AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00PM – TUESDAY, APRIL 9, 2019
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 AND PLEDGE OF ALLEGIANCE

APPROVAL OF THE MARCH 12, 2019 MINUTES

PUBLIC HEARINGS:

REQUEST FOR POSTPONEMENTS

ENTERING PARISH RIGHT-OF-WAY, SERVITUDES, EASEMENTS & TAMMANY TRACE
Enter the Parish R.O.W. - 5th Street between Adams and Jefferson Avenue; Tammany Hills
Request: Entering the Parish R.O.W. for the purpose of installing water, sewer and roadway improvements.
Debtor: Advance Mortgage Company, LLC
Parish Council District Representative: Hon. David R. Fitzgerald
General Location: The property is located on 5th Street between Adams and Jefferson Avenue,
Covington, Louisiana.
Ward 3, District 2

REVOCATION REVIEW

MINOR SUBDIVISION REVIEW

2019-1351-MSP
A minor subdivision of 20.859-acre parcel into Lots A-1, A-2 & A-3
Owner: Crosby Development, LLC
Surveyor: J.V. Burkes & Associates
General Location: The property is located on the north side of Lake Pontchartrain, west of Northlake
Drive, Mandeville, Louisiana.
Ward 4, District 4
Postponed one month at the February 12, 2019 Meeting
Postponed one month at the March 12, 2019 Meeting
2019-1422-MSP
A Minor Subdivision of Parcel C-5 being 14.68 acres, into Parcels C-5A & C-5B
Owner: Jacob & Aimee Schexnayder
Surveyor: Land Surveying, Inc.
Parish Council District Representative: Hon. David R. Fitzgerald
General Location: The property is located on the east side of Plantation Street, north of Shady Lane, being 73338 Plantation Street, Covington, Louisiana.
Ward 3, District 2

2019-1429-MSP
A Minor Subdivision of a 13.89 acre Parcel into Parcels A & B
Owner: Jerry L. & Svetlana Hafner
Surveyor: Land Surveying, Inc.
General Location: The property is located on the west side of LA Highway 1082, south of LA Highway 40, being 82519 Highway 1082, Bush, Louisiana.
Ward 5, District 6

PETITIONS/REQUESTS

RESUBDIVISION REVIEW

2019-1402-MRP
Parcel designated as greenspace to be resubdivided to create lots 7H & 7I, Bushwood Subdivision
Owner: Secret Cove, LLC - Robert M. & Deborah Hogan III
Surveyor: John G. Cummings & Associates
General Location: The property is located on the east side of Kokomo Lane, north of Bushwood Drive, Bush, Louisiana.
Ward 5, District 6

2019-1424-MRP
Parcels designated as Squares 310, 327, 340, 341 & 360 Town of Mandeville-Kingswood Subdivision & portions of Joans, Louvois, Colbert, Nelson, Albert and Armand Streets to be resubdivided to create a 47 lot subdivision, Town of Mandeville - Kingswood Subdivision.
Owner: McInt, LLC - Gregory Intravia
Surveyor: Kelly McHugh & Associates Inc.
Parish Council District Representative: Hon. Jacob B. Groby III
General Location: The property is located west of Joans Street, north of Preval Street & Marigny Trace Subdivision, south of the Woodlands Subdivision, Mandeville, Louisiana.
Ward 4, District 7

2019-1428-MRP
Owner: Advance Mortgage Company, LLC - Bruce Wainer
Surveyor: John Bonneau & Associates Inc.
Parish Council District Representative: Hon. David R. Fitzgerald
General Location: The property is located on the east of 5th Street, on the west side of 6th Street, south of Adams Avenue, north of Jefferson Avenue, Covington, Louisiana.
Ward 3, District 2
DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

2019-1423-TP
River Park Estates, Phase 2
Developer/Owner: River Park Estates, LLC
Engineer: Deep South Design Group
Parish Council District Representative: Hon. James A. Thompson
General Location: The property is located on the north side of M. P. Planche Road, west of LA Highway 25, Covington, Louisiana.
Ward 3, District 3

2019-1425-TP
Copper Ridge
Developer/Owner: Shelby LaSalle, Jr., LLC
Engineer: J.V. Burkes and Associates, LLC
Parish Council District Representative: Hon. Jacob B. Groby III
General Location: The property is located at the end of Hazel Drive, north of Montmartre Street, Mandeville, Louisiana.
Ward 4, District 7

PRELIMINARY SUBDIVISION REVIEW

2018-1315-PP
Whispering Forest
Developer/Owner: Robert Hesson
Engineer: Arrow Engineering & Consulting
Parish Council District Representative: Hon. James A. Thompson
General Location: The property is located on the south side of Joiner-Wymer Road, west of LA Highway 1077, Covington, Louisiana.
Ward 1, District 3
Postponed two months at the February 12, 2019 Meeting

2019-1395-PP
The Preserve at Goodbee Lakes
Developer/Owner: D.R. Horton, Inc. Gulf Coast
Engineer: Quality Engineering & Surveying
Parish Council District Representative: Hon. James A. Thompson
General Location: The property is located on the northeast side of LA Highway 1077, east of Tantela Ranch Road, north of US Highway 190, Covington, Louisiana.
Ward 1 District 3
Postponed one month at the March 12, 2019 Meeting
2019-1426-PP
Lakeshore Villages, Phase 3B
Developer/Owner: D.R. Horton, Inc. - Gulf Coast
Engineer/Surveyor: Duplantis Design Group, PC/Acadia land Surveying, LLC
Parish Council District Representative: Hon. S. Michele Blanchard
General Location: The property is located north of Oak Harbor Blvd., west of LA Highway 433, east of Interstate-10, Slidell, Louisiana.
Ward 9 District 13

