ordinance 10-2305, the planning commission must review the request when written objection is submitted to the Dept. of Development.

Attached you will find the submittal packet from AT&T to adjacent property owners as required by ordinance.

Staff has reviewed the request, which complies with Parish ordinance.

Sincerely,

Cara Bartholomew
Land Use Planner

Attached: Email from Linda Meiner dated May 11, 2018
May 11, 2018

St. Tammany Parish Planning & Zoning Dept.
P. O. Box 628
Covington, La. 70434

RE: 1403 Hillary Drive Slidell, La. telecommunications cabinet installation

Dear Helen,

AT&T, La. South is proposing to install the second half of a telecommunication cabinet adjacent to the one installed in 2013 located in the public right-of-way of Hillary Street. When the original cabinet was installed we anticipated the possibility of future service demands within the area and therefore prepared the foundation & infrastructure for the addition. The existing cabinet is currently at 98% capacity.

The new cabinet will be identical to the one previously installed and will be situated as shown on the attached drawing. A notification to comply with STP Council Ordinance Series #10-2305 adopted on August 5, 2010, governing such installations within parish right-of-ways has been sent to affected owners via Priority Mail and is scheduled to be delivered today.

Attached you will find the information concerning this project that was in the owner’s packets along with the other required information mandated in the ordinance.

Should you desire any further information concerning this matter, please contact me and I will immediately reply.

Sincerely,

Linda Meiners
Contract Right-of-Way Agent
For AT&T, Louisiana South

Attachments sent to owners:
Photo of existing cabinets within right-of-way of Hillary Street
Illustration from Alcatel-Lucent showing both cabinets with dimensions
Drawing showing proposed location and property boundary lines
Survey of area to be impacted
Attachments to P&Z Department:
STP Assessors Office owner information
Copy of letters to owners
Copy of USPS tracking numbers for each property
Notarized Land Review Application
Application Fee
<table>
<thead>
<tr>
<th>Item External Dimensions</th>
<th>ALP-448P Quad Back-to-Back</th>
<th>ALP-448P Add-on Module</th>
<th>ALP-448P Starter Module</th>
</tr>
</thead>
<tbody>
<tr>
<td>50 in x 26 in x 48 in (127 cm x 66 cm x 122 cm)</td>
<td>50 in x 26 in x 48 in (127 cm x 66 cm x 122 cm)</td>
<td>50 in x 26 in x 48 in (127 cm x 66 cm x 122 cm)</td>
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Cabinet dimensions are illustrated in Figure 1-1 ALP-448P Cabinet Dimensions.
MINOR SUBDIVISIONS
MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of July 3, 2018)

CASE NO.: 2018-1042-MSP

OWNER/DEVELOPER: Joseph Audibert and Christopher Audibert.


SECTION: 3  WARD: 8
TOWNSHIP: 8 South  PARISH COUNCIL DISTRICT: 11
RANGE: 14 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 end of W. Thomer Rd. Pearl River, La.

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

TOTAL ACRES IN DEVELOPMENT: 20.048 Acres

NUMBER OF LOTS/PARCELS: 2  TYPICAL LOT SIZE: 10 acres

ZONING: A-2 Suburban

REASONS FOR PUBLIC HEARING: The proposed lots do not meet the minimum 150’ road frontage for the A-2 Suburban Residential District. A waiver of the requirement is being requested.

DEPARTMENT OF DEVELOPMENT STAFF COMMENTARY:

The applicant is requesting a waiver of the 150’ road frontage requirement. The property is located at the end of a parish maintained road; the applicant does not have the ability to create more road frontage. Each parcel is requesting a reduction from 150’ to 32’.

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.
NOTE:
This property is located in Flood Zones B 
& C, per F.E.M.A. Map No. 225205 0300 C, 
dated October 17, 1989.

REFERENCE SURVEY:
Survey for Joseph F. & Ferrel D. Audubert by Ivan M. 

THERE IS NO REPRESENTATION THAT ALL APPLICABLE 
SERVICES AND/OR 
RESTRICTIONS HAVE BEEN SHOWN HEREIN, ANY SERVICES AND/OR 
RESTRICTIONS SHOWN ON THIS SURVEY 
ARE LIMITED TO THOSE SET FORTH 
in the description and information furnished the undersigned.

