

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00PM – TUESDAY, MAY 8, 2018**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX**  
**PARISH COUNCIL CHAMBERS**  
**21490 KOOP DRIVE, MANDEVILLE, LOUISIANA**

**ROLL CALL**

**PUBLIC ANNOUNCEMENTS**

- Phones and Pagers
- Appeals
- Speaker Cards
- Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal
- Please exit the building

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE APRIL 10, 2018 MINUTES**

**PUBLIC HEARINGS**

**ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS**

Entering parish Right-of-Way (Lyons Street), Ward 3 District 2

Request to enter Parish right-of-way for the purpose of, gaining access to property

Debtor: Tammany Terrace LLC

Parish Council District Representative: David Fitzgerald

**MINOR SUBDIVISIONS**

**2018-986-MSP**

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

Owner: Mark & Glen Holley    Surveyor: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Gene Bellisario

**(POSTPONED FROM APRIL 10, 2018 MEETING)**

**2018-1004-MSP**

A minor subdivision of a 30.275-acre tract into Tract 1,2,3,4 & 5, Ward 7, District 7

Owner: Equitana Farms, LLC    Surveyor: J.V. Burkes & Associates, Inc

Parish Council District Representative: Hon. Jacob Groby, III

**2018-1011-MSP**

A minor subdivision of a 10.75-acre Parcel of Land into Parcels A & B, Ward 3, District 2

Owner: Heather Case    Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. David Fitzgerald

**2018-1014-MSP**

A minor subdivision of Lot 3 & 4 being 6.17 acres and 2.11 acres into lots 3-A & 4-A, Ward 2, District 6

Owner: David and Darlene Melton    Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Richard Tanner

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION**  
**APRIL 10, 2018**  
**MANDEVILLE, LOUISIANA**

**2018-1015-MSP**

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

**PETITIONS/REQUESTS**

**ENTERING THE TAMMANY TRACE**

**REVOCATION/CLOSINGS REVIEW**

**RESUBDIVISION REVIEW**

**2018-1006-MRP**

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

**DORMANT SUBDIVISION REVIEW**

**TENTATIVE SUBDIVISION REVIEW**

**2017-839-TP**

Lone Oak Park, Phase 2, Ward 8, District 14  
Developer/Owner: Marc Grimaldi                      Engineer: J.V. Burkes & Associates, Inc.  
Parish Council District Representative: Hon. T.J. Smith  
**(POSTPONED AT THE MARCH 13, 2018 MEETING)**  
**(POSTPONED AT THE APRIL 10, 2018 MEETING)**  
**(DEVELOPER REQUEST POSTPONEMENT FOR THE MAY 8, 2018 MEETING)**

**PRELIMINARY SUBDIVISION REVIEW**

**2018-922-PP**

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

**2018-990-PP**

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

**FINAL SUBDIVISION REVIEW**

**AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS**

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

**MINUTES OF THE  
ST. TAMMANY PARISH PLANNING COMMISSION MEETING  
6:00 P.M. – April 10, 2018  
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

**Note: Audio and video tapes of this meeting, produced by Parish employees, are considered part of these minutes. Should any action reflected in these written minutes be in conflict with said tapes, the audio/video tapes shall supersede the written minutes.**

**CALL TO ORDER**

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

**ROLL CALL**

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

**INVOCATION**

Mr. Randolph presented the Invocation.

**PLEDGE OF ALLEGIANCE**

Mr. Lorren presented The Pledge of Allegiance.

**APPROVAL OF THE MARCH 10, 2018 MINUTES**

**Doherty moved to approve, second by Randolph.**

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

**PUBLIC HEARINGS**

Motion to move Goodbee Square to top of the agenda.

**Cazaubon moved to approve, second by Fitzmorris.**

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

**ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS**

Entering Parish Right-of-Way (2<sup>nd</sup>, Edna and Ruby Streets), Ward 3, District 2

Request to enter Parish right-of-way for the purpose of laying and connecting water and sewer mains

Debtor: J.S. Akula, L.L.C. Parish Council District Representative: David Fitzgerald

**Willie moved to approve, second by Lorren.**

**ST. TAMMANY PARISH PLANNING COMMISSION**  
**April 10, 2018 MINUTES (CONT.)**

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

Entering Parish Right-of-Way (East Stadium and Lion Drives), Ward 3, District 3  
Request to enter Parish right-of-way for constructing sidewalks  
Debtor: S.T.P. School System Parish Council District Representative: James “Red” Thompson

**Willie moved to approve, second by Lorren.**

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

**MINOR SUBDIVISIONS**

**2018-963-MSP**

Parcel C into Parcels C-1 & C-2 containing 2.426 acres, Ward 8, District 8  
Owner: Ueli & Patricia Geissmann Surveyor: J.V. Burkes & Associates, Inc.  
Parish Council District Representative: Hon. Chris Canulette

**Doherty moved to approve, second by Randolph.**

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

**2018-967-MSP**

A combined 20.56 acres into Parcels A thru D, Ward 2, District 3  
Owner: Thomas & Theresa Bruhl Surveyor: Land Surveying, L.L.C.  
Parish Council District Representative: Hon. James “Red” Thompson

**Willie moved to approve with waiver, second by Richardson.**

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

**2018-984-MSP**

A combined 34.39 acres into Parcels A thru E, Ward 2, District 6  
Owner: Thomas Galloway, et al. Surveyor: Land Surveying, L.L.C.  
Parish Council District Representative: Hon. Richard Tanner

**ST. TAMMANY PARISH PLANNING COMMISSION  
April 10, 2018 MINUTES (CONT.)**

**Randolph moved to approve with waiver, second by Richardson.**

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

**2018-986-MSP**

A combined 16.301 acres into Parcels G-1, G-2, G-3 & M1, Ward 8, District 9  
Owner: Mark & Glen Holley Surveyor: J.V. Burkes & Associates, Inc.  
Parish Council District Representative: Hon. Gene Bellisario

**Cazaubon moved to postpone, second by Willie.**

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

**2018-989-MSP**

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

**Doherty moved to deny, second by Drumm.**

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

**PETITIONS/REQUESTS**

**ENTERING THE TAMMANY TRACE**

**REVOCATION/CLOSINGS REVIEW**

**RESUBDIVISION REVIEW**

**DORMANT SUBDIVISION REVIEW**

**TENTATIVE SUBDIVISION REVIEW**

**2017-839-TP**

Lone Oak Park, Phase 2, Ward 8, District 14  
Developer/Owner: Marc Grimaldi Engineer: J.V. Burkes & Associates, Inc.  
Parish Council District Representative: Hon. T.J. Smith  
**(POSTPONED AT THE FEBRUARY 14, 2018 MEETING)**  
**(POSTPONED AT THE MARCH 10, 2018 MEETING)**  
**Randolph moved to postpone, second by Cazaubon.**

**ST. TAMMANY PARISH PLANNING COMMISSION**  
**April 10, 2018 MINUTES (CONT.)**

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

**PRELIMINARY SUBDIVISION REVIEW**  
**2018-922-PP**

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

**Cazaubon moved to postpone, second by Doherty.**

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

**2018-990-PP**

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

**Cazaubon moved to approve, no second.**

**Drumm moved to postpone, second by Lorren**

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

**2018-983-PP**

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

**Cazaubon moved to postpone, second by Randolph**

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

**ST. TAMMANY PARISH PLANNING COMMISSION**  
**April 10, 2018 MINUTES (CONT.)**

**FINAL SUBDIVISION REVIEW**  
**AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS**

**OLD BUSINESS**

Goodbee Square, Phase 1, Ward 1, District 3

Developer/Owner: Lonesome Development, L.L.C.