FINAL SUBDIVISION REVIEW

AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS

OLD BUSINESS

Resolution No. 17-092
Entering Parish Right-of-Way for Roger Drive
Request to enter Parish right-of-way for the purpose of gaining access to property
Debtor: Denty Crawford
Ward 8, District 9

NEW BUSINESS

ADJOURNMENT
ROLL CALL
Present: Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph
Absent: Bagert, Drumm
Staff Present: Watson, Tissue, Reynolds, Bartholomew, Couvillon, Riles, Lange, Vorenkamp

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

APPROVAL OF THE MARCH 12, 2019 MINUTES
Randolph moved to approve, second by Doherty.
Yea: Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph
Nay:
Abstain:

PUBLIC HEARINGS:

REQUEST FOR POSTPONEMENTS

2019-1351-MSP - POSTPONED
A minor subdivision of 20.859-acre parcel into Lots A-1, A-2 & A-3
Owner: Crosby Development, LLC
Surveyor: J.B Burkes & Associates
Parish Council District Representative: Hon. Michael Lorino
General Location: North side of Lake Pontchartrain, west of Northlake Drive, Mandeville, Ward 4, District 4
Postponed 1 month at the February 12, 2019 Meeting

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: John Crosby and Cove Geary
Opposition: None
Doherty moved to postpone for one month, second by Lorren.
Yea: Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph
Abstain:

ENTERING PARISH RIGHT-OF-WAY, SERVITUDES, EASEMENTS & TAMMANY TRACE REVOCATION REVIEW

MINOR SUBDIVISION REVIEW
2019-1381-MSP - APPROVED
A minor subdivision of Parcel B into Parcels B-1, B-2, B-3, B-4 & B-5
Owner: Virginia Gredig
Surveyor: Land Surveying, LLC
Parish Council District Representative: Hon. Richard Tanner
General Location: West of Bob Levy Road, north of LA Highway 435, Bush, Ward 6 District 6

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

2019-1384-MSP - APPROVED WITH WAIVER
A minor subdivision of 20.15-acre parcel & Live Oak Hills Lot 4 into Parcel A & B
Owner: Justin & Tara Moticheck & Kyle & Shaylene Matthews
Surveyor: Land Surveying, LLC
Parish Council District Representative: Hon. Marty Dean
General Location: North of Adrienne Street, East of Kathman Drive, West of LA Highway 1085, Madisonville, Ward 1, District 1

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

2019-1388-MSP - APPROVED WITH WAIVER
A minor subdivision of 792.43-acre parcel into Parcels A, B, & C
Owner: Weyerhaeuser Company
Parish Council District Representative: Hon. Steve Stefancik
General Location: East of LA Highway 434, south of LA Highway 36, north of Interstate 12, Lacombe, Ward 7, District 11

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

2019-1389-MSP - APPROVED
A minor subdivision of a 4 acre parcel into Parcel A-1 and A-2
Owner: Kerry Crovetto
Surveyor: Land Surveying, LLC
Parish Council District Representative: Hon. Richard Tanner
General Location: East of Sharp Chapel Rd, southeast of LA Hwy 40, Bush Ward 2, District 6
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Kerry Crovetto
Opposition: None
Cazaubon moved to approve, second by Willie.
Yea: Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph
Abstain:

2019-1391-MSP - APPROVED WITH WAIVER
Owner: Randal & Rhonda Roth
Surveyor: Land Surveying, LLC
Parish Council District Representative: Hon. James Thompson
General Location: Bisected by Green Thumb Lane, east of N. Willie Road, north of LA Highway 1077, south of LA Highway 40, Folsom, Ward 2, District 3

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

2019-1394-MSP - APPROVED
Minor subdivision of a 3.18 acre Parcel into Parcel A & B
Owner: Kayle Piliego
Surveyor: Land Surveying, LLC
Parish Council District Representative: Hon. Rykert Toledano
General Location: West of Rucker Road, north of Sharp Road, west of LA Highway 59, Mandeville, Ward 4, District 5

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

PETITIONS/REQUESTS
RESUBDIVISION REVIEW
DORMANT SUBDIVISION REVIEW
TENTATIVE SUBDIVISION REVIEW

2019-1392-TP - APPROVED WITH WAIVER
Lakeshore Villages, Phase 5
Owner/Developer: D.R Horton, Inc Gulf Coast
Surveyor: Acadia land Surveying, LLC
Parish Council District Representative: Hon. Michele Blanchard
General Location: North of Oak Harbor Blvd., West of LA Highway 433, East of Interstate-10, Slidell, Ward 9 District 13
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen
Opposition: None
Doherty moved to approve with waiver, second by Lorren.
Yea: Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph
Abstain:

PRELIMINARY SUBDIVISION REVIEW

2019-1358-PP - APPROVED
Maison Trace
Developer/Owner: First Horizon, Inc.
Engineer: T Baker Smith, LLC
Parish Council District Representative: Hon. Rykert Toledano
General Location: North side of Strain Road, east of LA Highway 59, Mandeville, Ward 4, District 5
Postponed 1 month at the February 12, 2019 meeting

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

2019-1393-PP - APPROVED
Lakeshore Villages, Phase 4B
Owner/Developer: D.R Horton, Inc Gulf Coast
Surveyor: Acadia land Surveying, LLC
Parish Council District Representative: Hon. Michele Blanchard
General Location: North of Oak Harbor Blvd., West of LA Highway 433, East of Interstate-10, Slidell, Ward 9 District 13

