AGENDA
SPECIAL RESCHEDULED MEETING OF THE
ST. TAMMANY PARISH PLANNING COMMISSION FOR THE OCTOBER 8, 2019 AGENDA
6:00PM - TUESDAY, NOVEMBER 12, 2019
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

ROLL CALL

PUBLIC ANNOUNCEMENTS
- Please silence all phones and electronic devices
- 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 SEPTEMBER 10, 2019 MINUTES

PUBLIC HEARINGS:

REQUEST FOR POSTPONEMENTS

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

**Entering the Parish R.O.W.**
Request to Enter the Parish Right of Way for Ozone Street, Town of Mandeville Subdivision for the purpose of extending the street and installing drainage features.
Debtor: SMS Holdings, LLC
Parish Council District: Hon. Jacob Groby
General Location: The property is located on the north side of Joans Street, east of Soult Street, Mandeville, Louisiana. Ward 4, District 7

**Entering the Parish R.O.W.**
Request to Enter the Parish Right of Way for Rapatel Street, Town of Mandeville Subdivision for the purpose of extending the street and installing drainage features.
Debtor: SMS Holdings, LLC
Parish Council District: Hon. Jacob Groby
General Location: The property is located at the end of Rapatel Street, south of Armand Street, east of Soult Street, Mandeville, Louisiana. Ward 4, District 7

REVOCATION REVIEW

**REV19-09-003**
The revocation of Louisa Street & a portion of Rousella Avenue, located on the west side of LA Highway 59, across Lotus Lane, First Subdivision of Glendale Heights, Mandeville, Louisiana, Ward 4, District 10
Applicant: PTP Properties, LLC
MINOR SUBDIVISION REVIEW

**2019-1608-MSP**
Owners: Lusk Management LLC - Blake Lusk
Surveyor: Kelly McHugh & Associates, Inc
General Location: The property is located on the south side of Hickory Street, east of US Highway 190 Service Road, Covington, Louisiana. Ward 4, District 5
*Postponed at the September 10, 2019 meeting*

**2019-1624-MSP**
A minor Subdivision of 1.63 acres into Parcels A & B
Owners: Judy Williams Cannon
Surveyor: Land Surveying, LLC
Parish Council District Representative: Hon. Richard Tanner
General Location: The property is located on the west side of LA Highway 41, north of LA Highway 40, Bush Louisiana. Ward 5, District 6

**2019-1630-MSP**
A minor subdivision of 2.19 acres into Parcels A & B
Owners: Joy Barron Fitzmorris
Surveyor: John G. Cummings and Associates
Parish Council District Representative: Hon. James Thompson
General Location: The property is located on the west side of LA Highway 25, north of C. Gotti Road, Folsom, Louisiana. Ward 2, District 3

**2019-1635-MSP**
A minor subdivision of 41.36 acres into Parcels A, B, C & D
Owners: Mark and Lisa Wise
Surveyor: Land Surveying, LLC
Parish Council District Representative: Hon. Jacob Groby
General Location: The property is located at the ends of both Isaac Road & Prosper Road, west of LA Highway 434, Lacombe, Louisiana. Ward 7, District 7

**2019-1636-MSP**
A minor subdivision of Lot B-4 into Lots B-4A & B-4B
Owners: Grand Homes - John Ploue III
Parish Council District Representative: Hon. Marty Dean
General Location: The property is located on the south side of Brewster Road, west of Grand Oaks Blvd, Madisonville, Louisiana. Ward 1, District 1
RESUBDIVISION REVIEW

2019-1647-MRP
A resubdivision of lots 2, 4, 6, 8, 10, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, Square 311, Side A, into lots 1A, 2A, 3A, 4A, 5A, 6A & Lots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 26, 27, 28, 29, 30 Square 311, Side B, into lots 1B, 2B, 3B, 4B, 5B, 6B, 7B, 8B & 30 B, Town of Mandeville.
Owners: Affordable Homes & Land, LLC - Mr. Robert Rosiere
Surveyor: J. V. Burkes & Associated, Inc.
Parish Council District Representative: Hon. Jacob Groby
General Location: The property is located on the east & west sides of Cours Carson Street Extension & on the northwest corner of Soult Street & Preval Street, Mandeville, Louisiana. Ward 4, District 7

PETITIONS/WAIVER REQUESTS

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

2018-1105-PP
Providence Parks, Phase 1
Developer/Owner: Providence Parks, LLC
Engineer: SLD Engineering and Surveying
Parish Council District Representative: Hon. James Thompson
General Location: The property is located on the east side LA Highway 1077, north of U.S. Highway 190, Covington, Louisiana. Ward 1, District 3
Postponed from the July 10, 2018 meeting
Postponed from the August 14, 2018 meeting
Postponed from the September 11, 2018 meeting
Postponed from the October 9, 2018 meeting for 2 months
Postponed from the December 11, 2018 meeting indefinitely

2019-1604-PP
River Park Estates, Phase 2
Developer/Owner: River Park Estates, LLC
Engineer/Surveyor: Deep South Design Group, LLC
Parish Council District Representative: Hon. James 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
Postponed at the September 10, 2019 meeting

2019-1638-PP
Spring Lakes, Phase 3
Developer/Owner: Lonesome Development, LLC
Engineer/Surveyor: Richard C. Lambert Consultants, LLC
Parish Council District Representative: Hon. James Thompson
General Location: The property is located on the east side of LA Highway 1077, west of Tantela Ranch Road, north of U.S. Highway 190, Covington, Louisiana. Ward 1, District 3
AGENDA
SPECIAL RESCHEDULED MEETING OF ST. TAMMANY PARISH PLANNING COMMISSION
NOVEMBER 12, 2019

FINAL SUBDIVISION REVIEW

2019-1603-FP
Ashton Parc, 4th Filing
Developer/Owner: First Horizon, Inc.
Engineer/Surveyor: Benchmark Group, LLC
Parish Council District Representative: Hon. Chris Canulette
General Location: The property is located on the south side of Haas Road, east of U. S. Highway 11 and north of North Queens Drive, Slidell, Louisiana. Ward 8 District 8

Postponed at the September 10, 2019 meeting

2019-1633-FP
Grande Maison, Phase 3-C
Developer/Owner: Grande Maison Development, LLC
Engineer/Surveyor: Kelly McHugh and Associates, Inc.
Parish Council District Representative: Hon. Rykert Toledano
General Location: The property is located on the east side of LA Highway 59, south of Interstate - 12, Mandeville, Louisiana. Ward 4 District 5

2019-1640-FP
Maison du Lac, Phase 3-B
Developer/Owner: WBB Realty, LLC
Engineer/Surveyor: Richard C. Lambert Consultants, LLC
Parish Council District Representative: Hon. Marty Dean
General Location: The property is located on the west side LA Highway 1085, north of LA Highway 21, Covington, Louisiana. Ward 1 District 1

AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS

OLD BUSINESS

Waiver Request
Waiver to Restrictive Covenant #9 on the Recorded Plat for The Moorings at Oak Harbor Subdivision, Phase 4 - Owner of Lot #68 would like to have a horseshoe driveway installed.
Owner: Troy and Melissa Watson
Parish Council District Representative: Hon. Jerry Binder
General Location: The property is located south of Oak Harbor Blvd., east of LA Highway 11, Slidell, Louisiana. Ward 9 District 12