A TITLE OF PUBLIC RECORD IS NOT MADE 
BY THE Undersigned in compiling data for this survey.

REFERENCE BEARING:
Iron Pipe A to Iron Rod B 
N99°32'W 
(per Reference Survey)

APPROVAL:
A MINOR SUBDIVISION OF 20.048 ACRES INTO PARCELS A & B, LOCATED IN SECTION 3, TOWNSHIP 8 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, LOUISIANA.

CHAIRMAN OF THE PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING DEPARTMENT

CLERK OF COURT

DATE FILED FILE NO.
503 N. JEFFERSON AVENUE JOHN G. CUMMINGS & ASSOCIATES
COVINGTON, LA 70433 PROFESSIONAL LAND SURVEYORS

PHONE (985) 892-1549
FAX (985) 892-9250

PLAT PREPARED FOR: Joseph Audibert and Christopher Audibert

SHOWING A SURVEY OF: A MINOR SUBDIVISION OF A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 8 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, LOUISIANA.

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

SCALE: 1" = 200' JOB NO. 14123 DATE: 5-13-14 REVISED:
MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of July 3, 2018)

CASE NO.: 2018-1082-MSP
OWNER/DEVELOPER: Larry Baham
ENGINEER/SURVEYOR: Nobles & Associates, LLC

SECTION: 5
WARD: 3
TOWNSHIP: 5 South
PARISH COUNCIL DISTRICT: 3
RANGE: 10 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 on the North side of Lee Settlement Rd, West of Hay Hallow Rd, East of Monroe Magee Rd, Folsom, Ward 3, District 3

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

TOTAL ACRES IN DEVELOPMENT: 19.66

NUMBER OF LOTS/PARCELS: 4 plus a 35' Servitude of Access
TYPICAL LOT SIZE: Varies from 1-15 acres

ZONING: A-2 Suburban

REASONS FOR PUBLIC HEARING: Public hearing require due to a waiver request of lot width. The applicant is required to construct a private drive as 1 or more parcels are accessed by said drive.

DEPARTMENT OF DEVELOPMENT STAFF COMMENTARY:

The applicant is requesting a waiver of the 150' lot frontage regulation for the A-2 Suburban District. The applicant could meet the requirement if the proposed 35' servitude is incorporated into Lots 4-B-1, 4-B-2 and 4-C rather than its own Servitude Parcel.

The owner is proposing to create four (4) buildable parcels from a combined 19 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.

If approval is granted, the applicant must then coordinate with the Department of Development - Engineering by providing plans for the construction of the private drive.
MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of July 3, 2018)

CASE NO.: 2018-1098-MSP

OWNER/DEVELOPER: Wendy Jarred

ENGINEER/SURVEYOR: Nobles & Associates, LLC.

SECTION: 15  WARD: 5
TOWNSHIP: 5 South  PARISH COUNCIL DISTRICT: 6
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: Located on the North side of Hwy 41, East Charles Rd, West of Fisherman’s Landing Rd, bisected by Grantham Rd, Bush, Ward 5, District 6

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

TOTAL ACRES IN DEVELOPMENT: 20.048 Acres

NUMBER OF LOTS/PARCELS: 2  TYPICAL LOT SIZE: 4 & 5 acres

ZONING: A-2 Suburban

REASONS FOR PUBLIC HEARING: A public hearing is required due to Parcel E having been a part of a previous minor subdivision.

DEPARTMENT OF DEVELOPMENT STAFF COMMENTARY:

Parcels E-1 and E-2 meet all the minimum requirements for a minor subdivision and the site provisions set forth in the A-2 Suburban District. Staff has no objection to the minor subdivision request.
PRELIMINARY SUBDIVISION REVIEW
PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of June 4, 2018)

CASE NO.: 2018-1053-PP

SUBDIVISION NAME: The Preserve at Goodbee Lakes

DEVELOPER: D.R. Horton, Inc. Gulf Coast
7969 Vincent Road
Denham Springs, LA 70726

ENGINEER/SURVEYOR: Quality Engineering and Surveying, LLC
1832 Highway 42
Port Vincent, LA 70726

SECTION: 21  WARD: 1
TOWNSHIP: 6 South  PARISH COUNCIL DISTRICT: 3
RANGE: 10 East

TYPE OF DEVELOPMENT:

_____ URBAN (Residential lots less than 1 acre)
_____ SUBURBAN (Residential lots between 1-5 acres)
_____ RURAL (Residential Farm Tract lots 5 acres plus)
____ X OTHER (Multi family, commercial or industrial)(PUD)

GENERAL LOCATION: The property is located north of I-12, east of LA Highway 1077 and
north of Goodbee.