Parish Council District Representative: Hon. James "Red" Thompson

*(Request by developer to reconsider final subdivision approval by eliminating staff comment No. 8)*

**Cazaubon moved to approve with waiver, second by Willie.**

**Present:** Cazaubon, Lorren, Richardson, Willie, Fitzmorris, Davis, Doherty, Drumm and Randolph

**Absent:** Richard and Manella

**Nay:** N/A

**Abstain:** N/A

Hidden Creek, Phase 1A & 1B, Ward 1, District 3

Developer/Owner: Hidden Creek, L.L.C. Engineer: Myer Engineering

Parish Council District Representative: Hon. James "Red" Thompson

*(Request by developer to amend the final subdivision plat to correct realignment of a street)*

**Willie moved to approve, second by Randolph.**

**Present:** Cazaubon, Lorren, Richardson, Willie, Fitzmorris, Davis, Doherty, Drumm and Randolph

**Absent:** Richard and Manella

**Nay:** N/A

**Abstain:** N/A

Chinchuba, Sq. 11, lots 36A & 39A, Ward 4, District 5

Developer/Owner: Buddy Coate Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Rykert Toledano

*(Request by developer to amend the final subdivision plat to add a drainage and utility servitude)*

**Randolph moved to approve with waiver, second by Richardson.**

**Present:** Cazaubon, Lorren, Richardson, Willie, Fitzmorris, Davis, Doherty, Drumm and Randolph

**Absent:** Richard and Manella

**Nay:** N/A

**Abstain:** N/A

**NEW BUSINESS**  
**ADJOURNMENT**

**ST. TAMMANY PARISH PLANNING COMMISSION**  
**April 10, 2018 MINUTES (CONT.)**

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**James Davis, III**  
**Vice Chairman**

**ENTERING THE PARISH  
RIGHTS-OF-WAY,  
SERVITUDES AND  
EASEMENTS**



ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. \_\_\_\_\_

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

**SUB-TITLE:** A RESOLUTION GRANTING PERMISSION TO TAMMANY TERRACE, LLC, C/O CRAIG T. SEALS, MEMBER, 98 PALMETTO COURT, MANDEVILLE, LA 70471; TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF LYONS STREET, TAMMANY TERRACE SUBDIVISION, FOR THE PURPOSE OF GAINING ACCESS TO PROPERTY.  
WARD 3, DISTRICT 2.

NOW, THEREFORE, BE IT RESOLVED, by the St. Tammany Parish Planning Commission that it hereby grants permission to the aforementioned petitioner to enter Parish right-of-way for the aforementioned purposes, subject to the following conditions:

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and /or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. The drainage and road design with soil borings must meet the ASPHALT road standards as established under the "Subdivision Regulatory Ordinance." The Parish's engineer may require additional off-site work to minimize the potential impact of the proposed construction with special emphasis regarding drainage. The plans must include sewerage and water systems, where applicable. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. Any developer/applicant proposing to develop lots within a "dormant subdivision" or "subdivision of record" must submit for review and approval of the Parish Engineer a drainage plan that meets the detention requirements of St. Tammany Parish Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations,". Where applicable, such developer/applicant shall be entitled to claim a credit toward drainage impact fees due the Parish under the authority of the St. Tammany Parish Code of Ordinances, Chapter 2, Article XVII "Parish Fees," Division 3 "Development," Subdivision V "Mandatory Impact Fees" and, where applicable, shall be entitled to claim credit/reimbursement from any drainage impact fees that have been paid into the "Drainage Impact Fee Escrow Account" by the owner or owners of lots that are not owned by the developer/applicant but would be receiving the benefits of said storage requirements.
5. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy, including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish takes over the maintenance.

6. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.
7. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
8. That the petitioner post a Performance Obligation in the amount of \$48,000 for a period of six (6) months.
9. That the petitioner agree to post a Warranty Obligation upon completion of the project in the amount of \$24,000 for a period of two (2) years.
10. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual (s) until the time that the access is upgraded to Parish standards and accepted into the Parish's Selective Road Maintenance System.
11. That the petitioner and any assignees agrees to provide maintenance for this access at his/her own expense until such time as the Parish agrees to accept this portion of right of way into the Parish's Selective Road Maintenance System.
12. Petitioner acknowledges and accepts full responsibility for the installation and maintenance of drainage, specifically from the on-site mechanical sewerage treatment plants, on the public right of way he/she seeks permission to enter if community sewer and water is not required.
13. That the petitioner agrees to provide the Parish with the necessary drainage and utility servitude along the roadways being constructed.
14. That the petitioner shall submit a copy of the current owner's deed.
15. That the petitioner shall produce proof that the right of way is dedicated to the Parish.
16. That the petitioner shall produce from the U.S. Army Corps of Engineers either: a written statement that the road is not in a wetland area, within the meaning of Section 404 of the Federal "Clean Water Act" or a Section 404 Permit under the Federal "Clean Water Act" authorizing the opening of the portion of the right of way in question.
17. That the petitioner shall submit a site plan of Petitioner's property and the unopened right of way.
18. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE. WARD 3 DISTRICT 2.
21. That the petitioner submit as-built drawings certifying that road is constructed within the Parish right of way.
22. That the petitioner submit all documentation required within ONE (1) year from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission.

(DRAFT DATE MAY 8, 2018)

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.