NEW BUSINESS

ADJOURNMENT
ROLL CALL
Present: Seeger, Lorren, Parker, Willie, Richard, Doherty, Bagert, Crawford, Drumm, Randolph
Absent: Fitzmorris
Staff Present: Stair, Tissue, Lambert, Reynolds, Riles, Couvillon, Lange, Vorenkamp

PUBLIC ANNOUNCEMENTS
• Please silence all phones and electronic devices
• 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 - Parker presented the Pledge of Allegiance

Bagert moved to approve, second by Randolph.
Yea: Seeger, Lorren, Parker, Willie, Richard, Doherty, Bagert, Crawford, Drumm, Randolph
Nay: N/A
Abstain: N/A

PUBLIC HEARINGS:

REQUEST FOR POSTPONEMENTS

2019-1604-PP - POSTPONED
River Park Estates, Phase 2
Developer/Owner: River Park Estates, LLC
Engineer/Surveyor: Deep South Design Group, LLC
Parish Council District Representative: Hon. James 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

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
Willie moved to postpone for one month, second by Bagert.
Yea: Seeger, Lorren, Parker, Willie, Richard, Doherty, Bagert, Crawford, Drumm, Randolph
Nay: N/A
Abstain: N/A

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

REVOCATION REVIEW
MINOR SUBDIVISION REVIEW

2019-1561-MSP - APPROVED WITH WAIVERS
A minor subdivision of Parcels J4A, G1A & K into Parcels J4A-1, G1A-1, K-1, K-2, & K-3
Owners: Marina Beau Chene, LLC - Jared Riecke
Surveyor: Land Surveying, Inc.
General Location: The property is located at the end of Marina Blvd, Mandeville, Louisiana.
Ward 4, District 4
Postponed at the August 13, 2019 meeting

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jared Rieke and Christina Donovan
Opposition: None
Lorren moved to approve with waivers, second by Randolph.
Yea: Seeger, Lorren, Parker, Willie, Richard, Doherty, Bagert, Crawford, Drumm, Randolph
Nay: N/A
Abstain: N/A

2019-1585-MSP - APPROVED
A minor subdivision of Parcel 3-B-2 into Parcels 3-B-2-A, 3-B-2-B & 3-B-2-C
Owners: Maurmont Properties, LLC
Surveyor: Acadia Land Surveying, LLC
Parish Council District Representative: Hon. Marty Dean
General Location: The property is located on the north side of East Brewster Road, west of Stirling Blvd, Covington, Louisiana. 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: Mark Salvetti
Opposition: None
Richard moved to approve, second by Crawford.
Yea: Seeger, Lorren, Parker, Willie, Richard, Doherty, Bagert, Crawford, Drumm, Randolph
Nay: N/A
Abstain: N/A

2019-1586-MSP - APPROVED WITH WAIVER
A minor subdivision of Parcel 1 being 40.22 acres into Parcels 1-A & 1-B
Owners: Angela Bass, Virginia Modello, Hannah M. Holly, Frank Joseph Modello III
Surveyor: Land Surveying, LLC
Parish Council District Representative: Hon. James A. Thompson
General Location: The property is located on the north side of LA Highway 1078, east of Davidson Road, Folsom, Louisiana. 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: Angela Bass and Hannah Holly
Opposition: None
Willie moved to approve with waiver, second by Richard.
Yea: Seeger, Lorren, Parker, Willie, Richard, Doherty, Bagert, Crawford, Drumm, Randolph
Nay: N/A
Abstain: N/A
2019-1600-MSP - APPROVED WITH WAIVER
A minor subdivision of 11.36 acres being a 10.10 acre parcel & Parcel B-2 into Parcels 1, 2 & 3
Owners: William & Shari Karanas
Surveyor: John E. Bonneau & Associates, Inc
Parish Council District Representative: Hon. Jacob B. Groby III
General Location: The property is located on the south side of LA Highway 1088, west of Forest Brook Blvd, Mandeville, Louisiana. Ward 4, District 7

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Shari Karanas
Opposition: None

Randolph moved to approve Option #1 with waiver, second by Lorren.
Yea: Seeger, Lorren, Parker, Willie, Richard, Doherty, Bagert, Crawford, Drumm, Randolph
Nay: N/A
Abstain: N/A

2019-1608-MSP - POSTPONED
Owners: Lusk Management LLC - Blake Lusk
Surveyor: Kelly McHugh & Associates, Inc
General Location: The property is located on the south side of Hickory Street, east of US Highway 190 Service Road, Covington, Louisiana. 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: None
Opposition: None

Lorren moved to postpone for one month, second by Bagert.
Yea: Seeger, Lorren, Parker, Willie, Richard, Doherty, Bagert, Crawford, Drumm, Randolph
Nay: N/A
Abstain: N/A

RESUBDIVISION REVIEW

PETITIONS/WAIVER REQUESTS

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

2019-1607-PP - APPROVED WITH WAIVER
Lakeshore Villages, Phase 8
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
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
Richard moved to approve with waiver, second by Randolph.
Yea: Seeger, Lorren, Parker, Willie, Richard, Doherty, Bagert, Crawford, Drumm, Randolph
Nay: N/A
Abstain: N/A

FINAL SUBDIVISION REVIEW

2019-1599-FP - APPROVED
Terra Bella, Phase 1A-10
Developer/Owner: Terra Bella Group, LLC
Engineer/Surveyor: Kelly McHugh and Associates, Inc.
Parish Council District Representative: Hon. Marty Dean and Hon. James Thompson
General Location: The property is located on the north side of LA Hwy 1085, west of Bricker Road, Covington, Louisiana. Ward 1 District 1& 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 Willie.
Yea: Seeger, Lorren, Parker, Willie, Richard, Doherty, Bagert, Crawford, Drumm, Randolph
Nay: N/A
Abstain: N/A

2019-1603-FP - POSTPONED
Ashton Parc, 4th Filing
Developer/Owner: First Horizon, Inc.
Engineer/Surveyor: Benchmark Group, LLC
Parish Council District Representative: Hon. Chris Canulette
General Location: The property is located on the south side of Haas Road, east of U. S. Highway 11 and north of North Queens Drive, Slidell, Louisiana. Ward 8 District 8

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Murray McCullough
Opposition: None
Drumm moved to postpone for one month, second by Randolph.
Yea: Seeger, Lorren, Parker, Willie, Richard, Doherty, Bagert, Crawford, Drumm, Randolph
Nay: N/A
Abstain: N/A

2019-1605-FP - APPROVED
Lakeshore Villages, Phase 4-B
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
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 Lorren.**

**Yea:** Seeger, Lorren, Parker, Willie, Richard, Doherty, Bagert, Crawford, Drumm, Randolph

**Nay:** N/A

**Abstain:** N/A

**2019-1606-FP - APPROVED**

Lakeshore Villages, Phase 4-A-2
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

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 Bagert.**

**Yea:** Seeger, Lorren, Parker, Willie, Richard, Doherty, Bagert, Crawford, Drumm, Randolph

**Nay:** N/A

**Abstain:** N/A

**AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS**

**OLD BUSINESS**

**NEW BUSINESS**

Discussion on Engineering Certification of Constructed Infrastructure

**ADJOURNMENT**

______________________________
Mr. Dave Doherty
Chairman
ENTERING THE PARISH RIGHTS-OF-WAY,
SERVITUDE AND EASEMENTS
ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____________

TITLE: A RESOLUTION AUTHORIZING SMS HOLDINGS, C/O MR. SEAN KILLEEN, TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO SMS HOLDINGS, C/O MR. SEAN KILLEEN, 3701 TCHOUPITOULAS STREET, UNIT A, NEW ORLEANS, LA 70115 OR ASSIGNEES TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF OZONE STREET, NORTH OF JOANS STREET, TOWN OF MANDEVILLE (UNINCORPORATED) SUBDIVISION, FOR THE PURPOSE OF GAINING ACCESS TO PROPERTY. WARD 4, DISTRICT 7.