TOTAL ACRES IN DEVELOPMENT: 75

NUMBER OF LOTS: 91  AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Community

PROPOSED OR EXISTING ZONING: PUD

FLOOD ZONE DESIGNATION: A4

TENTATIVE or PUD APPROVAL GRANTED: April 3, 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 developer and staff are still currently in discussions as to the ownership and
maintenance of the detention ponds and whether fountains can be installed in Parish ponds or whether the
ponds can be privately maintained with public servitudes running through the ponds. These issues must
be resolved so that the appropriate action can be taken by the Planning Commission.
Therefore, the staff again recommends that preliminary submittal be postponed for one month so that these issues and the following comments can be further addressed before preliminary approval is granted. However, should the Planning Commission grant Preliminary Approval 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. Parish approval of the Traffic Impact Analysis is pending LADOTD approval/acceptance of the TIA.
3. LADOTD approval of the TIA and plans is required before a work order can be issued.
4. Parish approval of the Drainage Impact Study is pending revisions to address staff comments.
5. A waiver of regulations has been requested by the developer to modify restrictive covenant #9 regarding driveways on corner lots from 60ft to 30ft. A 2/3rds vote of the commission will be required to grant this waiver.
6. A waiver of regulations has been requested by the developer for the use of “T” turnarounds instead of cul-de-sacs. A 2/3rds vote of the commission will be required to grant this waiver.
7. Resolution of the detention pond ownership issues must still be addressed.

**Preliminary Plat:**

8. The subdivision boundary must match the bearings and distances stated in the legal description. There are a few discrepancies that need to be revised.
9. The hatching used on the plat needs to be cleaned up as there are more types of hatchings used on the plat than indicated in the legend. Specifically, what is the hatching used around the park and playground supposed to indicate?
10. The common area dedication must be revised to state that the ponds are to be owned and maintained by St. Tammany Parish. Additionally, fountains are not permitted in Parish maintained ponds.
11. Revise the dedication statement to include who will be responsible for ownership and maintenance of all street name and traffic control signs and posts. Also, include a statement that the HOA is responsible for the maintenance of the sidewalks.
12. The 50ft ROW Typical Section in the plans does not correspond to the typical section detailed on the plat. The plat shows a side inlet cross drain, while the plans show a rollover curb inlet cross drain.

**Traffic Signing and Geometric Layout:**

13. According to the Traffic Study a right-turn lane is warranted on Hwy 1077, but construction drawings for this turn lane were not included with this plan set.
**Storm Drainage Layout:**

14. The “typical swale ditch section” which depicts the 10ft private drainage servitude at the rear of the lots does not conform to Parish standards. Public Works requires a 5ft flat area on one side of the swale with a 15ft flat area on the other side of the swale to allow for proper maintenance. The current detail shows the swale starting on the property line which will make maintenance of the swale problematic. Additionally, subsurface drainage structures are located within this 10ft private drainage servitude on lots 63-66. The Parish cannot own and maintain drainage structures that are located within private drainage servitudes.

15. Additional details for the Pond #2 outfall weir must be provided as well as the outfall ditch path as this area is in close proximity to existing lots outside of the development.

**Water Utility Details:**

16. Revise the fire hydrant detail to show that a minimum 18 inch clearance between the center of the lowest valve and natural ground.

**Informational Items:**

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.

No funded Maintenance Obligation is required since access from a Parish maintained road is not allowed.

**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 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 July 10, 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 July 3, 2018)

CASE NO.: 2018-1105-FP

SUBDIVISION NAME: Providence Parks, Phase 1

DEVELOPER: Providence Parks, LLC
323 Florida Street, Suite 200
Baton Rouge, LA 70801

ENGINEER/SURVEYOR: SLD Engineering and Surveying
323 Florida Street, Suite 200
Baton Rouge, LA 70801

SECTION: 21  WARD: 1
TOWNSHIP: 6 South  PARISH COUNCIL DISTRICT: 3
RANGE: 8 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: The property is located north of LA Hwy 1085 and east and adjacent to LA Hwy 1077, north of Goodbee.