\_\_\_\_\_  
DAVID G. MANNELLA, CHAIRMAN  
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

\_\_\_\_\_  
RON KELLER, SECRETARY  
ST. TAMMANY PARISH PLANNING COMMISSION

*Revised 01/25/18*

**TAMMANY TERRACE, LLC**  
**98 Palmetto Court**  
**Mandeville, LA 70471**

April 10, 2018

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

Dear Mr. Watson:

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

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

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

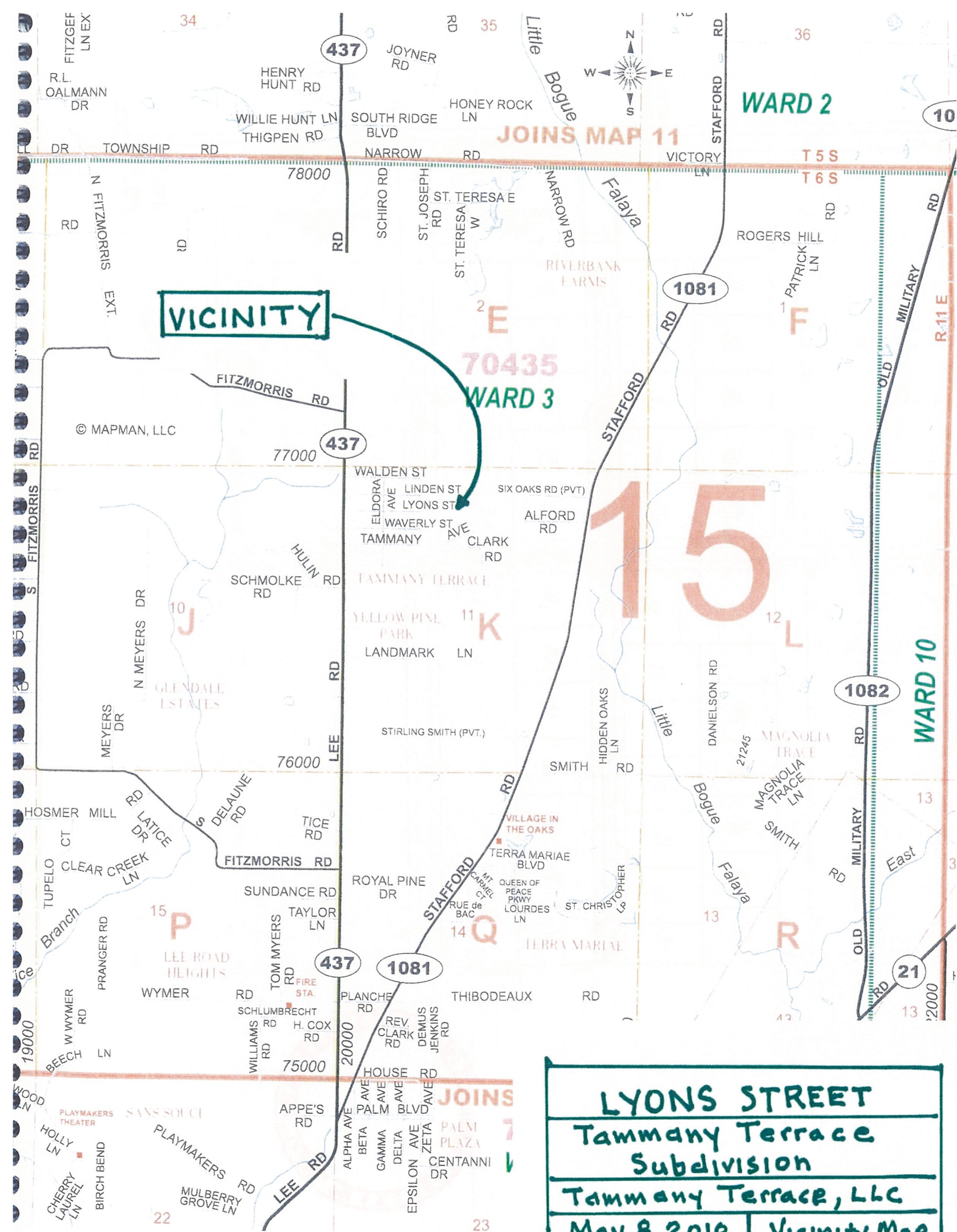
Sincerely,

TAMMANY TERRACE, LLC

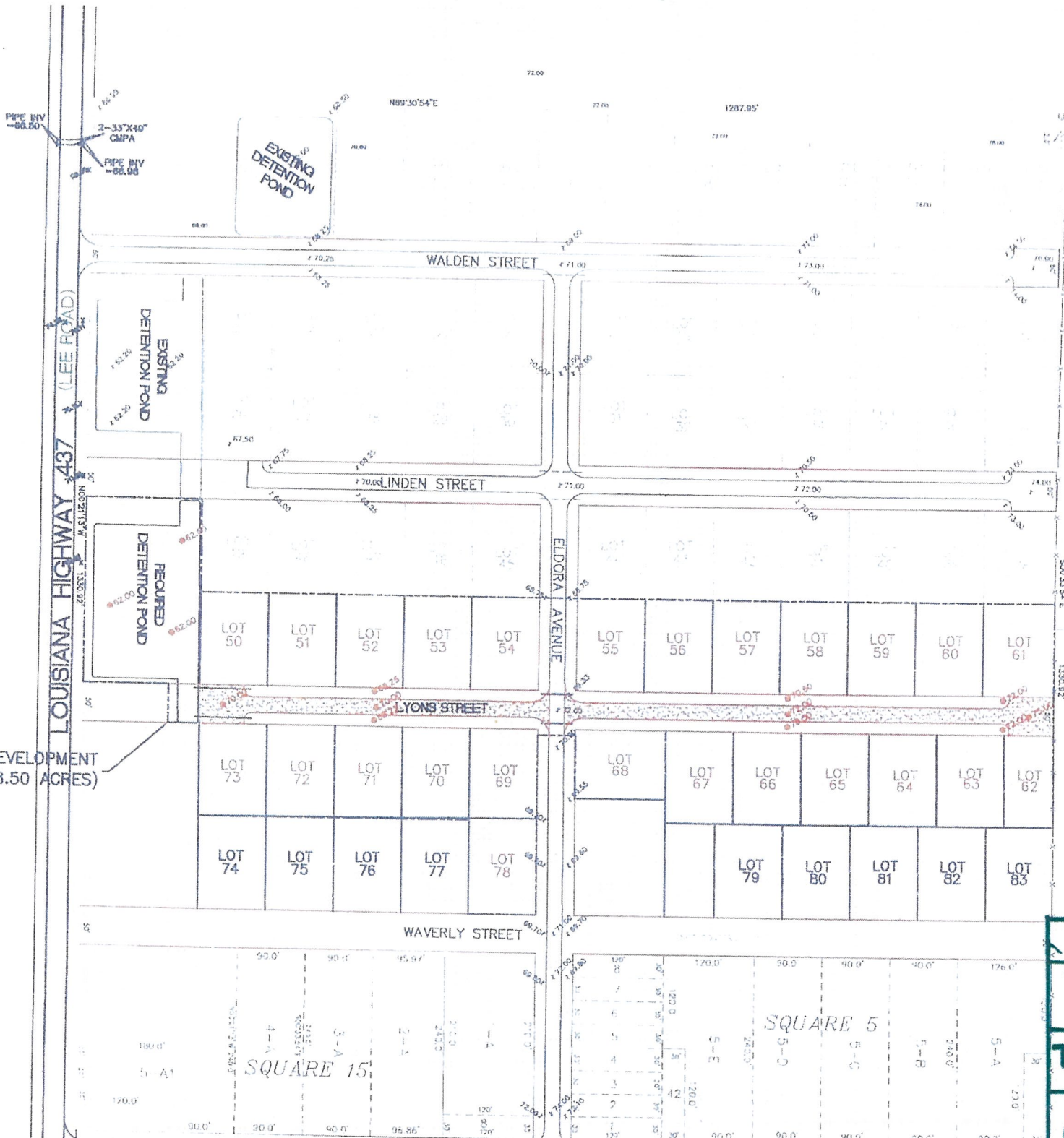
BY: 