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 $14,100 for a period of one (1) year.

9. That the petitioner agree to post a Warranty Obligation upon completion of the project in the amount of $7,800 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.

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 4 DISTRICT 7.

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

20. The resubdivision of Lot #27 - Lot #34, Square 322-A and Lot #8 - Lot #10, Square 322B needs to be recorded before a Work Order is issued for construction of infrastructure.
21. That the petitioner submit all documentation required within ONE (1) year from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission.

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY ____________________________, SECONDED BY ____________________________ : A VOTE THEREON RESULTED IN THE FOLLOWING:

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 8TH DAY OF OCTOBER, 2019, AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

DAVID DOHERTY JR., CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

SIDNEY FONTENOT, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION

Revised 10/10/2018
To whom it may concern:

I am requesting permission to enter the right of way of Ozone St. for 353 feet to access lots 27-34 and 8-10 off of Joan St. I am also requesting permission to enter the right away of Rapatel for 50 feet to access lots 35-36 off of Joan St.

This property is owned by SMS Holdings at 3701 Tchoupitoulis St, Unit A, New Orleans, LA 70115.

We just closed on the property on Wednesday September 11th so the act of sale will be available next week and will be turned in as soon as it is ready.

The legal description of the property is SQ 322-B Lots 27-36 & SQ 322 A Lots 27-34 Lots 8,9,10 on Ozone.

The scope of work is to put in a road to access these lots to construct 6 houses and to extend the current road on Rapatel 50 feet to build 5 houses.

The Cost Estimate from the Civil Engineer is $5000.

The current survey is attached. The new survey should be available next week.

If you have any questions please contact Sean Killeen at 504-810-5346 or skileen1978@gmail.com

Thanks you,

Sean Killeen
ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____________

TITLE: A RESOLUTION AUTHORIZING SMS HOLDINGS, C/O MR. SEAN KILLEEN, TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO SMS HOLDINGS, C/O MR. SEAN KILLEEN, 3701 TCHOUPITOULAS STREET, UNIT A, NEW ORLEANS, LA 70115 OR ASSIGNEES TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF RAPATEL STREET, NORTH OF JOANS STREET, TOWN OF MANDEVILLE (UNINCORPORATED) SUBDIVISION, FOR THE PURPOSE OF GAINING ACCESS TO PROPERTY.
WARD 4, DISTRICT 7.

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 gravel 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 sewers 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 $1,000 for a period of one (1) year.

9. That the petitioner agree to post a Warranty Obligation upon completion of the project in the amount of $1,000 for a period of two (2) years.

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

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

12. Petitioner acknowledges and accepts full responsibility for the installation and maintenance of drainage, specifically from the on-site mechanical sewerage treatment plants, on the public right of way he/she seeks permission to enter.

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 4 DISTRICT 7.

19. That the petitioner must agree to participate in a front foot assessment in upgrading the road to a hard surface standard meeting Parish requirements, in the future.

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

21. The resubdivision of Lot #35 and Lot #36, Square 322-B needs to be recorded before a Work Order is issued for construction of infrastructure.
22. That the petitioner submit all documentation required within ONE (1) year from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission.

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY ________________________________, SECONDED BY ________________________________; A VOTE THEREON RESULTED IN THE FOLLOWING:

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 8TH DAY OF OCTOBER, 2019, AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

__________________________________________
DAVID DOHERTY JR., CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

__________________________________________
SIDNEY FONTENOT, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION

Revised 10/10/2018
To whom it may concern:

I am requesting permission to enter the right of way of Ozone St. for 353 feet to access lots 27-34 and 8-10 off of Joan St. I am also requesting permission to enter the right away of Rapatel for 50 feet to access lots 35-36 off of Joan St.

This property is owned by SMS Holdings at 3701 Tchoupitoulis St, Unit A, New Orleans, LA 70115.

We just closed on the property on Wednesday September 11th so the act of sale will be available next week and will be turned in as soon as it is ready.

The legal description of the property is SQ 322-B Lots 27-36 & SQ 322 A Lots 27-34 Lots 8,9,10 on Ozone.

The scope of work is to put in a road to access these lots to construct 6 houses and to extend the current road on Rapatel 50 feet to build 5 houses.

The Cost Estimate from the Civil Engineer is $5000.

The current survey is attached. The new survey should be available next week.

If you have any questions please contact Sean Killeen at 504-810-5346 or skileen1978@gmail.com

Thanks you,

Sean Killeen
REVOCATIONS
REVOCATION STAFF ANALYSIS REPORT  
(As of October 1, 2019)

CASE NO.: REV19-09-003

NAME OF STREET OR ROAD: Unopened portion of Louisa Street & a portion of Rousella Avenue

NAME OF SUBDIVISION: First Subdivision of Glendale Heights

WARD: 4  PARISH COUNCIL DISTRICT: 10

PROPERTY LOCATION: The property is located on the west side of LA Highway 59, across Lotus Lane, First Subdivision of Glendale Heights, Mandeville, Louisiana, Ward 4, District 10

SURROUNDING ZONING: MD-2 Medical Clinical

PETITIONER/REPRESENTATIVE: PTP Properties, LLC

STAFF COMMENTARY:

Department of Planning & Development:
The applicant is proposing to revoke the unopened portions of Louisa Street and Rousella Street. PTP Properties, LLC desires to assimilate these properties into their existing property. It should be noted that PTP Properties, LLC owns all property that abuts the rights-of-way proposed for revocation.