TOTAL ACRES IN DEVELOPMENT: 56.5

NUMBER OF LOTS: 173  AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: PUD

FLOOD ZONE DESIGNATION: A4

TENTATIVE or PUD APPROVAL GRANTED: June 6, 2017

STAFF COMMENTARY:

Department of Development – Engineering

Postponement of this submittal is advised due to the following outstanding items without which the staff cannot conduct a thorough review of the proposal:

1. The developer appealed the infrastructure improvements that were required by DOTD. DOTD subsequently issued three possible options that would satisfy their requirements regarding
infrastructure improvements. No information was included in this submittal outlining which option was chosen. Furthermore, the plans do not show the required turn lanes consistent with all three options. This information is required at the preliminary plan phase.

2. The previously submitted T.I.A. will need to be revised to reflect which option was chosen.

3. DOTD approval of the T.I.A. and infrastructure improvements is still outstanding.
PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT  
(As of July 3, 2018)

CASE NO.:  2018-1106-PP

SUBDIVISION NAME:  Lakeshore Villages, Phase 4A

DEVELOPER:  D.R. Horton, Inc. Gulf Coast  
7969 Vincent Road  
Denham Springs, LA 70726

ENGINEER/SURVEYOR:  Duplantis Design Group, LLC  
16564 East Brewster Road  
Covington, LA 70433

SECTION:  35 and 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)  
______ X 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:  157.221

NUMBER OF LOTS:  342  
AVERAGE LOT SIZE:  8660 Square Feet

SEWER AND WATER SYSTEMS:  CENTRAL

PROPOSED OR EXISTING ZONING:  PUD

FLOOD ZONE DESIGNATION:  AH - EL 1.0

TENTATIVE or PUD APPROVAL GRANTED:  June 12, 2018

STAFF COMMENTARY:

Department of Development - Engineering

Postponement of this submittal is advised due to the following items that were received by this office subsequent to the submittal deadline:
1. A revised T.I.A. including the previously sent comments and overall development changes. (This T.I.A. needs to be approved by STP and LADOTD).

2. The proposed Letter of Map Revision (LOMR) is still outstanding. All submitted plats show the BFE at 1.0’ per the old FEMA LOMR but the proposed construction plans are being designed to the new proposed 0.0’ BFE elevation.

3. Plans to increase the sewer capacity to service this development.
FINAL SUBDIVISION REVIEW
FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of July 3, 2018)

CASE NO.:  2018-1050-FP

SUBDIVISION NAME:  The Willows

DEVELOPER:  Reiher, LLC
821 Asbury Drive
Mandeville, LA 70471

ENGINEER/SURVEYOR:  Richard C. Lambert Consultants
900 West Causeway Approach
Mandeville, LA 70471

John G. Cummings and Associates
503 N. Jefferson Avenue
Covington, LA 70433

SECTION:  3   WARD:  1
TOWNSHIP:  7 SOUTH   PARISH COUNCIL DISTRICT:  3
RANGE:  10 EAST

TYPE OF DEVELOPMENT:

   _____ URBAN (Residential lots less than 1 acre)
   _____ SUBURBAN (Residential lots between 1-5 acres)
   _____ RURAL (Residential Farm Tract lots 5 acres plus)
   ______ OTHER (Multi family, commercial or industrial)(PUD)

GENERAL LOCATION:  The property is located north of I-12 at the intersection of LA Hwy #1085 and Willow Bend Drive, and west of Covington.

TOTAL ACRES IN DEVELOPMENT:  17.055

NUMBER OF LOTS:  25   AVERAGE LOT SIZE:  Varies

SEWER AND WATER SYSTEMS:  Community

ZONING:  PUD

FLOOD ZONE DESIGNATION:  “A” and “C”

STAFF COMMENTARY:

*Department of Development – Planning & Engineering*

Periodic inspections have been made by this office during construction and the final inspection was made on July 2, 2018. The inspection disclosed that all of the concrete roads are constructed, road shoulders are constructed and the roadside ditches need final grading.