CRAIG T. SEALS, Member





PROPOSED DEVELOPMENT  
(8.50 ACRES)



**LYONS STREET**  
**Tammany Terrace**  
**Subdivision**  
**Tammany Terrace, LLC**  
**May 8 2018** | Sheet 1/1

# **MINOR SUBDIVISIONS**



**MINOR SUBDIVISION STAFF ANALYSIS REPORT**  
(As of May 8, 2018)

CASE NO.: 2018-986-MSP

OWNER/DEVELOPER: Mark & Glen Holley  
ENGINEER/SURVEYOR: J.V. Burkes & Associates, Inc.

SECTION: 10 WARD: 8  
TOWNSHIP: 8 South PARISH COUNCIL DISTRICT: 9  
RANGE: 14 East

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

GENERAL LOCATION: The properties are located on the north side of Hidden Oak Lane and west of Sticker Road, west of Pearl River, Louisiana.

SURROUNDING LAND USES: Single family residential & undeveloped

TOTAL ACRES IN DEVELOPMENT: 16.301

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

ZONING: A-2 Suburban

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

**STAFF COMMENTARY:**

**Department of Development - Planning**

The owner is proposing to create four (4) parcels from a parent parcel totaling 16.301 acres. As noted above, proposed parcel M1 does not meet the required 150' lot frontage on Hidden Oak Lane for the A-2 Suburban zoning district. However, it is noted that said parcel has three (3) separate accesses onto Hidden Oak Lane that totals approximately 96'.

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

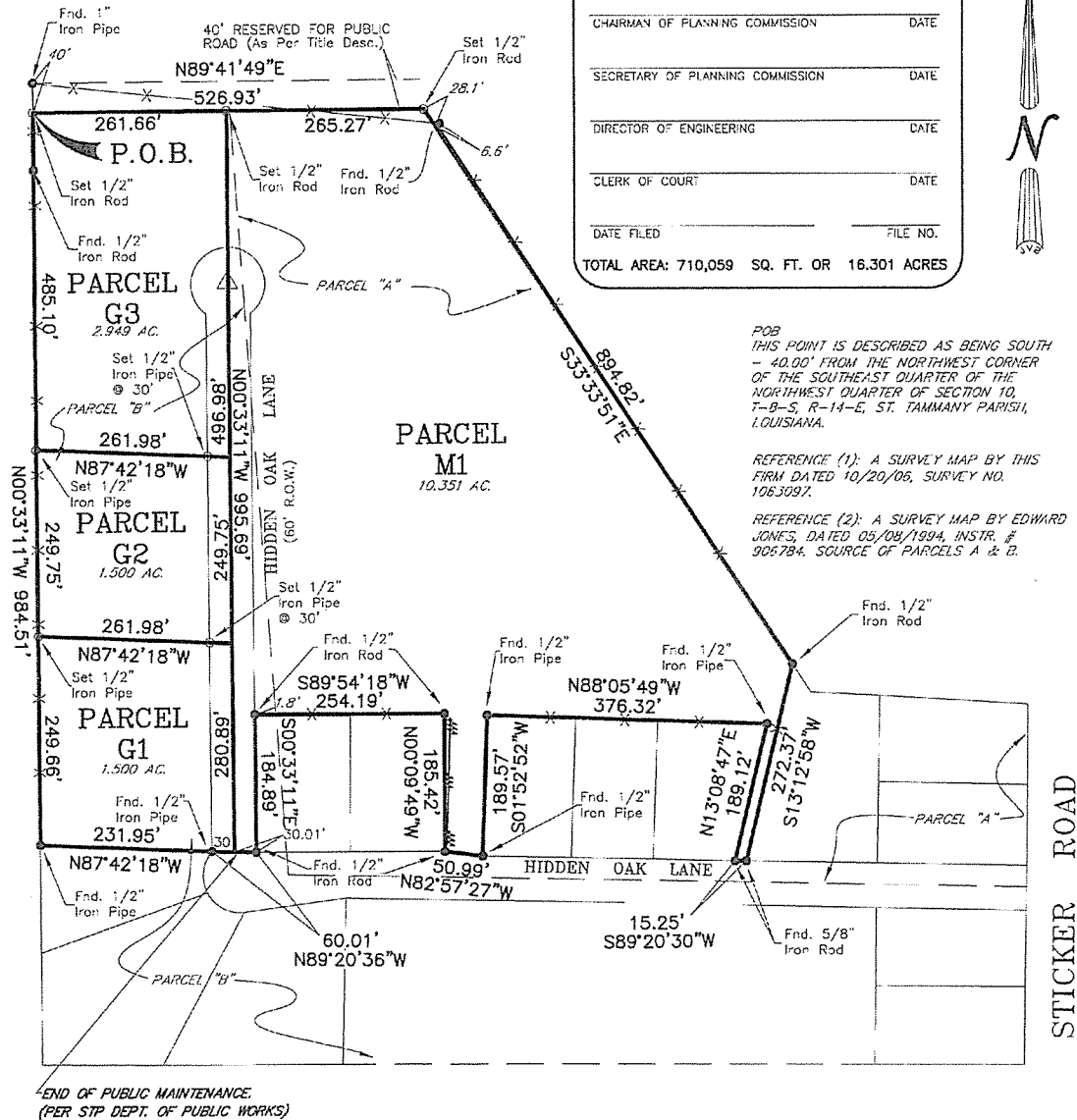
If the commission decides to approve this request, a waiver of the regulations are required relative to the parcel width issue, and a 2/3rds majority vote of the full membership of the commission (8 members) is needed in order to approve pursuant to Part II, Chapter 125, Section 125.244 Waiver of Regulations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

**Department of Development - Engineering**

None

CHAIRMAN OF PLANNING COMMISSION	DATE
SECRETARY OF PLANNING COMMISSION	DATE
DIRECTOR OF ENGINEERING	DATE
CLERK OF COURT	DATE
DATE FILED	FILE NO.