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

2019-1395-PP - POSTPONED
The Preserve at Goodbee Lakes
Developer/Owner: D.R Horton, Inc Gulf Coast
Engineer: Quality Engineering & Surveying
Parish Council District Representative: Hon. James Thompson
General Location: North east side of LA Highway 1077, East of Tantela Ranch Road, North of US Highway 190, Covington Ward 1 District 3
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen  
Opposition: Dr. John Martin and Matthew Allen  
**Doherty moved to postpone for one month, second by Lorren.**  
**Yea:** Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph  
**Abstain:**

**FINAL SUBDIVISION REVIEW**

**2019-1385-FP - APPROVED**  
Alexander Ridge - Phase 3B & 3C  
Developer/Owner: Savannahs Community, LLC  
Engineer: Kyle Associates  
Parish Council District Representative: Hon. David Fitzgerald  
General Location: East of LA Highway 1081, South of Smith Road, Covington Ward 3 District 3  

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

**2019-1390-FP - APPROVED**  
Bedico Creek Parcel 7  
Developer/Owner: Bedico Creek Preserve, LLC  
Engineer: Kelly McHugh & Associates  
Parish Council District Representative: Hon. Marty Dean  
General Location: Northwest of Hwy 1085, South of Interstate 12, Madisonville Ward 1, District 1  

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne  
Opposition: None  
**Lorren moved to approve, second by Randolph**  
**Yea:** Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph  
**Abstain:**

**AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS**

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**
ENTERING THE PARISH RIGHTS-OF-WAY, SERVITUDES AND EASEMENTS
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ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. ____________

TITLE: A RESOLUTION AUTHORIZING ADVANCE MORTGAGE COMPANY, LLC, TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO ADVANCE MORTGAGE COMPANY, LLC; C/O MR. BRUCE WAINEIR, MANAGER; 321 VETERANS BOULEVARD; SUITE 201, METAIRIE, LOUISIANA 70005; TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF 5TH STREET BETWEEN ADAMS AND JEFFERSON AVENUES AND A PORTION OF ADAMS AVENUE, TAMMANY HILLS 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 $32,400 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 $17,800 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 applicable.

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.

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

20. 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.
(DRAFT DATE APRIL 2, 2019)

RESOLUTION P.C. NO. ______

PAGE NO. 3 OF 3

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.

____________________________________
JAMES “JIMMIE” DAVIS, III, CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

____________________________________
SIDNEY FONTENOT, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION

Revised 10/10/2018
February 28, 2019

Mr. Chris Tissue, P.E.
Director of Engineering/Parish Engineer
St. Tammany Parish
Department of Engineering
P.O. Box 628
Covington, LA 70434

RE: Enter Parish Right-Of-Way for 5th Street Improvements

Dear Chris:

Advance Mortgage Company, hereby requests to enter the referenced right-of-way for the purpose of installing water, sewer and roadway improvements on 5th Street between Adams Avenue and Jefferson Avenue, per the attached plans and specifications.

Accordingly, I would appreciate you placing this request on the upcoming planning commission agenda.

Should you have any question or require additional information, please let me hear from you.

Sincerely,

Joshua Wainer

Cc: Eddie Powell
Cc: Earl Magner
Enclosure
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MINOR SUBDIVISIONS
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MINOR SUBDIVISION STAFF ANALYSIS REPORT  
(As of April 1, 2019)

CASE NO.: 2019-1351-MSP

OWNER/DEVELOPER: Crosby Development Co., LLC
ENGINEER/SURVEYOR: J.V Burkes & Associates

SECTION: 44  TOWNSHIP: 8 South  RANGE: 11 East
WARD: 4  PARISH COUNCIL DISTRICT: 4

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: North shoreline of Lake Pontchartrain, west of Northlake Drive, Mandeville

SURROUNDING LAND USES: Single family residential

TOTAL ACRES IN DEVELOPMENT: 20.859 acres

NUMBER OF LOTS/PARCELS: 3, Parcel A-1 being 9.067 acres, Parcel A-2 being 7.229 and Parcel A-3 being 4.562 acres

ZONING: A-2 Suburban District

STAFF COMMENTARY: 
Department of Development – Planning & Engineering

The applicant is requesting to create three (3) parcels from a 20.859-acre parcel. Since Northlake Drive terminates at the beginning of the property, the parcels do not meet the minimum of the 150’ public road frontage requirement and require a waiver of the regulations. The applicant is also requesting to delay the construction of the private drive until the time building permits are applied for.

The applicant has submitted a maintenance agreement and a notarized Hold Harmless Letter in favor of the Parish, indemnifying from any potential liability or litigation in the future relative to the delay in construction of the private drive.

The following revisions to the plat must be made before the plats can be recorded:

1. Extend the 35’ access servitude and turn around up to Lot A-3.
2. Include a notation, on the survey plat, that the Private Drive shall be constructed prior to the issuance of any building permit.
3. Include private drive calls. If the applicant is unsure of the exact placement of the drive, an amendment to the plat will be necessary to establish the servitude at the time of construction.

In order to approve the request a 2/3rds majority vote of the full membership of the commission (8 members) is needed, pursuant to Section 125-224 Waiver of Regulations, of Chapter 125 - Subdivision Regulations.

Revised drawings will not be accepted for review or placement in the packet prior to the April 9, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.
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NOTE: THERE ARE NO OTHER ACCESS SERVITUDES PROVIDED TO THE PUBLIC FROM THE PUBLIC RECORD TO SERVE THE LOTS TO THE WEST.

NOTE: BEARINGS SHOWN ARE BASED UPON GPS OBSERVATIONS AND REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH - 1922).