The following uncompleted items existed at the time of the final inspection and will be completed before the plats are signed:
**General Comments:**

1. Crack filler has been installed in the majority of cracks, but needs to be completed.
2. Tree clearing needs to be removed from the site.
3. 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.

**Informational Items:**

Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 1868 linear feet x $22.00 per linear foot = $41,100 for a period of two (2) years.

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.

**Mandatory Developmental Fees** are required as follows:

Road Impact Fee = $1077 per lot x 25 lots = $26,925.00

Drainage Impact Fee = $1114 per lot x 25 lots = $27,850.00

Fees are due before subdivision plats can be signed.

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

Revised drawings will not be accepted prior to the July 10, 2018 Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.
CASE NO.: 2018-1051-FP

SUBDIVISION NAME: Perrilloux Trace

DEVELOPER: Coast Builders, L.L.C. d/b/a Sunrise Homes
            62250 West End Boulevard
            Slidell, LA 70461

ENGINEER/SURVEYOR: Kyle Associates, LLC
                    638 Village Lane North
                    Mandeville, LA 70471

SECTION: 16        WARD: 1
TOWNSHIP: 7 SOUTH  PARISH COUNCIL DISTRICT: 4
RANGE: 10 EAST

TYPE OF DEVELOPMENT:  
                      _______ X 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 Perrilloux Road and west of Madisonville.

TOTAL ACRES IN DEVELOPMENT: 10.00

NUMBER OF LOTS: 25        AVERAGE LOT SIZE: 12,358 Square Feet

SEWER AND WATER SYSTEMS: Central

ZONING: A-A4

FLOOD ZONE DESIGNATION: “A” and “C”

STAFF COMMENTARY:

Department of Development - Engineering

Periodic inspections have been made by this office during construction and the final inspection was made on June 28, 2018. The inspection disclosed that all of the asphalt roads are constructed, road shoulders are constructed, and the roadside ditches are functioning.

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

General Comments:

1. Resolution regarding the stability of the roadside ditch along Perrilloux Road is outstanding and must
be finalized before the plats are signed.

2. If the developer is unable to resolve item #1 before recording the plats, then a Performance Obligation in the amount of $95,000 must be established before the plats are signed.

3. 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.

4. A negative bacteriological report relative to the construction of the project’s water system has not been issued by LDH as required.

Final Plat:

5. Remove the driveway culvert table from the plat and include it on the as-built paving and drainage plan.

6. Drainage servitudes for the detention ponds need to be shown on the plat and paving and drainage plan.

7. The swale between lots 12 and 13 must be located inside of a drainage servitude.

As-Built Paving and Drainage Plan:

8. Provide as-built cross sections through the north and south pond.

9. Updated as-built survey information must be provided as the roadside ditches and private drainage swales appear to have been regraded subsequent to the as-built submittal. The provided as-built elevations show numerous high points that do not appear to reflect the field conditions at the time of inspection.

As-built Sewer and Water Plan:

10. Provide invert elevations for the sewer line going into the sewer lift station.

11. Provide as-built slopes for all sewer lines.

12. Provide a cross section of Perrilloux Road showing the locations of the installed water and sewer lines, including the depth and location of the lines.

13. The waterline work along Perrilloux Road has been completed subsequent to the submittal for Final Approval. The as-built plans must be updated to show that this work has been completed.

Informational Items:

Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 1250 linear feet x $22.00 per linear foot = $27,500.00 for a period of two (2) years.

Mandatory Developmental Fees are required as follows:

Road Impact Fee = $1077 per lot x 25 lots = $26,925.00
Drainage Impact Fee = $1114 per lot x 25 lots = $27,850.00

Fees are due before subdivision plats can be signed.

This subdivision is within the "Urban Growth Boundary Line."

Revised drawings will not be accepted prior to the July 10, 2018 Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.
FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of July 3, 2018)

CASE NO.: 2018-1097-FP

SUBDIVISION NAME: Ashton Parc, 3rd Filing

DEVELOPER: First Horizon, Inc.
13348 Coursey Boulevard
Baton Rouge, L A70816

ENGINEER/SURVEYOR: Benchmark Group, LLC
11328 Pennywood Avenue
Baton Rouge, LA 70809

SECTION: 26
TOWNSHIP: 8 SOUTH
RANGE: 14 EAST
WARD: 8
PARISH COUNCIL DISTRICT: 8

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 Haas Road, east of LA Hwy 11 and north of Slidell.