TOTAL AREA: 710,059 SQ. FT. OR 16.301 ACRES



**SURVEYED BY:**  
SEAN M. BURKES  
REG. NO. 4785  
REGISTERED

**MINOR SUBDIVISION STAFF ANALYSIS REPORT**  
(As of May 8, 2018)

CASE NO.: 2018-1004-MSP

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

SECTION: 20                                      WARD: 7  
TOWNSHIP: 8 South                              PARISH COUNCIL DISTRICT: 7  
RANGE: 13 East

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

GENERAL LOCATION:                      The property is on Equitana Lane, South of I-12, East of Hwy 434, South of Little Dixie Ranch Rd Lacombe

SURROUNDING LAND USES:                      Single family residential & undeveloped property

TOTAL ACRES IN DEVELOPMENT:                      30.275

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

ZONING:    A-2 Suburban and A-3 Suburban

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

**STAFF COMMENTARY:**

**Department of Development - Planning**

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

Staff has no objection to the request.

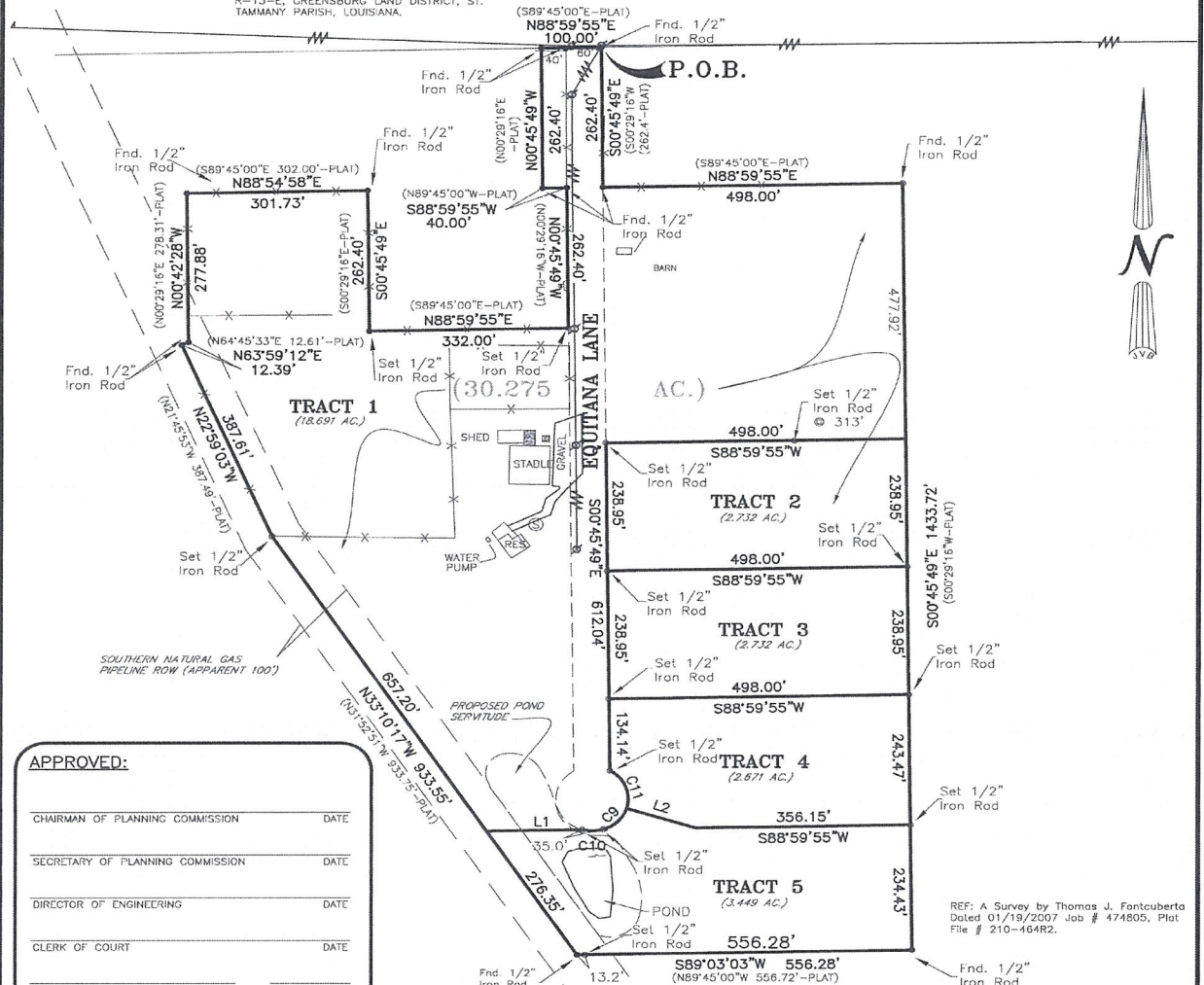
**Department of Development - Engineering**

None

# LITTLE DIXIE RANCH ROAD

THE P.O.B. IS REPORTED TO BE  
S00°29'16"W 41.0' AND S89°45'00"E 828.6'  
FROM THE SECTION CORNER COMMON TO  
SECTIONS 17, 18, 19 AND 20 IN T-8-S,  
R-13-E, GREENSBURG LAND DISTRICT, ST.  
TAMMANY PARISH, LOUISIANA.

NOTE: BEARINGS SHOWN REFER TO THE LOUISIANA  
STATE PLANE COORDINATE SYSTEM (LA SOUTH 1702)



## APPROVED:

CHAIRMAN OF PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_  
SECRETARY OF PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_  
DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_  
CLERK OF COURT \_\_\_\_\_ DATE \_\_\_\_\_  
DATE FILED \_\_\_\_\_ FILE NO. \_\_\_\_\_

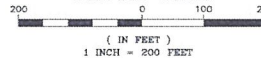
TOTAL AREA: 1,318,779 SQ. FT. OR 30.275 ACRES

Curve #	Length	Radius	Chord Bearing	Chord Distance
C9	57.11'	60.00'	S44°46'31"W	54.98'
C10	35.51'	60.00'	S88°59'54"W	35.00'
C11	82.17'	60.00'	S21°43'25"E	75.89'

Line #	Bearing	Length
L1	S88°59'55"W	159.30'
L2	N72°29'31"W	120.79'

## GRAPHIC SCALE



BUILDING SETBACKS  
(\* Verify Prior to Construction)  
Front Setback.....  
Side Setback.....  
Rear Setback.....