SCALE: 1" = 200'

DATE: 11/29/16

DRAWN BY: JDL
CHECKED BY: RMK

DWG. NO: 20160029

FILE NO: 908,598 SQ. FT. OR 20.859 ACRES

TOTAL AREA: 908,598 SQ. FT. OR 20.859 ACRES

J.V. Burkes & Associates, Inc.

1809 Shortcut Highway
Slidell, Louisiana 70458

Phone: 985-649-0075 Fax: 985-649-0154

CROSBY DEVELOPMENT CO., LLC

SEAN M. BURKES
LA REG. NO. 4785
MINOR SUBDIVISION STAFF ANALYSIS REPORT  
(As of April 1, 2019)

CASE NO.: 2019-1422-MSP

OWNER/DEVELOPER: Jacob & Aimee Schexnayder  
ENGINEER/SURVEYOR: Land Surveying, LLC

SECTION: 8 & 42  
TOWNSHIP: 5 South  
RANGE: 12 East

WARD: 3  
PARISH COUNCIL DISTRICT: 2

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

GENERAL LOCATION: The property is located on the east side of Plantation Street, north of Shady Lane, being 73338 Plantation Street, Covington, Louisiana.

SURROUNDING LAND USES: Single family residential

TOTAL ACRES IN DEVELOPMENT: 14.66 acres

NUMBER OF LOTS/PARCELS: 2: Parcel C-5A – 1.53 acres & Parcel C-5B – 13.15 acres

ZONING: A-2 Suburban District

STAFF COMMENTARY:  
Department of Development – Planning & Engineering  
The applicant is requesting to create two (2) parcels from a 14.66-acre parent parcel. The proposed parcel C-5B does not meet the minimum lot frontage requirement of 150’ under the A-2 Suburban zoning district, which will require a waiver by the commission. Also, Parcel C-5A does not have public road frontage and is proposed to be accessed from a private 10 foot wide servitude of access. Since the proposed private drive will only provide access to only one (1) parcel within the minor subdivision, it is exempt from meeting parish road construction.

Recommendation:  
Considering that the 2 lots to be created will be in compliance with the A-2 Suburban Zoning District requirements relative to size and width, Staff does not have any objection to the requested variance of the minimum lot width, subject to the following:  
1. Adjust the acreage of each parcel to be created to equal the total acreage of the entire property (14.66 acres).

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 Regulation Chapter 125.

Note that revised drawings will not be accepted for review or placement in the packet prior to the April 9, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.
A Minor Subdivision of Parcel C-5, into Parcels C-5A & C-5B, Section 25, T6S R1E, St. Tammany Parish, Louisiana

Reference: A Lot Line Adjustment Survey Map by this Firm, File Date 2-10-2015, File No. 5346B, Clerk of Court's Office, (Based Bearings)

This property is located in Flood Zone C, per Fema Map No. 225205-0235 C Dated 10-17-89

LEGEND:

- Fnd. 3/4" Pipe
- Fnd. 1/2" Rebar
- Fnd. 1" Pipe
- Set 1/2" Rebar
- Fnd. 5/8" Rebar

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY MUST BE ADDDED 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 STANDARDS DETAILED REQUIREMENTS PURSUANT TO THE ACCURATE STANDARDS OF A "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LA. 46:61.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

This property is located in Flood Zone C, per Fema Map No. 225205-0235 C Dated 10-17-89

The P.O.B. is described as being 200'14"E—200.87'; S89°50'E—721.95' from the Section Corner common to Sections 23, 24, 25 & 26, T—6—S, R—11—E, St. Tammany Parish Louisiana

*Building Setbacks (if Any) should be verified prior to construction

Property located in Section 25, T—6—S, R—11—E, St. Tammany Parish, Louisiana

PROPERTY MEASURED AND SURVEYED: 500'14"x250'0"x250'0"

S favourable route

Bruce M. Butler, III
LA. PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

MAP PREPARED FOR

JACOB & AIMEE SCHEXNAYDER

SCALE: 1"=150'
DATE: 3-12-2019
DRAWN BY JWG

PROPERTY MEASURED AND SURVEYED: 500'14"x250'0"x250'0"
MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of April 1, 2019)

CASE NO.: 2019-1429-MSP

OWNER/DEVELOPER: Jerry & Swetlana Hafner
ENGINEER/SURVEYOR: Land Surveying, LLC

SECTION: 8 & 42 TOWNSHIP: 5 South RANGE: 12 East
WARD: 6 PARISH COUNCIL DISTRICT: 6

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 west side of LA Highway 1082, south of LA Highway 40, being 82519 Highway 1082, Bush, Louisiana.

SURROUNDING LAND USES: Single family residential

TOTAL ACRES IN DEVELOPMENT: 13.89 acres

NUMBER OF LOTS/PARCELS: 2: Parcel A – 6.73 acres & Parcel B - 7.16 acres

ZONING: A-1 Suburban District

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The applicant is requesting to create two (2) parcels from a 13.89-acre parent parcel. The proposed 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 does not object to the request, considering that the proposed width and configuration of Parcel B will allow for the existing barn, located on proposed parcel A, to meet the side yard setback requirements and to remain as an accessory structure on proposed Parcel A.

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 Regulation Chapter 125.