Recommendation:
The staff believes that the proposal is consistent relative to the Louisiana Revised Statutes governing the revocation of immovable property since the right-of-way does not appear to serve any public use or benefit, other than to the applicant. Therefore, the staff has no objections to the proposed revocation request subject to the applicant assimilating their portion of the right-of-way into their adjacent properties through the parish’s resubdivision process.
DESCRIPTION FOR ROAD REVOCATION

A portion of Louisa Street and Rousella Avenue in the First Subdivision of Glendale Heights, located in Section 36, Township 7 South, Range 11 East and Section 1, Township 8 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows:

Commencing from the Section Corner common to Section 36, Township 7 South, Range 11 East, Section 31, Township 7 South, Range 12 East, Section 6, Township 8 South, Range 12 East, and Section 1, Township 8 South, Range 11 East,
Thence South 00 degrees 10 minutes West 1325.7 feet to a point,
Thence South 89 degrees 57 minutes West 2147.2 feet to a point,
Thence North 00 degrees 03 minutes West 20.0 feet to a point,
Thence South 89 degrees 57 minutes West 872.4 feet to a point,
Thence North 24 degrees 33 minutes East 1270.46 feet to a 1-1/4 inch iron pipe found on the West Side of Louisiana Highway Number 59,
Thence South 89 degrees 34 minutes 01 second West 284.34 feet to a point on the East Side of Rousella Avenue being the POINT OF BEGINNING,

Thence South 89 degrees 34 minutes 01 second West 40.0 feet to a point in the West Side of Rousella Avenue,
Thence North 00 degrees 06 minutes 34 seconds West 206.39 feet along the west side of said avenue to a point on the South Side of Louisa Street,
Thence South 89 degrees 57 minutes 48 seconds West 592.66 feet along the south side of said street to a point on the East Side of a 20 feet Un-named Road,
Thence North 22 degrees 58 minutes 33 seconds East 43.46 feet along the east side of said road to a point in the North Side of Louisa Street,
Thence North 89 degrees 57 minutes 48 seconds East 575.62 feet along the north side of said street to a point in the West Side of Rousella Avenue,
Thence North 00 degrees 06 minutes 34 seconds West 120.0 feet along the west side of said avenue to a point,
Thence North 89 degrees 57 minutes 49 seconds East 40.0 feet to a point in the East Side of Rousella Avenue,
Thence South 00 degrees 06 minutes 34 seconds East 120.0 feet along the east side of said avenue to a point on the North Side of Louisa Street,
Thence North 89 degrees 57 minutes 48 seconds East 395.84 feet along the north side of said street to a point on the West Side of Louisiana Highway Number 59,
Thence South 24 degrees 26 minutes 58 seconds West 43.95 feet along the west side of said highway to a point on the South Side of Louisa Street,
Thence South 89 degrees 57 minutes 48 seconds West 377.57 feet along the south side of said street to a point on the East Side of Rousella Avenue, Thence South 00 degrees 06 minutes 34 seconds East 206.12 feet along the east side of said avenue to the POINT OF BEGINNING, containing 1.228 Acres.

NOTE: This description is based on a property boundary survey and plat by John G. Cummings, Professional Land Surveyor, dated June 4, 2019, Job No. 14073-RRR.

John G. Cummings, P.L.S.

6-4-2019

STATE OF LOUISIANA
JOHN G. CUMMINGS
License No. 4770
PROFESSIONAL
LANDSURVEYOR

14073-RRR
MINOR SUBDIVISIONS
MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of October 1st, 2019)

CASE NO.: 2019-1608-MSP

OWNER/DEVELOPER: Lusk Management, LLC – Blake Lusk
ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc

SECTION: 27 TOWNSHIP: 7 South RANGE: 11 East
WARD: 1 PARISH COUNCIL DISTRICT: 1

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

GENERAL LOCATION: The parcels are located on the south side of Hickory Street, east US Highway 190 Service Road, Covington, LA.

SURROUNDING LAND USES: Single family residential

TOTAL ACRES IN DEVELOPMENT: 3.07 acres


ZONING: MD-1 Medical Residential District & A-5 Suburban Residential

STAFF COMMENTARY:

Department of Development – Planning & Engineering
The applicant is requesting to create four (4) lots from a 3.07-acre parcel. The minor subdivision request requires a public hearing due to:

- Lot A2B2 was a part of minor subdivision approved in August 2018 (2018-1147-MSP).
- Lots A2B2-1, A2B2-2 & A2B2-3 do not meet the minimum lot size of 1 acre, required under the Subdivision Regulations Sec. 125-188 (2)(e) and requires a waiver of the regulations by the Planning Commission.
- Lot A2B2-1 requires a waiver of the minimum lot width, since the rear of the lot does not meet the minimum lot width of 75 feet.

Staff has no objection to the request considering that lots meets the required minimum lot size and minimum lot width under the MD-1 and the maximum allowable density under the A-5 Zoning District.

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.

SCALE: 1" = 100'
DRAWN: DRJ
JOB NO.: 18-399
REVIEWED:

PREPARED FOR: BLAKE LUSK
KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 626-5611

REFERENCE:
A PLAT OF A PREVIOUS RESUBDIVISION
BY JOHN E. BONNEAU, FILED FOR
RECORD 08-30-2018, MAP FILE NO. 5772D

LEGEND:
O = 1/2" IRON PIPE FOUND
- = 1/2" IRON ROD FOUND
* = NAIL IN TREE ROOT FND.
= 1/2" IRON ROD SET

NOTE: OWNER OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING BUILDING SETBACKS BEFORE CONSTRUCTION BEGINS.

DIRECTOR OF THE DEPARTMENT OF ENGINEERING
DATE FILED
CLERK OF COURT
DIRECTOR OF THE DEPARTMENT OF ENGINEERING
SECRETARY PARISH PLANNING COMMISSION
CHAIRMAN PARISH PLANNING COMMISSION

APPROVAL:
MINOR SUBDIVISION STAFF ANALYSIS REPORT  
(As of October 1st, 2019)

CASE NO.:  2019-1624-MSP

OWNER/DEVELOPER:  Judy W. Cannon
ENGINEER/SURVEYOR:  Land Surveying, LLC

SECTION:  42  
TOWNSHIP:  5 South  
RANGE:  13 East

WARD:  5  
PARISH COUNCIL DISTRICT:  6

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

GENERAL LOCATION:  The property is located on the west side of LA Highway 41, north of LA Highway 40, Bush Louisiana

SURROUNDING LAND USES:  Undeveloped & Single family residential

TOTAL ACRES IN DEVELOPMENT:  1.63 acres

NUMBER OF LOTS/PARCELS:  2 parcels; Parcels A – 0.63 acre & B - 1 acre

ZONING:  A-3 Suburban Residential

STAFF COMMENTARY:

Department of Development – Planning & Engineering
The applicant is requesting to create two (2) parcels from a 1.63 acre parcel. The minor subdivision request requires a public hearing due to: Parcel A not meeting the minimum lot size of 1 acre, required under the Subdivision Regulations Sec. 125-188 (2)(e) and requires a waiver of the regulations by the Planning Commission.

Staff has no objection to the request since both parcels meet the minimum lot width and maximum allowable density under the A-3 Suburban Zoning District, subject to the below comments:

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

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

References: A Survey Map of Subject Property by this Firm, Dated 4-4-2013, #15670 (Based Bearings)

Point A is N89°55'48"E, 1796.31'; N82°31'20"E, 203.46'; N89°54'26"E, 228.40'; S89°56'59"E, 303.29'; N80°18'39"E, 1097.60 from the Southwest Corner of Section 42 755 R13E, St. Tammany Parish, Louisiana.

There is an overhead powerline running along the Eastery Boundary Line of Subject Properties.