ADDRESS: LITTLE DIXIE RANCH ROAD

I CERTIFY THAT THIS PLAT DOES REPRESENT AN  
ACTUAL GROUND SURVEY AND THAT TO THE  
BEST OF MY KNOWLEDGE NO ENCROACHMENTS  
EXIST EITHER WAY ACROSS ANY OF THE  
PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE  
LOUISIANA "MINIMUM STANDARDS FOR PROPERTY  
BOUNDARY SURVEYS" FOR A CLASS "C" SURVEY.  
BEARINGS ARE BASED ON RECORD BEARINGS UNLESS  
NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT  
NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD  
AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE  
ADDED HERETO UPON REQUEST, AS SURVEYOR HAS  
NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. No. 225205.0385.C  
F.I.R.M. Date 10/12/1989  
ZN: C B.F.E. N/A  
\*Verify prior to construction with  
Local Governing Body.

DRAWING NO.  
20180146  
DATE:  
03/15/2018

## J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING • ENVIRONMENTAL  
1805 Shortcut Highway  
Slidell, Louisiana 70458  
E-mail: jvbossc@jvburkes.com  
Phone: 985-649-0075 Fax: 985-649-0154

DRAWN BY: VLL  
CHECKED BY: JDL  
SCALE: 1" = 200'

REVISED:

A MINOR SUBDIVISION MAP  
EQUITANA FARMS ESTATES BEING 30.275 AC.  
INTO TRACT 1, TRACT 2, TRACT 3, TRACT 4 & TRACT 5 IN  
SECTION 20, T-8-S, R-13-E, GLD  
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED  
TO: TIM MOREAU

STATE OF LOUISIANA  
SEAN M. BURKES  
REG. NO. 4785  
REGISTERED  
LAND SURVEYOR  
SURVEYED BY:  
SEAN M. BURKES  
LA REG. No. 4785

**MINOR SUBDIVISION STAFF ANALYSIS REPORT**  
(As of May 8, 2018)

CASE NO.: 2018-1014-MSP

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

SECTION: 21                                      WARD: 2  
TOWNSHIP: 5 South                              PARISH COUNCIL DISTRICT: 6  
RANGE: 11 East

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

GENERAL LOCATION:                      The property is located at the municipal address 80438 Section Road, on the east side of Section Rd North of Hwy 40, northeast of Covington

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

TOTAL ACRES IN DEVELOPMENT:                      8.28

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

ZONING:    A-2 Suburban (2017-831-ZC)

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

**STAFF COMMENTARY:**

**Department of Development - Planning**

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

Since a waiver of the regulations are required in order to approve this minor subdivision request relative to the lot width issue, a 2/3rds majority vote of the full membership of the commission (8 members) is needed to approve pursuant to Chapter 125-224.0 Waiver of Regulations, of the Subdivision Regulations Chapter 125

**Department of Development - Engineering**

None

A Minor Subdivision of Lot 3 & 4, being  
a 6.17 & 2.11 Acre Parcel of Land,  
into Lot 3-A & 4-A, Section 21, T5S-R11E,  
St. Tammany Parish, Louisiana

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE FILE NO.

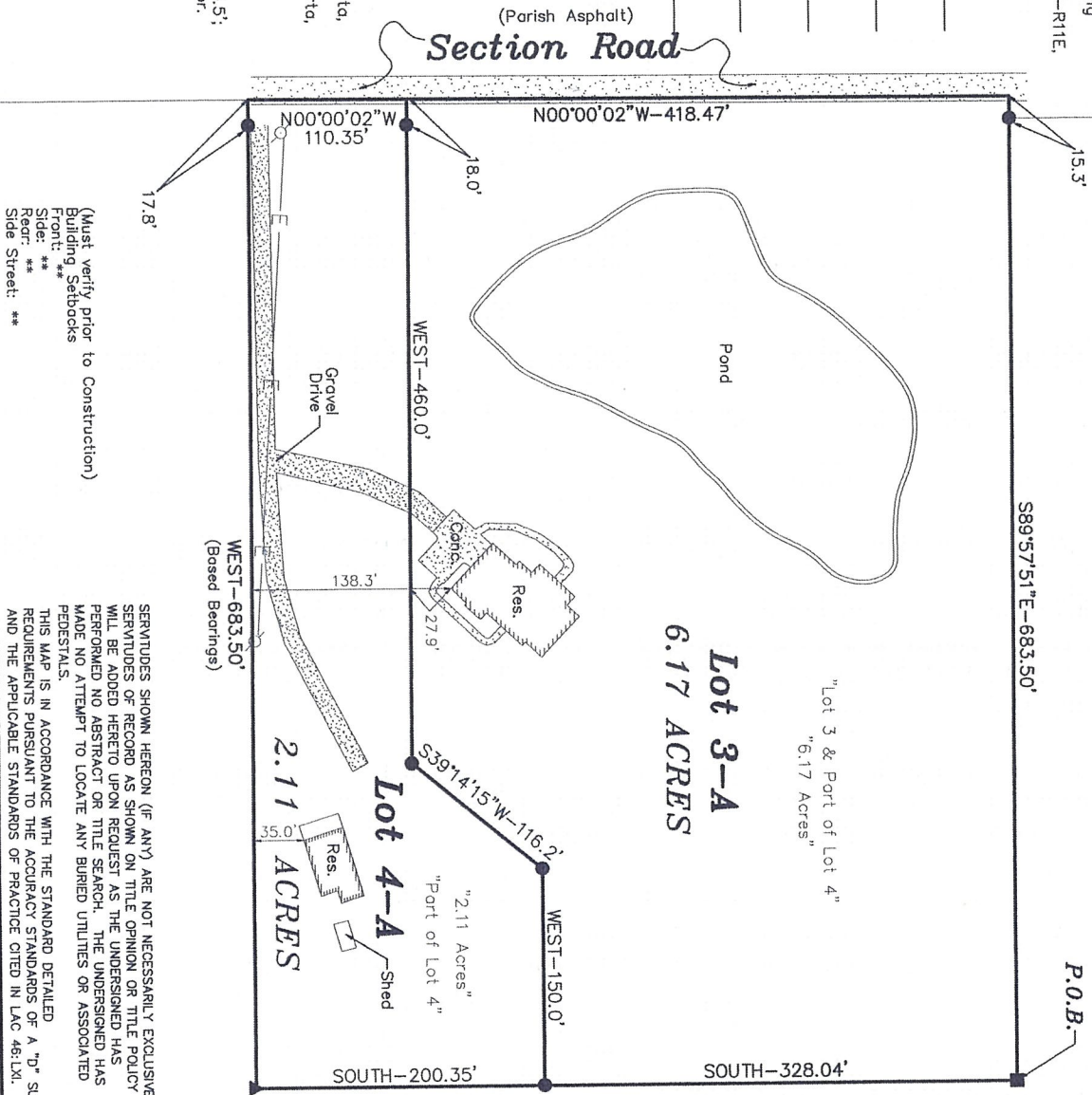
CHAIRMAN PLANNING COMM.