Note that revised drawings will not be accepted for review or placement in the packet prior to the April 9, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.
A Minor Subdivision of a 13.89 Acre Parcel of Land, into Parcel A & B, situated in Sections 8 & 42, T-5-S, R-12-E, St. Tammany Parish, Louisiana

Reference: A Survey Map of Subject Property by Kelly McHugh, Dated 4-09-1987, #87-152, (Based Bearings)

Reference calls not shown

Note: An overhead powerline runs along the Easterly Boundary Line of Parcel A & B (La. Hwy. 1082)

The P.O.B. is reported to be the Corner common to Sections 5, 8 & 42, T-5-S, R-12-E, St. Tammany Parish, Louisiana (as per Ref)

LEGEND:

- = Fnd. 5/8" Iron Rod
- = Fnd. 2" Angle Iron
- = Fnd. Metal Axle
A = Fnd. 1" Square Iron Rod
O = Fnd. Wood Fence Cor. Post
D = Fnd. 1/2" Iron Rod
B = Fnd. 1/2" Iron Rod
E = Fnd. 1" Iron Rod
F = Fnd. 1/2" Iron Pipe
O = Set 1/2" Iron Pipe
= Fence
RESUBDIVISION REVIEW
RESUBDIVISION STAFF ANALYSIS REPORT  
(As of April 1, 2019)

CASE FILE NO: 2019-1402-MRP

NAME OF SUBDIVISION: Bushwood Estates

LOTS BEING DIVIDED: Greenspace to be resubdivided to create Lots 7H & 7I

SECTION: 26  
TOWNSHIP: 5 South  
RANGE: 13 East  

WARD: 5  
PARISH COUNCIL DISTRICT: 6

PROPERTY LOCATION: The property is located on the east side of Kokomo Lane, north of Bushwood Drive, Bush, Louisiana.

ZONING: A-2 Suburban

PROPERTY OWNER: Secret Cove, LLC, Robert M. & Deborah Hogan III

STAFF COMMENTARY:
The owner is requesting to create two (2) lots – Lot 7I – 1.434 acres and Lot 7H – 1.659 acres from a platted greenspace area, being part of the subdivision. Considering that the subdivision will not exceed 25 lots, no minimum acreage of greenspace is required to be set aside for the use of the residents, for recreational purposes. Also, the proposed lots will meet the required minimum lot size of 1 acre and minimum lot width of 150 feet under A-2 Suburban Zoning District.

The public hearing is required considering that as stated in the restrictive covenants of the approved plat, no lots shall be further resubdivided without approval from the Planning Commission.

Recommendation:
Since the 2 proposed lots are in compliance with Parish code requirements, relative to size and width, and that no minimum acreage of greenspace is required within the subdivision, Staff has no objection to the resubdivision request, subject to the following:

1. Survey is amended to include a signature line for the Chairman of the Planning Commission.

Note that revised drawings will not be accepted for review or placement in the packet prior to the April 9, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.
PROFESSIONAL LAND SURVEYORS
PHONE (985) 892-1549
FAX (985) 892-9250

SECRET COVE, LLC

SHOWING A SURVEY OF:
A RESUBDIVISION OF 5.437 ACRES OF GREENSPACE INTO LOT 7H, 7I, AND GREENSPACE, BUSHWOOD ESTATES (RE-PLAT), LOCATED IN SECTION 26, TOWNSHIP 5 SOUTH, RANGE 13 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BORES A CLASS C SURVEY.
RESUBDIVISION STAFF ANALYSIS REPORT  
(As of April 1, 2019)  

CASE FILE NO: 2019-1424-MRP  

NAME OF SUBDIVISION: Town of Mandeville – Kingswood Subdivision  

LOTS BEING DIVIDED: resubdivision of Squares 310, 327, 340, 341 & 360 & portions Joans, Louivois, Colbert, Nelson, Armand Streets  

SECTION: 44  
WARD: 4  
TOWNSHIP: 8 South  
PARISH COUNCIL DISTRICT: 7  
RANGE: 12 East  

PROPERTY LOCATION: The property is located west of Joans Street, north of Preval Street & Marigny Trace Subdivision, Mandeville  

ZONING: A-4 Single Family Residential District  

PROPERTY OWNER: McINT, LLC –Gregory Intravia  

STAFF COMMENTARY:  
The owner is requesting to create 47 lots within some existing undeveloped squares, being part of Town of Mandeville Subdivision. Note that the process of revocation of the streets shown on the plat is underway.  

The reason for the public hearing requirement is that the proposal involves the creation/adjustment of more than five (5) lots.  

Recommendation:  
Staff does not have any objection to the creation of the 47 lots, subject to the following:  
1. No work order shall be issued and/or signature of plats, until approval of the revocations of the streets, included in the proposed development, are completed.  
2. All infrastructures shall be constructed before plats can be signed.  
3. A $10,000 maintenance obligation shall be provided.  

Note that revised drawings will not be accepted for review or placement in the packet prior to the April 9, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.
RESUBDIVISION STAFF ANALYSIS REPORT

CASE FILE NO: 2019-1428-MRP

NAME OF SUBDIVISION: Tammany Hills


SECTION: 26  WARD: 3
TOWNSHIP: 5 South  PARISH COUNCIL DISTRICT: 2
RANGE: 13 East

PROPERTY LOCATION: The property is on the east side of 5th Street, on the west side of 6th Street, south of Adams Avenue, north of Jefferson Avenue, Covington

ZONING: A-4 Single Family Residential District

PROPERTY OWNER: Advance Mortgage Company, LLC – Bruce Wainer

STAFF COMMENTARY:
The owner is requesting to resubdivide forty-two (42) lots into nineteen (19) buildable residential sites.

The reason for the public hearing requirement is that the proposal involves the creation/adjustment of more than five (5) lots.

Recommendation:
Staff has no objections to the resubdivision request, as shown on the attached survey.
RESUBDIVISION MAP

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 2252 0235 C Revised: 10/17/89

Survey No. 2019 054 Drawn by: SPH

Scale: 1" = 100'

NOTE: Setbacks lines shall be verified by owner and/or contractor prior to any construction, as an abstract has not been performed by the undersigned.