TOTAL ACRES IN DEVELOPMENT: 18.28

NUMBER OF LOTS: 70
AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: A & C

STAFF COMMENTARY:

Department of Development - Engineering

Periodic inspections have been made by this office during construction and the final inspection was made on June 26, 2018. The inspection disclosed that all of the concrete roads and curbs are constructed, and subsurface drainage is functioning.

The following uncompleted items existed at the time of the final inspection and will be completed before the plats are signed:
**General Comments:**

1. The legal description and subdivision footprint needs to include the detention pond.
2. As-built typical sections of the pond which include elevations of top and bottom must be submitted.
3. An as-built signage plan must be submitted.
4. 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.
5. A negative bacteriological report relative to the construction of the project’s water system has not been issued by LDH as required.

**Final Plat:**

6. Include in the dedication statement that the ponds and drainage servitudes will also be maintained by the H.O.A.
7. Include in the dedication statement that the POA areas will be maintained by the H.O.A.
8. The provided as-built plans show the top embankment of the detention pond encroaching on numerous lots within the 3rd Filing. The approved preliminary plan stamped 11/30/2017 showed the pond top being located outside of lot property lines.
9. Revise the legal description for Ashton Parc, 3rd Filing to include the west detention pond.
10. Revise Restrictive Covenant #2 to state “Drainage Servitude” to be consistent with the plan set.
11. There is a 2.5ft call-out dimensioned on the north side of lot 186. Staff does not understand why this is needed. Remove if this is not needed.

**As-built Master Drainage and Grading Plan:**

12. Provide as-built elevations for the bottom of the detention pond.
13. Show installed rip-rap on the as-built drainage plan at all pipe outfalls.
14. The provided as-built elevations show that numerous sections of the pond bank do not meet the required 23.50' elevation. Regrade this area to ensure conformance to the previously approved drainage plan.
15. Remove all future filing call-outs from all plans.

**As-built Sanitary Sewer and Water Plan:**

16. Provide as-built slopes for the gravity sewer lines.
**Informational Items:**

Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 2,797 linear feet x $25.00 per linear foot = $69,900 for a period of two (2) years.

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.

Mandatory Developmental Fees are required as follows:

Road Impact Fee = $1077 per lot x 70 lots = $ 75,390.00

Drainage Impact Fee = $1114 per lot x 70 lots = $77,980.00

Fees are due before subdivision plats can be signed.

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

Revised drawings will not be accepted prior to the July 10, 2018 Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.
FINAL SUBDIVISION STAFF ANALYSIS REPORT  
(As July 3, 2018)

CASE NO.: 2018-1101-FP

SUBDIVISION NAME: Terra Bella, Phase 1A-9

DEVELOPER: Terra Bella Group, LLC  
111 Terra Bella Boulevard  
Covington, LA 70433

ENGINEER/SURVEYOR: Kelly McHugh and Associates  
845 Galvez Street  
Mandeville, LA 70448

SECTION: 46  
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)  
_____ OTHER (Multi family, commercial or industrial)(PUD)

GENERAL LOCATION: The property is located north of LA Hwy 1085 and Bricker Road, south of Covington.

TOTAL ACRES IN DEVELOPMENT: 10.557

NUMBER OF LOTS: 32  
AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: B

STAFF COMMENTARY:

Department of Development - Engineering

Periodic inspections have been made by this office during construction and the final inspection was made on June 26, 2018. The inspection disclosed that all of the asphalt roads are constructed, and subsurface drainage is functioning.

The following uncompleted items existed at the time of the final inspection and will be completed before the plats are signed:
General Comments:

1. No signage was installed for this phase as of the 6/26/2018 site inspection. Signage must be installed in accordance with the previously approved signage plan and an as-built signage plan submitted.

2. Revise the “Dedication of Terra Bella Phase 1A-9” to state that the Owners Association shall: (v) perform repair, maintenance and replacement of the street surface and drainage structures within alleyways as set forth on this plat.

3. Add a Restrictive Covenant that states the Homeowners Association will be responsible for the operation and maintenance of the "10' Private Drainage Servitudes."

4. Blue reflectors in front of fire hydrants were not installed at the time of inspection.

5. 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.

6. A negative bacteriological report relative to the construction of the project’s water system has not been issued by LDH as required.