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

Reference calls not shown

The P.O.B. is reported to be East-683.5';  
South-528.0' from the 1/4 Section Cor.  
between Sections 16 & 21, T5S-R11E,  
St. Tammany Parish, Louisiana

LEGEND:  
● = Fnd. 1/2" Iron Rod  
■ = Fnd. 1" Iron Pipe  
▲ = Fnd. 5/8" Iron Rod  
— = Powerline  
X = Fence



SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE.  
SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY  
WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS  
PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS  
MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED  
PEDESTALS.  
THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED  
REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "D" SURVEY  
AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 48:1.1.

MAP PREPARED FOR

**DAVID & DARLENE MELTON**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 21, T-5-S, R-11-E, ST. TAMMANY PARISH, LA.

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

**LAND SURVEYING LLC**  
518 N. Columbia Street, Covington, LA 70433  
(985) 892-6271 office (985) 898-0355 fax  
landsur@bellsouth.net email

**BRUCE M. BUTLER, III**  
LOUISIANA PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4894

SCALE:

1" = 100'

DATE:

4-02-2018

NUMBER: 18694

(As of May 8, 2018)

None

A Minor Subdivision of a 10.75 Acre Parcel of Land,  
into Parcels A & B, situated in Section 1, T-6-S,  
R-10-E & Section 6, T-6-S, R-11-E, St. Tammany  
Parish, Louisiana

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

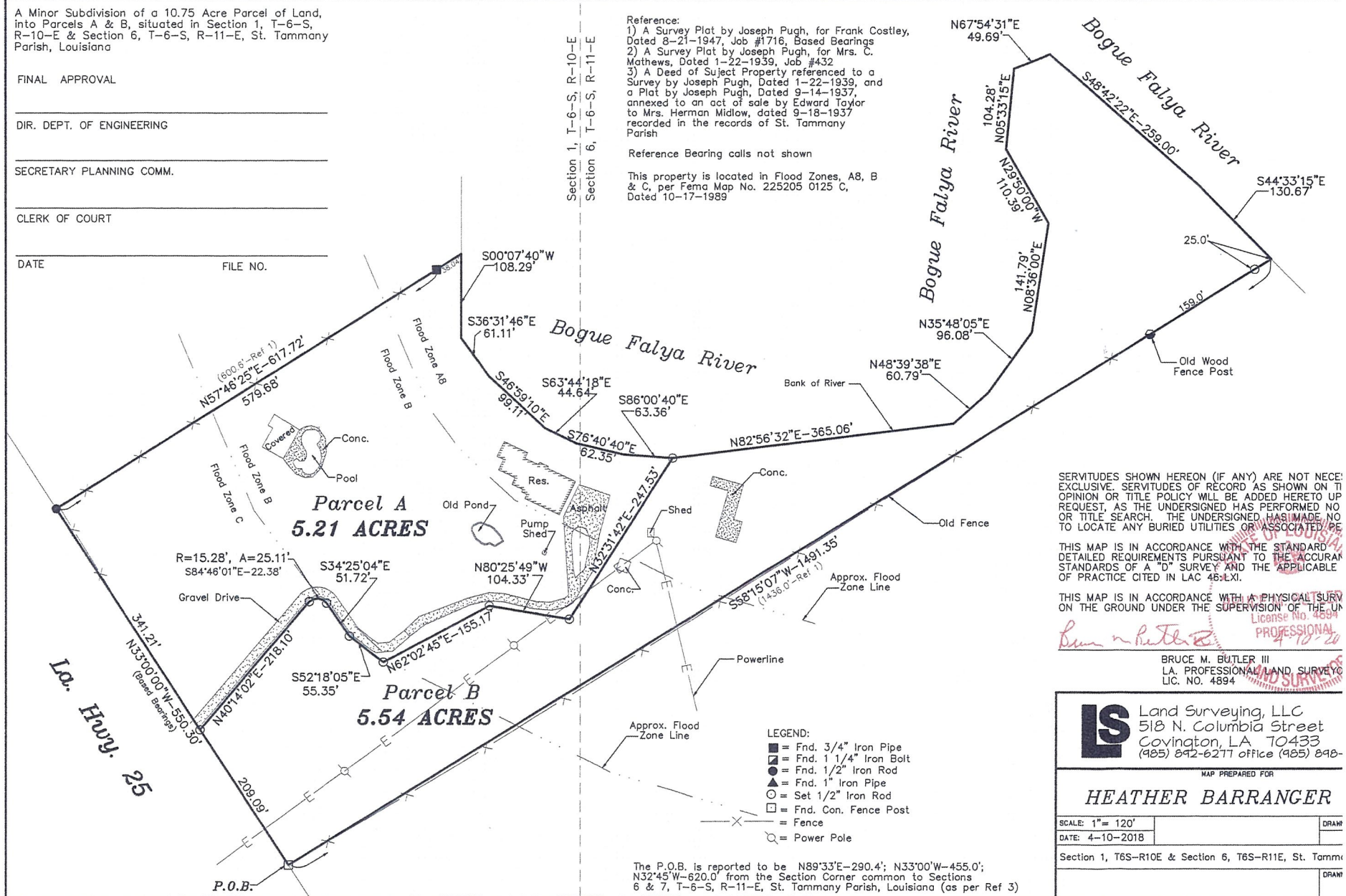
DATE

FILE NO.