NOTE: Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereon at the request of the owner or of a registered land surveyor.

JOHN E. BONNEAU & ASSOCIATES, INC.
Professional Land Surveyors * Planners and Consultants
1011 NORTH CAUSEWAY BLVD., SUITE 34 MANDORVILLE, LA. 70471
(985) 845-1012 * (985) 845-1013 * Fax No.: (985) 845-1778
www.jebcosurvey.com * e-mail: info@jebcosurvey.com

ADVANCE MORTGAGE COMPANY, L.L.C.
TENTATIVE SUBDIVISION REVIEW
CASE NO.:  2019-1423-TP

PROPOSED SUBDIVISION NAME:  River Park Estates, Phase 2

DEVELOPER:  River Park Estates, LLC
            22161 Marshall Road
            Mandeville, LA 70471

ENGINEER/SURVEYOR:  Deep South Design Group
                    P.O. Box 1122
                    Madisonville, LA 70447

SECTION:  18  WARD:  3  PARISH COUNCIL DISTRICT:  3
TOWNSHIP:  6 South  RANGE:  11 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 on the north side of M. P. Planche Road, west of LA Highway 25, Covington, Louisiana.

SURROUNDING LAND USES:  
  North  - A2/Suburban
  South  - M.P. Planche Road
  East   - LA Highway 25
  West   - A2/Suburban

TOTAL ACRES IN DEVELOPMENT:  19.715

NUMBER OF LOTS:  79  TYPICAL LOT SIZE:  60’ x 120’

SEWER AND WATER SYSTEMS:  Central

PROPOSED ZONING:  A2-RO/A4A

FLOOD ZONE DESIGNATION: “C”

STAFF COMMENTARY:

Department of Planning and Development

River Park Estates received a zoning change approval at the April 2, 2019 Zoning Commission Meeting for a portion of Phase 2. Any Tentative Approval granted shall be contingent upon the zoning approval
being finalized.

A Tentative plan has been reviewed by this office and an inspection was made of the site on March 28, 2019.

It is recommended that the Tentative submittal be approved subject to the following:

**General Comments:**

1. Provide written verification from 911 Addressing for the road name and address approval of this subdivision.

2. Revise the boundary description title to read “River Park Estates, Phase 2”.

3. A T.I.A. for phase 2 of this development is required to be submitted and approved by St. Tammany Parish and LADOTD before a work order can be issued for this project.

4. This case was advertised with an incorrect case number. The advertisement read “2018-1423-TP” instead of “2019-1423-TP”. The typo in the case number will not require the case to be readvertised, as sufficient public notice was given.

**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 (*for informational purposes*).

Revised drawings will not be accepted for review or placement in the packet prior to the April 9, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.
Tentative Subdivision Plat of
RIVER PARK ESTATES, PHASE 2
Located in Section 18, Township 6 South,
Range 11 East, St. Tammany Parish, Louisiana

REQUIREMENTS

1. Top of existing sewer lift station, elevation = 44.97'
2. WETLANDS SITUATED IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA
3. T.O.C. = 42.18'
4. Invert = 38.00'
5. Existing Pond

EXCEPTIONS

1. LA. HWY. 25
2. Rudy Booth
3. A-2 (UNDEVELOPED)
4. RECEPTIVE PLOTS THROUGH 18 OF SQUARE 1 ARE DESIGNATED LOTS OF WATERS

CERITIFICATION

CERTIFYING OFFICER: RIVER PARK ESTATES, LLC

DEED RECORD: LA. HWY. 25

LOCATION

PROJECT

LA. HWY. 25

ENGINEERING REVIEW COPY

SD-1
CASE NO.: 2019-1425-TP

PROPOSED SUBDIVISION NAME: Copper Ridge

DEVELOPER: Shelby LaSalle, Jr., LLC
1580 W. Causeway Approach; Suite 2
Mandeville, LA 70471

ENGINEER/SURVEYOR: J.V Burkes and Associates, LLC
1805 Shortcut Highway
Slidell, LA 70458

SECTION: 12  WARD: 4
TOWNSHIP: 8 South  PARISH COUNCIL DISTRICT: 7
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 at the end of Hazel Drive, north of Montmartre Street, Mandeville, Louisiana.

SURROUNDING LAND USES:  
- North - A4/Single Family Residential
- South - A4/Single Family Residential
- East - A4/Single Family Residential
- West - A4/Single Family Residential

TOTAL ACRES IN DEVELOPMENT: 10.113

NUMBER OF LOTS: 24  TYPICAL LOT SIZE: 100’ x 140’

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: A4

FLOOD ZONE DESIGNATION: “X”

STAFF COMMENTARY:

*Department of Planning and Development*

The Tentative plan has been reviewed by this office and an inspection was made of the site on March 28, 2019.
It is recommended that the Tentative submittal be approved subject to the following:

**General Comments:**

1. Provide written approval from 911 addressing for the proposed road names.

2. A waiver of the minimum lot frontage requirement is being requested for this development. Staff sees no compelling reason to grant the waiver as the northern lot line of lot #8 can be adjusted to meet minimum road frontage requirements. If the Planning Commission wishes to approve this waiver request, a 2/3rds majority vote of the full membership of the commission (8 members) is needed, pursuant to Section 125-224 Waiver of Regulations, of Chapter 125 – Subdivision Regulations.