As-built Paving and Drainage Plan

7. The provided as-built elevation shows the constructed alley behind lots #310 & #311 is approximately a foot lower than required and will hold water. Revise to address this conflict.

8. Provide as-built information for the park area to show it drains in accordance with the approved preliminary plan.

As-built Sewer and Water Plan

9. Provide as-built information for the new sewer manhole in front of lot #344.

10. Provide as-built slope information for all the newly installed gravity sewer lines.

Informational Items:

Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 2093 linear feet x $22.00 per linear foot = $46,000.00 for a period of five (5) years.

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.

No Mandatory Development Fees are required at this time since the developer has entered in to a Voluntary Developmental Agreement and has paid all current fees.

This subdivision is within the “Urban Growth Boundary Line.”
Revised drawings will not be accepted prior to the July 10, 2018 Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.
FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of July 3, 2018)

CASE NO.: 2018-1102-FP

SUBDIVISION NAME: Abita Ridge, Phase 1

DEVELOPER: Abita River Park, LLC
401 Marina Oaks Drive
Mandeville, LA 70411

ENGINEER/SURVEYOR: Kelly McHugh and Associates
845 Galvez Street
Mandeville, LA 70448

SECTION: 2 & 3  WARD: 3
TOWNSHIP: 7 SOUTH  PARISH COUNCIL DISTRICT: 2
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)
- X OTHER (Multi family, commercial or industrial)(PUD)

GENERAL LOCATION: The property is located just north of Harrison Avenue, east of LA Hwy 190 and south of Covington.

TOTAL ACRES IN DEVELOPMENT: 24.564

NUMBER OF LOTS: 47  AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: A6, B & C

STAFF COMMENTARY:

Department of Development - Engineering

Periodic inspections have been made by this office during construction and the final inspection was made on June 26, 2018. The inspection disclosed that all of the asphalt roads are constructed, road shoulders are constructed and the roadside ditches are functioning.

The following uncompleted items existed at the time of the final inspection and will be completed before the plats are signed:
**General Comments:**

1. As-built drawings of sewer and water lines along Harrison Avenue must be submitted.

2. The Parish Legal Department is finalizing the developmental agreement which replaces the need for the two (2) left turn lanes required by the Traffic Impact Study. This agreement must be executed before the plats can be signed.

**Final Plat:**

3. The waiver for 30ft driveway set-back was withdrawn by the developer at the May 10, 2016 Planning Commission meeting. Therefore, a waiver of this regulation must be granted by the Planning Commission tonight or the restrictive covenant must be revised to state 60ft.

**As-built Paving and Drainage Plan:**

4. Provide as-built elevation shots showing the required cut work was completed in accordance with the approved drainage plan.

5. Provide additional as-built elevation shots showing the detention pond was constructed in accordance with the approved drainage plan and verify the required capacity is provided.

**As-built Sewer and Water Plan:**

6. Remove "install air release valve" comment as this work has been completed.

7. Show as-built sewer slopes for all gravity sewer lines.

8. Provide as-built lift station invert elevations.

**As-built SWPPP and Signage Plan:**

9. Remove construction entrance call-out and hatching as this is no longer existing.

**Informational Items:**

Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 2630 linear feet x $22.00 per linear foot = $57,900 for a period of two (2) years.

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.

Mandatory Developmental Fees are required as follows:

Road Impact Fee = $1077 per lot x 47 lots = $50,619.00

Drainage Impact Fee = $1114 per lot x 47 lots = $52,358.00
Fees are due before subdivision plats can be signed.

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

Revised drawings will not be accepted prior to the July 10, 2018 Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.
FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As July 3, 2018)

CASE NO.:  2018-1103-FP

SUBDIVISION NAME:  Maison du Lac, Phase 2

DEVELOPER:  WBB Realty, LLC
321 Veterans Blvd., Ste. 201
Metairie, LA 70005

ENGINEER/SURVEYOR:  Richard C. Lambert & Associates
900 West Causeway Approach.
Mandeville, LA 70471

SECTION:  45
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)
____ X OTHER (Multi family, commercial or industrial)(PUD)

GENERAL LOCATION:  The property is located south of LA Hwy 1085, north of I-12 and south of Covington.