LEGEND:
- = Fnd. 1/2" Iron Rod
- = Fnd. 1/2" Iron Pipe
- = Fnd. 1" DOTD Metal Cap
= = Set 1/2" Iron Rod
- = Fnd. 1" Iron Pipe
- = Fence

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

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:16.

MAP PREPARED FOR

JUDY HULANE WILLIAMS CANNON

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 42 Township 5 South Range 13 East, St. Tammany Parish, Louisiana.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGN, SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS MAP IS NOT A TRUE COPY.

LAND SURVEYING LLC
518 N. Columbia Street, Covington, LA 70433
(985) 241-6271 office (985) 849-0355 fax
landsurveying@bellsouth.net email
MINOR SUBDIVISION STAFF ANALYSIS REPORT  
(As of October 1st, 2019)

CASE NO.: 2019-1630-MSP

OWNER/DEVELOPER: Joy A. Barron Fitzmorris
ENGINEER/SURVEYOR: John G. Cummings and Associates

SECTION: 36  
TOWNSHIP: 5 South  
RANGE: 10 East

WARD: 2  
PARISH COUNCIL DISTRICT: 3

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

GENERAL LOCATION: The property is located on the west side of LA Highway 25, north of C. Gotti Road, Folsom, Louisiana.

SURROUNDING LAND USES: Undeveloped & Single family residential

TOTAL ACRES IN DEVELOPMENT: 2.19 acres

NUMBER OF LOTS/PARCELS: 2 parcels; Parcels A – 0.54 acre & B – 1.65 acres

ZONING: A-3 Suburban Residential

STAFF COMMENTARY:

Department of Development – Planning & Engineering
The applicant is requesting to create two (2) parcels from a 2.19 acre parcel. The minor subdivision request requires a public hearing due to: Parcel A not meeting the minimum lot size of 1 acre, required under the Subdivision Regulations Sec. 125-188 (2)(e) and requires a waiver of the regulations by the Planning Commission.

Staff has no objection to the request since both parcels meet the minimum width and maximum allowable density under the A-3 Suburban Zoning District, subject to the below comments:

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

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.
NOTE:
This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0125 C, dated October 17, 1989.

APPROVAL:
REFERENCE SURVEY:
DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING COMMISSION
THERE IS NO REPRESENTATION THAT ALL APPLICABLE SURVEYS AND/OR
RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SURVEYS AND/OR
RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET
FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED
THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH
FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN
COMPLETING DATA FOR THIS SURVEY.

CLERK OF COURT

SCALE:
1" = 100'

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

PLAT PREPARED FOR: Joy Barron
SHOWING A SURVEY OF: A MINOR SUBDIVISION OF 2.19 ACRES INTO PARCELS
A & B, LOCATED IN SECTION 36, TOWNSHIP 5 SOUTH,
RANGE 10 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.

REFERENCES:
Iron Rod A to Iron Rod B S89°32'W (per Reference Survey)

LEGEND
1-1/4" IRON PIPE FOUND
1/2" IRON PIPE FOUND
5/8" IRON ROD FOUND
60-D NAIL SET
1/2" IRON ROD SET
FENCE
REFERENCE SURVEY

S89°32'W 714.6' from the 1/4 Section Corner common to Sections 35 & 36, T5S, R1OE.
MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of October 1st, 2019)

CASE NO.: 2019-1635-MSP

OWNER/DEVELOPER: Mark & Lisa Wise
ENGINEER/SURVEYOR: Land Surveying, LLC

SECTION: 39  TOWNSHIP: 8 South  RANGE: 12 East
WARD: 7  PARISH COUNCIL DISTRICT: 7

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

GENERAL LOCATION: The property is located at the ends of both Isaac Road & Prosper Road, west of LA Highway 434, Lacombe, Louisiana.

SURROUNDING LAND USES: Undeveloped & Single family residential

TOTAL ACRES IN DEVELOPMENT: 41.36 acres

NUMBER OF LOTS/PARCELS: 4 parcels; Parcels A – 10 acres, B – 21.36 acres, C – 5 acres & D – 5 acres

ZONING: A-1 Suburban Residential

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The applicant is requesting to create four (4) parcels from a 41.36 acre parcel. The minor subdivision request requires a public hearing due to:

- Parcel A not meeting the minimum lot width of 300 feet, required under the A-1 Suburban District and along Isaac Road & Parcel B not meeting the minimum lot width of 300 feet, required under the A-1 Suburban District and along Prosper Road and requiring a waiver of the regulations by the Planning Commission.
- Parcels B & C not having public road frontage and being accessed via a 30’ access servitude.
- Parcels C & D not meeting the minimum lot width of 300 feet and requiring a waiver of the regulations by the Planning Commission.

Staff is not opposed to the creation of Parcels A & D since the only accesses to the site are at the end of Prosper & Isaac Drive. However, staff does not recommend approval of the requested waiver of the minimum lot width for parcels C & D, since the width of Parcel B could be reduced to allow for parcels C & D to meet the 300’ minimum lot width requirement.

Should the Planning Commission wishes to recommend approval it subject to the below comments:

1. Amend the width of Parcels C & D to meet the minimum lot width of 300’ required under A-1 Suburban District.
2. Survey is amended as follow: “Prosper Road & Isaac Road” should be “Prosper Drive & Isaac Drive”.

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.
MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of October 1st, 2019)

CASE NO.: 2019-1636-MSP

OWNER/DEVELOPER: Grand Homes - John Ploue III
ENGINEER/SURVEYOR: Kelly J. McHugh & Associates, INC

SECTION: 17 TOWNSHIP: 7 South RANGE: 10 East
WARD: 1 PARISH COUNCIL DISTRICT: 1

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 south side of Brewster Road, west of Grand Oaks Blvd, Madisonville, Louisiana.

SURROUNDING LAND USES: Undeveloped & Single family residential

TOTAL ACRES IN DEVELOPMENT: 1.07 acres

NUMBER OF LOTS/PARCELS: 2 parcels; Parcel B-4 into Parcels B-4A – 0.54 acre & B-4B – 0.53 acre

ZONING: A-3 Suburban Residential

STAFF COMMENTARY:

Department of Development – Planning & Engineering
The applicant is requesting to create two (2) parcels from a 1.07 acre parcel. The minor subdivision request requires a public hearing due to: Parcels B-4A & B-4B not meeting the minimum lot size of 1 acre, required under the Subdivision Regulations Sec. 125-188 (2)(e) and requires a waiver of the regulations by the Planning Commission.

Staff has no objection to the request since both parcels meet the minimum width and maximum allowed density under the A-3 Suburban Zoning District.

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
RESUBDIVISION REVIEW
RESUBDIVISION STAFF ANALYSIS REPORT

CASE FILE NO: 2019-1647-MRP

NAME OF SUBDIVISION: Town of Mandeville

LOTS BEING DIVIDED: Resubdivision lots 2, 4, 6, 8, 10, 12 - 24, Square 311, Side A, into lots 1A, 2A, 3A, 4A, 5A, 6A & Lots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23 - 30 Square 311, Side B, into lots 1B, 2B, 3B, 4B, 5B, 6B, 7B, 8B & 30 B, Town of Mandeville

SECTION: 44  WARD: 4
TOWNSHIP: 8 South  PARISH COUNCIL DISTRICT: 7
RANGE: 13 East

PROPERTY LOCATION: The property is located on the east & west sides of Cours Carson Street Extension & on the northwest corner of Soult Street & Preval Street, Mandeville, Louisiana.