3. A waiver of the boulevard entrance requirement is being requested for this development. Staff has no objection to this proposal due to the location and layout of the subdivision entrance. In order to approve this waiver request, a 2/3rds majority vote of the full membership of the commission (8 members) is needed, pursuant to Section 125-224 Waiver of Regulations, of Chapter 125 – Subdivision Regulations.

**Tentative Plat:**

4. Copper Ridge Dr. must retain the name Hazel Dr. since it is a continuation of an existing road, per 911 Addressing.

**Informational Items:**

A waiver for a Fee in Lieu of Detention for this development will need to be requested and granted for this at the time of Preliminary Approval.

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 (*for informational purposes*).

Revised drawings will not be accepted for review or placement in the packet prior to the April 9, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.
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PRELIMINARY SUBDIVISION REVIEW
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PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of April 2, 2019)

CASE NO.:  2018-1315-PP

SUBDIVISION NAME:  Whispering Forest (Resubmitted)

DEVELOPER:  Bob Hesson
12090 Joiner-Wymner Road
Covington, LA 70433

ENGINEER/SURVEYOR:  Arrow Engineering & Consulting/John C. Cummings & Associates
P.O. Box 881                 503 N. Jefferson Avenue
Madisonville, LA 70447        Covington, LA 70433

SECTION:  33                    WARD:  1
TOWNSHIP:  6 South            PARISH COUNCIL DISTRICT:  3
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)

GENERAL LOCATION:  The property is located on the south side of Joiner-Wymer Road, west of LA Highway 1077, Covington.

TOTAL ACRES IN DEVELOPMENT OR PHASE:  8.93

NUMBER OF LOTS:  9  AVERAGE LOT SIZE:  0.5 Acres

SEWER AND WATER SYSTEMS:  Community

PROPOSED OR EXISTING ZONING:  A-3

FLOOD ZONE DESIGNATION:  “A”

TENTATIVE APPROVAL GRANTED:  October 13, 2015

STAFF COMMENTARY:

This project was postponed for one month at the January 8, 2019 meeting, and for two months at the February 12, 2019 meeting.

Department of Planning and Development

The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site.
It is recommended that Preliminary submittal be approved subject to the following:

**General Comments:**

1. A waiver is being requested for the entrance of the subdivision. The developer has proposed to use a 60 foot wide right-of-way at the entrance instead of the required 80 foot boulevard entrance. Staff is in favor of this proposal due to the layout of the entrance and the width of the existing right-of-way along Joiner-Wymer Road. Additionally, the developer has proposed to relocate his existing drive at the entrance to a location within the subdivision to further improve the safety of this intersection. In order to approve the request, a 2/3rds majority vote of the full membership of the commission (8 members) is needed, pursuant to Section 125-224 Waiver of Regulations, of Chapter 125 - Subdivision Regulations.

2. Provide a USACE permit for this development.

3. Provide a properly signed Fill & Grading Statement for this development.

4. The water line along Joiner-Wymer Road road that Whispering Forest is proposing to tie into has not been approved or constructed.

**Preliminary Plat:**

5. Proposed pond outfall drainage servitude will need to be recorded prior to the Final Plats being signed.

6. Revise the 35' typical access servitude section to include the 10’ utility servitude and show the servitude on the plat.

7. Provide all St. Tammany Parish enforced Restrictive Covenants from Ordinance Chapter 125-124 on the plat.

**Paving & Drainage Plan:**

8. Revise the downstream ditch elevation table for Lot #2 to 23.50’.

9. Provide an additional plan sheet showing typical sections provided in the hydraulic analysis for the cut and fill calculations. Show on sheet C1 where each section is located with labeled cross-sections.

**Sewer & Water Plan:**

10. Plans and Specifications for the construction of the project's water distribution lines and sewer collection lines have not yet been approved by the Louisiana Department of Health.

11. Provide written approval from Tammany Utilities of the water and sewer plans for this subdivision.

12. The sewer force main along Joiner-Wymer Road will be required to be jack and bored due to limited Right-of-Way.
13. Revise the sewer note to state West St. Tammany Sewer System and the water note to state Faubourg Coquille Water System.

Traffic Plan:

14. A street name sign is required at the intersection of Whisper Ct. and Bravad Ln., revise the traffic plan to show this sign and update the signage legend.

INFORMATIONAL ITEMS:

A funded **Maintenance Obligation** in the amount of **$10,000.00** is required in accordance with St. Tammany Code of Ordinances, Part II “Land Development Code,” Chapter 125 “Subdivision Regulations,” 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.

An additional Maintenance Obligation in the amount of 2,345 linear feet at $5.00 per linear foot and one (1) jack and bore at $5,000 per bore = **$16,700.00** is required for the construction of the sewer line within the Joiner-Wymer Road right-of-way to ensure the repair of any damage to the Parish roads from construction activity in connection with the installation of the sewer line.

The Department of Public Works will also require a Maintenance Obligation before a land clearing permit is issued. The amount of this obligation will be established by Public Works upon review of the land clearing permit.

**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.

Revised drawings will not be accepted for review or placement in the packet prior to the April 9, 2019 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 April 2, 2019)

CASE NO.:  2019-1395-PP

SUBDIVISION NAME:  The Preserve at Goodbee Lakes (Resubmitted)

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

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 east side of LA Highway 1077, East of Tantella Ranch Road, North of US Highway 190, Covington.