TOTAL ACRES IN DEVELOPMENT:  11.148

NUMBER OF LOTS:  36
AVERAGE LOT SIZE:  Varies

SEWER AND WATER SYSTEMS:  Central

ZONING:  PUD

FLOOD ZONE DESIGNATION:  C

STAFF COMMENTARY:

Department of Development - Engineering

Periodic inspections have been made by this office during construction and the final inspection was made on June 26, 2018. The inspection disclosed that all of the concrete roads are constructed, and the subsurface drainage is functioning.

There are no outstanding punch list items.
**General Comments:**

1. 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.

2. A negative bacteriological report relative to the construction of the project’s water system has not been issued by LDH as required.

**Informational Items:**

Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 1337 linear feet x $25.00 per linear foot = $33,400.00 for a period of two (2) years.

The staff recommends approval of the proposed final subdivision request.

Mandatory Developmental Fees are required as follows:

Road Impact Fee = $1077 per lot x 36 lots = $38,772.00

Drainage Impact Fee = $1114 per lot x 36 lots = $40,104.00

Fees are due before subdivision plats can be signed.

This subdivision is within the “Urban Growth Boundary Line.”
FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As July 3, 2018)

CASE NO.: 2018-1104-FP

SUBDIVISION NAME: Abita Lakes, Phase 3-B-2

DEVELOPER: Abita Lakes, LLC
10325 Hwy 1077
Covington, LA 70433

ENGINEER/SURVEYOR: Duplantis Design Group, P.C.
16564 East Brewster Road; Suite 101
Covington, LA 70433

SECTION: 29  WARD: 10
TOWNSHIP: 6 SOUTH  PARISH COUNCIL DISTRICT: 6
RANGE: 12 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: The property is located east of LA Hwy 59, south of Lowe Davis Road and north of Abita Springs.

TOTAL ACRES IN DEVELOPMENT: 33.01

NUMBER OF LOTS: 17  AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Community

ZONING: PUD

FLOOD ZONE DESIGNATION: B & C

STAFF COMMENTARY:

Department of Development - Engineering

Postponement of this submittal is advised due to the fact that construction of the subdivision is not complete. The following outstanding issues must be addressed:

1. Construction of the pond outfall control structure was not complete as of 6/28/18 and major erosion and bank stability issues exist near the pond outfall (See attached photograph).
2. Numerous ditches throughout the subdivision need to be reworked to allow proper drainage flow to the detention pond.

3. Street signage was not installed as of 6/28/2018.

4. Cross drain pipes are heavily silted in and must be cleaned out (See attached photograph).

5. Very little vegetation has been established around the pond or road shoulders which is leading to erosion and water quality issues.

Outfall Weir

Cross Drain Culvert

Both cross drainage pipes need to be jetted and clean after banks are stabilized.
OLD BUSINESS
July 3, 2018

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

Re: Enter Parish ROW - Res. No. 17-092
   Specifically Unopened Portion of Roger Drive
   Hickory Hills Subdivision

Honorable Commissioners,

The above referenced resolution was adopted on September 12, 2017.

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 June 7, 2018 (12:07PM).

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 the project.

**ACTION REQUIRED:** Extend adoption date to July 10, 2018 thereby extending the six (6) month submittal of documentation to January 10, 2019 and the completion date to July 10, 2020.

The Department of Development - Engineering has no objection to the extension.

Sincerely,

Jay B. Watson, P.E.
Lead Development Engineer

Attached: Email from Mr. Crawford dated June 7, 2018

xc: Honorable Gene Bellesario
    Mr. Sidney Fontenot
    Ms. Leslie Long
    Mr. Denty Crawford

   Ms. Kelly Rabalais
   Ms. Erin Stair
   Ms. Cara Bartholomew

   Mr. Glenn Delatte
   Mr. Earl J. Magner
   Ms. Jan Pavur
Thank you for your request, Mr. Crawford. This item will be placed on the July Planning Commission Agenda under “old business.”

JBJ
Sent from my iPhone

On Jun 7, 2018, at 12:07 PM, Leon Lowe <leonlowe@bellsouth.net> wrote:

Dear Mr. Watson,

Please let this email server as a request for an extension of time for the road extension of Rodger Drive in Hickory Hills, to secure all proper documentation. If you have any questions, please give me a call.

Sincerely,

Denty Crawford
985-641-5077