ZONING: A-4 Single Family Residential District

PROPERTY OWNER: Affordable Homes & Land, LLC - Mr. Robert Rosiere

STAFF COMMENTARY:
The owner is requesting to resubdivide thirty-six (36) lots into nineteen (15) 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, subject to the following:

2. Revised the date of the survey.
3. Add the following: Note: Detention pond & 25’ drainage easement to be maintained by St. Tammany Parish.
4. Survey is amended as follow: “Cours Carson Extension Street” should be “Cours Carson Street”, “Louvois Street” should be “Louvois Street” & a portion of “Louvois Street” should be “Merlin Street”. 
PRELIMINARY SUBDIVISION REVIEW
PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of October 1, 2019)

CASE NO.: 2018-1105-PP

SUBDIVISION NAME: Providence Parks, Phase 1

DEVELOPER: Providence Parks, LLC
1100 Camellia Boulevard; Suite 200
Lafayette, LA 70508

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

Barry J. Bleichner, P.E., P.L.S, LLC
Civil Engineer and Land Surveyor
321 Richland Avenue
Lafayette, LA 70508

SECTIONS: 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)
______ OTHER (Multi family, commercial or industrial)(PUD)

GENERAL LOCATION: The property is located on the east side LA Highway 1077, north of U.S.
Highway 190, Covington, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 54.15

NUMBER OF LOTS: 180  AVERAGE LOT SIZE: 6,402 Square Feet

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: PUD

FLOOD ZONE DESIGNATION: “A4”

PUD APPROVAL GRANTED: June 6, 2017

STAFF COMMENTARY:

Department of Planning and Development

This project was submitted for Preliminary Approval at the October 8, 2019 meeting; however, the developer has requested postponement to the November 12, 2019 meeting.
PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of October 1, 2019)

CASE NO.: 2019-1604-PP

SUBDIVISION NAME: River Park Estates, Phase 2

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

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

SECTION: 18  WARD: 3
TOWNSHIP: 6 South  PARISH COUNCIL DISTRICT: 3
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.

TOTAL ACRES IN DEVELOPMENT: 20.230

NUMBER OF lots: 79  AVERAGE LOT SIZE: 60’ x 120’

SEWER AND WATER SYSTEMS: Central

EXISTING ZONING: A2-RO/A4A

FLOOD ZONE DESIGNATION: “C”

TENTATIVE APPROVAL GRANTED: April 2, 2019

STAFF COMMENTARY:

Department of Planning and Development

This project was postponed at the September 10, 2019 meeting.

The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site on August 27, 2019.
It is recommended that preliminary submittal be postponed in order to adequately address the outstanding comments below:

**General Comments:**

1. The T.I.A. review for the development is pending the submittal of plans that show the required roadway improvements to M. P. Planche associated with the Sydney Road connection included in the analysis. Approval of this T.I.A. is required from LADOTD and St. Tammany Parish.

2. Provide updated LADOTD permit or written verification that an updated LADOTD permit is not required.

**Preliminary Plat:**

3. The proposed pond information shown on the preliminary plat, drainage plan, and pond cross-section sheet are all in conflict. Revise all plan sheets accordingly to eliminate conflicts.

**Paving & Drainage Plan:**

4. Update the driveway culvert schedule to include Lot #19 in Square 10.

5. Provide pipe size, material and invert elevation for the pipes on the north side of the intersection of Sydney Drive and Catherine Drive.

6. M.P. Planche Road from address 16564 to Sydney Drive is only 13.5 feet wide which does not provide enough space to allow for two way traffic. Provide a turn around at the south end of Sydney Drive or plans to widen this section of M.P. Planche Road to a minimum road width that matches the existing M.P. Planche Road width to the east of 16564 M.P. Planche Road.

7. Provide a construction detail demonstrating how the existing M.P. Planche Road cross culverts will be capped to create a 32” diameter opening.

8. Proposed roadway cross culverts along M.P. Planche Road appear to cause conflicts with the proposed roadside ditches due to the required pipe lengths. Provide a detail showing how this will be constructed or revise plans to eliminate this conflict.

**Water & Sewer Plan:**

9. The existing sewer manhole to the east of Lot #1 within Square 2 appears to have an incorrect invert elevation. Revise the sewer plan to eliminate this conflict.

10. Provide written approval from H20 Systems for the proposed water and sewer plans.

11. Provide written verification from H20 Systems that the existing water and sewer systems this development is connecting to have sufficient capacity.

**Informational Items:**

A funded **Maintenance Obligation** in the amount of **$10,000** is required in accordance with St. Tammany Code of Ordinances, Part II “Land Development Code,” Chapter 125 “Subdivision Regulations,” 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.

**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 October 8, 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 October 1, 2019)

CASE NO.:  2019-1638-PP
SUBDIVISION NAME:  Spring Lakes, Phase 3
DEVELOPER:  Lonesome Development, LLC  
381 LA - 21  
Madisonville, LA 70447
901 West Causeway Approach  228 W. Causeway Approach  
Mandeville, LA 70471  Mandeville, LA 70448
SECTION:  17  
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 on the east side of LA Highway 1077, west of Tantela Ranch Road, north of U.S. Highway 190, Covington, Louisiana.
TOTAL ACRES IN DEVELOPMENT:  29.16
NUMBER OF LOTS:  42  
AVERAGE LOT SIZE:  15,000 Square Feet
SEWER AND WATER SYSTEMS:  Central
PROPOSED OR EXISTING ZONING:  PUD
FLOOD ZONE DESIGNATION:  “C”
REVISED PUD APPROVAL GRANTED:  June 7, 2016

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 September 23, 2019.

Staff has no objection to the preliminary subdivision submittal subject to the following items being addressed:
**Preliminary Plat:**

1. Show side and rear building setback lines for all lots on the preliminary plat.

**Drainage & Grading Plan:**

2. Revise the maintenance information in Note #1 on plan sheet 2A to reflect the information outlined in the subdivision dedication statement.

3. Revise the culvert table information to reflect an 18” BCCSP for lot 282.

**Water & Sewer Plan:**

4. Provide written approval from the utility provider for these plans.

5. Provide written verification from the utility provider that the existing water and sewer systems this development is connecting to have sufficient capacity.

6. A Letter of No Objection from St. Tammany parish and L.D.H. approval is required for this development.

**Informational Items:**

No funded Maintenance Obligation is required since it is an extension of roads in a private subdivision and the developer is prohibited from using Tantela Ranch Road.

**Mandatory Developmental fee** 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 October 8, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.
FINAL SUBDIVISION REVIEW
FINAL SUBDIVISION STAFF ANALYSIS REPORT  
(As October 1, 2019)

CASE NO.: 2019-1603-FP

SUBDIVISION NAME: Ashton Parc, 4th Filing

DEVELOPER: First Horizon, Inc.  
1220 S. Range Avenue  
Denham Springs, LA 70726

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

GENERAL LOCATION: The property is located on the south side of Haas Road, east of U. S. Highway 11 and north of North Queens Drive, Slidell, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 16.069

NUMBER OF LOTS: 54  
AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: “C”

STAFF COMMENTARY:

Department of Planning and Development

This project was postponed at the September 10, 2019 meeting.