TOTAL ACRES IN DEVELOPMENT:  75

NUMBER OF LOTS:  66  
AVERAGE LOT SIZE:  Varies

SEWER AND WATER SYSTEMS:  Central

PROPOSED OR EXISTING ZONING:  PUD

FLOOD ZONE DESIGNATION:  A, B, and A4

TENTATIVE or PUD APPROVAL GRANTED:  April 3, 2018

STAFF COMMENTARY:

This project was postponed at the following meetings: June 12, 2018, July 10, 2018, August 14, 2018, and September 11, 2018. This project was also postponed indefinitely at the October 9, 2018 and December 11, 2018 meetings. This project was brought under “Old Business” at the February 12, 2019 meeting and postponed for one month at the March 12, 2019 meeting.

The subdivision plans have been revised to comply with St. Tammany Parish Fill Ordinance.
Department of Planning and Development

The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site on February 27, 2019.

It is recommended that Preliminary submittal be approved subject to the following:

General Comments:

1. LADOTD approval needs to be provided for the changing of the culvert size and for the pond outfall discharging to the Hwy 1077 roadside ditch.

2. LADOTD approval and required permits for the proposed right turn lane of Hwy 1077 need to be provided.

3. The construction access for this development must be from Hwy 1077. Tantella Ranch Road cannot be used as a means for construction access.

4. A waiver of the 60 foot driveway requirement is being requested for lot #20 to reduce the distance required to 30 feet, should the planning commission wish to approve this waiver a 2/3rds majority vote of the full membership of the commission (8 members) is needed, pursuant to Section 125-244 Waiver of Regulations, of Chapter 125 – Subdivision Regulations.

Preliminary Plat:

5. The proposed drainage servitude behind lots #42-48 does not meet St. Tammany Parish minimum servitude width requirements. Revise nonconforming servitude to meet minimum servitude width requirements.

6. Show outfall drainage servitude for Pond #2 on the Preliminary Plat.

7. Add call-outs for all pond overflow weirs to Preliminary Plat and required plan sheets.

Plan Comments:

8. A complete plan set must be provided with updated sheet numbers that includes the right turn lane plan sheets.

9. Sheet 2 references sheet 6C, but sheet 6C was not included in plan set. Revise reference or provide sheet 6C in the plan set.

10. Provide details for the proposed drainage structures, pipes and pipe bedding requirements. Details and LADOTD standards specified in the construction plans must be included in the plan set.

11. Revise all plan sheets to remove “Great Egret Drive” and replace it with “Spoonbill Drive”.

2
12. The sheet legend on plan sheets 36 through 41 needs to be revised to eliminate line type discrepancies

**Storm Drainage Layout Plan:**

13. Add drainage structures B4 and B4.1 including pipe information to the Drainage Structure Summary Table “B”.

14. Add drainage structures B2.2 and B2.3 including pipe information to the Storm Drainage Layout plan.

15. Multiple conflicts exist between drainage structures E, E1 and E1.1 within the plan set, the Drainage Impact Study and the Storm Drainage Table “E”. Revise conflicts and update all applicable documents.

16. Subsurface drainage passing through lot #41 is outside the proposed servitude. Revise servitude and/or subsurface drainage so that the subsurface drainage is located within the center of the drainage servitude.

**Drainage Impact Study:**

17. Sub-catchment C3 needs to be routed through Pond 2C in the model.

**Erosion Control and Sedimentation Plan:**

18. Provide silt fence for lots #1-9 along Cozy Lane to control sediment run off from the project site.

**Informational Items:**

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.

Revised drawings will not be accepted for review or placement in the packet prior to the April 9, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.
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PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT  
(As of April 2, 2019)

CASE NO.:  2019-1426-PP

SUBDIVISION NAME:  Lakeshore Villages, Phase 3B

DEVELOPER:  D.R. Horton, Inc. - Gulf Coast  
7969 Vincent Road  
Denham Springs, LA 70729

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

SECTION:  35 and 36  
TOWNSHIP:  9 South  
RANGE:  14 East

WARD:  9  
PARISH COUNCIL DISTRICT:  13

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 Oak Harbor Blvd., west of LA Highway 433, east of Interstate-10, Slidell, Louisiana.

TOTAL ACRES IN DEVELOPMENT:  14.243

NUMBER OF LOTS:  52  
AVERAGE LOT SIZE:  .8734 Square Feet

SEWER AND WATER SYSTEMS:  Central

PROPOSED OR EXISTING ZONING:  PUD

FLOOD ZONE DESIGNATION:  AH - EL “1.0”

PUD APPROVAL GRANTED:  June 12, 2018

STAFF COMMENTARY:

Department of Planning and Development

The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site on March 28, 2019.

It is recommended that Preliminary submittal be approved.
**Informational Items:**

No funded **Maintenance Obligation** is required since this a Community Development District owned and maintained subdivision.

**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.

Revised drawings will not be accepted for review or placement in the packet prior to the April 9, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.
OLD BUSINESS
April 2, 2019

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

Re: Enter the Parish Right-of-way Resolution No. 17-092
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 was granted an extension of time on July 10, 2019 to furnish documentation by January 10, 2019. The petitioner has not furnished all documentation required within the six (6) month period and is requesting an additional extension of time. See attached letter dated March 22, 2019.

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:

1. Extend adoption date to April 9, 2019, thereby extending the six (6) month submittal of documentation to November 9, 2019 and the completion date to April 9, 2021.
2. The Department of Development - Engineering has no objection to this extension.

Sincerely,

Chris Tissue, P.E.
Lead Development Engineer

xc: Honorable Gene Bellisario
    Ms. Kelly Rabalais
    Mr. Sidney Fontenot
    Ms. Erin Stair
    Ms. Helen Lambert
    Ms. Leslie Long
    Mr. Jay Watson, P.E.
    Mr. Theodore Reynolds, P.E.
    Mr. Earl J. Magner
    Ms. Jan Pavur
    Mr. Denty Crawford