Periodic inspections have been made by this office during construction and the second final inspection was made on September 24, 2019. The inspection disclosed that all of the concrete roads are constructed, subsurface drainage is functioning and detention ponds are constructed.
**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 2,660 linear feet x $25.00 per linear foot = $66,500.00 for a period of two (2) years.

The staff has no objection to the proposed final subdivision request.

Mandatory Developmental Fees are required as follows:

Road Impact Fee = $1,077.00 per lot x 54 lots = $58,158.00

Drainage Impact Fee = $1,114.00 per lot x 54 lots = $60,156.00

Fees are due before subdivision plats can be signed.

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

Revised drawings will not be accepted for review or placement in the packet prior to the October 8, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.
FINAL SUBDIVISION STAFF ANALYSIS REPORT  
(As October 1, 2019)

CASE NO.:  2019-1633-FP

SUBDIVISION NAME:  Grande Maison, Phase 3-C

DEVELOPER:  Grande Maison Development, LLC  
7037 Hwy 190  
Covington, LA 70433

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

SECTION:  30  
TOWNSHIP:  7 SOUTH  
RANGE:  12 EAST  
WARD:  4  
PARISH COUNCIL DISTRICT:  5

TYPE OF DEVELOPMENT:  

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

GENERAL LOCATION:  The property is located on the east side of LA Highway 59, south of Interstate -12, Mandeville, Louisiana.

TOTAL ACRES IN DEVELOPMENT:  18.85

NUMBER OF LOTS:  41  
AVERAGE LOT SIZE:  80’ x 140’

SEWER AND WATER SYSTEMS:  Central

ZONING:  PUD

FLOOD ZONE DESIGNATION:  “C”

STAFF COMMENTARY:

Department of Planning and Development

Periodic inspections have been made by this office during construction and the final inspection was made on September 23, 2019.

Postponement of this submittal is advised due to the following uncompleted items that existed at the time of the final inspection and review of the provided plans. These items will need to be completed prior to the plats being signed:
**General Information:**

1. Roadways need to be cleaned so a meaningful inspection can be made.
2. Roadside ditches need to be regarded to provide positive flow.
3. Road shoulders need a mature stand of grass to avoid further erosion and siltation of roadside ditches.
4. Reseal all roadway joints with joint sealant, where needed.
5. The cross culvert in front of lot #224 needs to be cleaned of silt.
6. The perimeter of pond SDSA #8 needs to be cleared and graded to provide the required 10ft flat area along the top of the bank.
7. Provide hydrostatic or buoyancy calculations verifying that the approximate 8 inches of cover over the 2-24” RPVCCP between Lots 179 & 180 is sufficient to prevent flotation and is in conformance with manufacturer’s recommendations.
8. Provide required access servitude from public road to detention pond.

**Final Plat:**

9. Restrictive Covenants # 11 and #12 need to be removed and the verbiage included in the dedication statement.

10. Revise the Final Plat to show the existing drainage lateral that runs between Grande Maison Subdivision and Heritage Heights Subdivision.

11. Revise Restrictive Covenant #9 to reflect Ordinance Chapter 125 in lieu of Ord. 499.

12. Flood Zone information for this phase of Grande Maison needs to be included on the Final Plat.

**Paving & Drainage Plan:**

13. Provide as-built invert elevations for the drainage swale within the greenspace behind lots #167 - #179 including swale outfall into pond SDSA #8.

14. Provide a signed and completed fill and grading statement for this phase of Grande Maison, and update the plans to include the required information.

15. Constructed pond SDSA #8 outfall pipes are not RCPA as depicted on the As-Built Drainage Plan. Revise pipe material conflict.

16. Provide As-Built elevations for pond SDSA #8 showing mean water level, top of bank, and bottom of pond elevations verifying required storage capacity and the minimum depth required for a wet pond is provided.

17. Revise cross-section for pond SDSA #8 to show the required 15’ drainage and access servitude with 10’ flat area.
18. Provide as-built information for the ditch invert at the north corner of lot #167.

19. Lots #180 - #182 need to be included in the driveway culvert schedule.

20. Provide As-Built cross-section of section F-F on the As-Built Drainage Plan.

21. Drainage servitude between Lots #179 & #180 needs to be 20’ wide for subsurface drainage. Revise plans and required building setbacks accordingly.

**Water & Sewer Plan:**

22. Provide a clear water test for the new water lines within this phase of Grande Maison.

23. Provide a letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system from the utility provider.

24. Provide written verification from the utility provider that the existing water and sewer systems this development is connecting to have sufficient capacity.

25. Revise fire hydrant locations on the As-Built Water Plan to accurately show the constructed locations of the fire hydrants. (Typ.)

26. The sewer manhole in front of lot #183 is cracked and needs to be repaired.

27. Some of the constructed sanitary sewer pipes do not meet the minimum proposed design slopes. Provide clearing velocity calculations for all sewer lines that do not meet the minimum design slopes to verify that these lines have the minimum required clearing velocity of 2 ft/s.

**Signage Plan:**

28. “All-Way” plaques are required at the intersections of Chateau Fleuri and Chateau Papillon. Revise the As-Built Signage Plan and legend to reflect this information.

**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 1,788 linear feet x $25.00 per linear foot = $44,700 for a period of five (5) years.

No Mandatory Development fees are required 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 October 8, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.
FINAL SUBDIVISION STAFF ANALYSIS REPORT  
(As October 2, 2019)  

CASE NO.:  2019-1640-FP  

SUBDIVISION NAME:  Maison du Lac, Phase 3-B  

DEVELOPER:  WBB Realty, LLC  
321 Veterans Boulevard; Suite 201  
Metairie, LA 70005  

ENGINEER/SURVEYOR:  Richard C. Lambert, LLC  
901 West Causeway Approach  
Mandeville, LA 70471  

Randall W. Brown and Associates, Inc.  
228 W. Causeway Approach  
Mandeville, LA 70448  

SECTOR:  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 on the west side LA Highway 1085, north of LA Highway 21, Covington, Louisiana.  

TOTAL ACRES IN DEVELOPMENT:  2.225  

NUMBER OF LOTS:  11  
AVERAGE LOT SIZE:  4,000 Square Feet  

SEWER AND WATER SYSTEMS:  Central  

ZONING:  PUD  

FLOOD ZONE DESIGNATION:  “C”  

STAFF COMMENTARY:  

Department of Planning and Development  

Periodic inspections have been made by this office during construction and the final inspection was made on September 23, 2019. The inspection disclosed that all of the concrete roads are constructed and subsurface drainage is function.  

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

1. Revise the street length in the “General Information” section to include the length of the alleys.
2. A permanent benchmark needs to be established within this phase and depicted on the Final Plat.

Paving & Drainage Plan:

3. Provide as-built invert and top of bank elevations for the swale to the rear of lots #318 to #321.

Water & Sewer Plan:

4. Provide a clear water test for the new water lines within this phase of Maison du Lac.
5. Provide a letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system from the utility provider.
6. Some of the constructed sanitary sewer pipes do not meet the minimum proposed design slopes. Provide clearing velocity calculations for all sewer lines that do not meet the minimum design slopes to show that these lines have the minimum required velocity of 2 ft/s.

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 1,087 linear feet x $25.00 per linear foot = $27,200.00 for a period of two (2) years.

The staff has no objection to 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 11 lots = $11,847

Drainage Impact Fee = $1114 per lot x 11 lots = $12,254

Fees are due before subdivision plats can be signed.

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

Revised drawings will not be accepted for review or placement in the packet prior to the October 8, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.
OLD BUSINESS
October 1, 2019

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

Re: The Moorings at Oak Harbor, Phase 4
Waiver - Driveway requirement on Lot #68

Honorable Commissioners,

The owner of Lot #68 has requested a waiver of Restrictive Covenant #9 which states “Driveways on corner lots shall not be located any closer than 60 feet from corner of the property where two street rights-of-way intersect.” The proposed curved driveway would be located approximately 25 feet from the Paris Island Court and Cape Breton Drive intersecting rights-of-way.

This office has reviewed the waiver request and has no objection.

Sincerely,

Christopher Tissue, P.E.
Lead Development Engineer

Enclosures: Waiver Request from Mr. and Ms. Watson
Approval Letter from Mr. Michael J. Felger, President of The Moorings Homeowners Association
Plot Plan of Lot #68, The Moorings at Oak Harbor, Phase 4 with 12’ Curved Driveway

cc: Honorable Jerry Binder
Mr. Sidney Fontenot
Mr. Jay Watson, P.E.
Ms. Erin Stair
Ms. Helen Lambert
Mr. Earl J. Magner
Mr. Theodore Reynolds, P.E.
FYI,

See below from Mr. Troy regarding this driveway request.

Theodore C. Reynolds, P.E.
Development Engineer II
Department of Planning and Development
St. Tammany Parish Government
21490 Koop Drive, Mandeville, LA 70471
p: 985.809.7448 e: tcreynolds@stpgov.org www.stpgov.org

"Any e-mail may be construed as a public document, and may be subject to a public records request. The contents of this e-mail reflect the opinion of the writer, and are not necessarily the opinion or policy of St. Tammany Parish Government."

-----Original Message-----
From: Troy Watson <troywatson35@yahoo.com>
Sent: Thursday, September 26, 2019 4:16 PM
To: Theodore C. Reynolds <tcreynolds@stpgov.org>
Subject: Re: Waiver Request for Lot #68 "Oak Harbor's The Moorings, Ph. 4"

Hey Theodore the distance are approximately 25' from the corner and yes we are in agreement with the information we have provide it thanks for everything

Sent from my iPhone

> On Sep 26, 2019, at 4:04 PM, Theodore C. Reynolds <tcreynolds@stpgov.org> wrote:
> 
> > Mrs. Melissa & Mr. Troy,
> >
> > Please see below email for your records. Can you please respond to this email stating if you are in agreement with the below information, as well as provide us an approximate distance from the road right-of-ways to the edge of the proposed driveway so we can include this information in our letter to the Planning Commission.
> >
> > If you have any questions or concerns please feel free to give me a call.
> >
> > Thanks and have a good day,
> 
> Theodore C. Reynolds, P.E.
> Development Engineer II
Original Message

From: Theodore C. Reynolds
Sent: Wednesday, September 18, 2019 10:48 AM
To: 'Melissa Watson' <melissawatson24@yahoo.com>
Cc: Jim Snipes <snipesproperties@yahoo.com>; Hubby <troywatson35@yahoo.com>; Shelby R. Vorenkamp <srvorenkampdev@stpgov.org>; Christopher P. Tissue <cptissue@stpgov.org>; Latif El-Amin <elatif@stpgov.org>
Subject: Waiver Request for Lot #68 "Oak Harbor's The Moorings, Ph. 4"

Mrs. Melissa & Mr. Troy,

Thank you for providing the email below requesting a driveway waiver for your home in the Moorings. I wanted to send an email to clarify a few additional items regarding this request.

First I would like to advise you that your request for this waiver has been placed on the St. Tammany Parish October 8th, 2019 Planning Commission Agenda under "Old Business". Please make arrangements to be present for this meeting or have a representative there on your behalf in case the Commission has questions regarding this request.

Please confirm that the waiver request below is accurate:

"A waiver of Restrictive Covenant #9 to allow a proposed driveway be located within 60' of the Paris Island Court and Cape Breton Drive intersecting Right-of-Ways."

Based on the email below you will be providing the following documentation to be included in the Planning Commission Packet for your case:

1. A sketch showing the proposed location and distance the driveway would be from the intersecting Right-of-Ways.
2. An approval letter regarding this driveway placement from your Home Owners Association.

Please respond to this email at your earliest convenience so this office can update the Planning Commission Agenda accordingly.

Thanks very much and have a good day,

Theodore C. Reynolds, P.E.
Development Engineer II
Department of Planning and Development St. Tammany Parish Government
21490 Koop Drive, Mandeville, LA 70471
p: 985.809.7448 e: tcreynolds@stpgov.org www.stgov.org

"Any e-mail may be construed as a public document, and may be subject to a public records request. The contents of this e-mail reflect the opinion of the writer, and are not necessarily the opinion or policy of St. Tammany Parish Government."
Per our conversation...I am requesting a driveway waiver for my home in the Moorings. The home owners association has provided us with a letter of approval. We will provide the measurements of the driveway as indicated. We have made changes to our home plans to accommodate my handicapped parents, and are need of the curved drive way for their safety and appropriate assessable needs. Please consider this request.

Thanks in advance,

Troy and Melissa Watson

504-957-7167

Sent from my iPhone
St Tammany Parish Permit Dept.
Slidell, La.  70458

Troy and Melissa Watson
300 Paris Island Court
Lot # 68
Slidell, La.  70458

This letter is to verify that the homeowners for Lot #68 were granted permission by the HOA Board of the Moorings subdivision to install a circular driveway at 300 Paris Island Court.

Sincerely,

Michael J. Felger
President Moorings HOA
THE SETBACKS AND RESTRICTIONS SHOWN ON THIS PLOT PLAN ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED TO US. DESIGnteCH RECOMMENDS THAT SETBACKS AND LOT DIMENSIONS BE CONFIRMED BY PROFESSIONAL LAND SURVEYOR AND OWNER BEFORE LOCATION OF BUILDING IS ESTABLISHED.

FRONT 25'
SIDES 5'
REAR 25'
SIDE STREET 15'

MEMBER
ABD®
TROY & MELISSA WATSON
LOT 68, THE MOORING S/D
ST. TAMMANY PARISH, LA.

PLANS FOR
LOT 68

RESIDENTIAL PLANNERS, INC.
St. Tammany Parish, LA.
WEB ADDRESS designtechno.com

DATE
0-29-19

CODE LIVING AREA U.B. INDEX
A5 4652 6701 11535

PLOT PLAN
SCALE 1" = 30'-0"