Section 1, T-6-S, R-10-E  
Section 6, T-6-S, R-11-E

Reference:  
1) A Survey Plat by Joseph Pugh, for Frank Costley,  
Dated 8-21-1947, Job #1716, Based Bearings  
2) A Survey Plat by Joseph Pugh, for Mrs. C.  
Mathews, Dated 1-22-1939, Job #432  
3) A Deed of Subject Property referenced to a  
Survey by Joseph Pugh, Dated 1-22-1939, and  
a Plat by Joseph Pugh, Dated 9-14-1937,  
annexed to an act of sale by Edward Taylor  
to Mrs. Herman Midlow, dated 9-18-1937  
recorded in the records of St. Tammany  
Parish

Reference Bearing calls not shown  
This property is located in Flood Zones, A8, B  
& C, per Fema Map No. 225205 0125 C,  
Dated 10-17-1989



**MINOR SUBDIVISION STAFF ANALYSIS REPORT**  
(As of May 8 , 2018)

CASE NO.: 2018-1014-MSP

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

SECTION: 21                                      WARD: 2  
TOWNSHIP: 5 South                              PARISH COUNCIL DISTRICT: 6  
RANGE: 11 East

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

GENERAL LOCATION:                      The property is located at the municipal address 80438 Section Road, on the east side of Section Rd North of Hwy 40, northeast of Covington

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

TOTAL ACRES IN DEVELOPMENT:                      8.28

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

ZONING:    A-2 Suburban (2017-831-ZC)

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

**STAFF COMMENTARY:**

**Department of Development - Planning**

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

Since a waiver of the regulations are required in order to approve this minor subdivision request relative to the lot width issue, a 2/3rds majority vote of the full membership of the commission (8 members) is needed to approve pursuant to Chapter 125-224.0 Waiver of Regulations, of the Subdivision Regulations Chapter 125

**Department of Development - Engineering**

None

A Minor Subdivision of Lot 3 & 4, being a 6.17 & 2.11 Acre Parcel of Land, into Lot 3-A & 4-A, Section 21, T5S-R11E, St. Tammany Parish, Louisiana

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

CHAIRMAN PLANNING COMM.



Reference:

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

Reference calls not shown

The P.O.B. is reported to be East-683.5'; South-528.0' from the 1/4 Section Cor. between Sections 16 & 21, T5S-R11E, St. Tammany Parish, Louisiana

LEGEND:

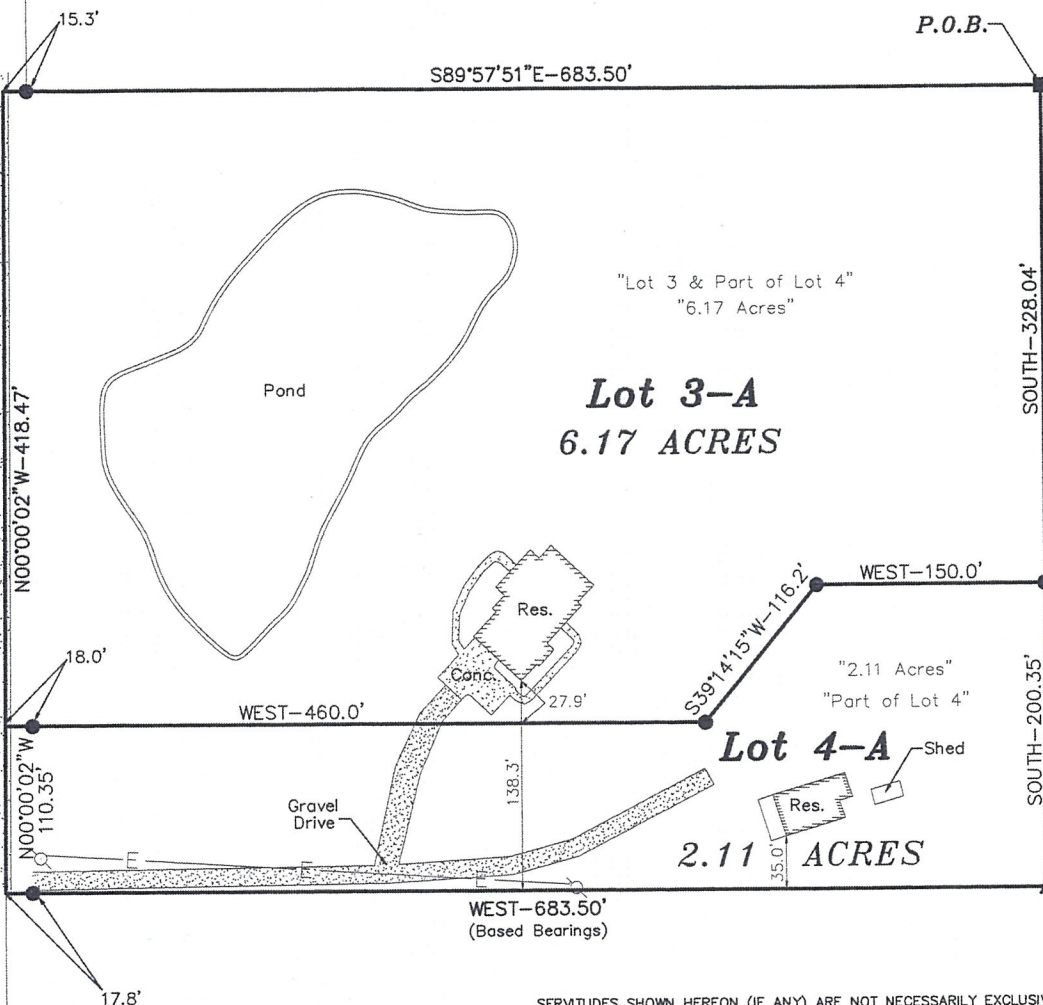
- = Fnd. 1/2" Iron Rod
- = Fnd. 1" Iron Pipe
- ▲ = Fnd. 5/8" Iron Rod

- E— = Powerline
- X— = Fence

(Must verify prior to Construction)  
Building Setbacks  
Front: \*\*  
Side: \*\*  
Rear: \*\*  
Side Street: \*\*

(Parish Asphalt)

Section Road



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

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

DAVID & DARLENE MELTON

MAP PREPARED FOR

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 21, T-5-S, R-11-E, ST. TAMMANY PARISH, LA.

BRUCE M. BUTLER, III

License No. 4894

THE SUPERVISION OF THE UNDERSIGNED: CERTIFIED CORRECT

LAND SURVEYING LLC

510 N. Columbia Street, Covington, LA 70433  
(985) 842-6211 office (985) 848-0355 fax  
landsur@bellsouth.net email

BRUCE M. BUTLER, III  
LOUISIANA LAND SURVEYOR  
LICENSE NO. 4894

SCALE: 1" = 100'

DATE:

4-02-2018

NUMBER: 18694

Terr3/DavidMeltonResub

**MINOR SUBDIVISION STAFF ANALYSIS REPORT**  
(As of May 8, 2018)

CASE NO.: 2018-1015-MSP

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

SECTION: 40                                      WARD: 9  
TOWNSHIP: 8 South                              PARISH COUNCIL DISTRICT: 11  
RANGE: 13 East

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

GENERAL LOCATION:                      The property is located South of Idlewild Pines, Southeast of Dixie Ranch Road and Bisected by Ordone Rd. South of I-12 Slidell LA

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

TOTAL ACRES IN DEVELOPMENT:                      4.07

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

ZONING:    A-2 Suburban

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

**STAFF COMMENTARY:**

**Department of Development - Planning**

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

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

**Department of Development - Engineering**

None

**Department of Public Works**

None

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

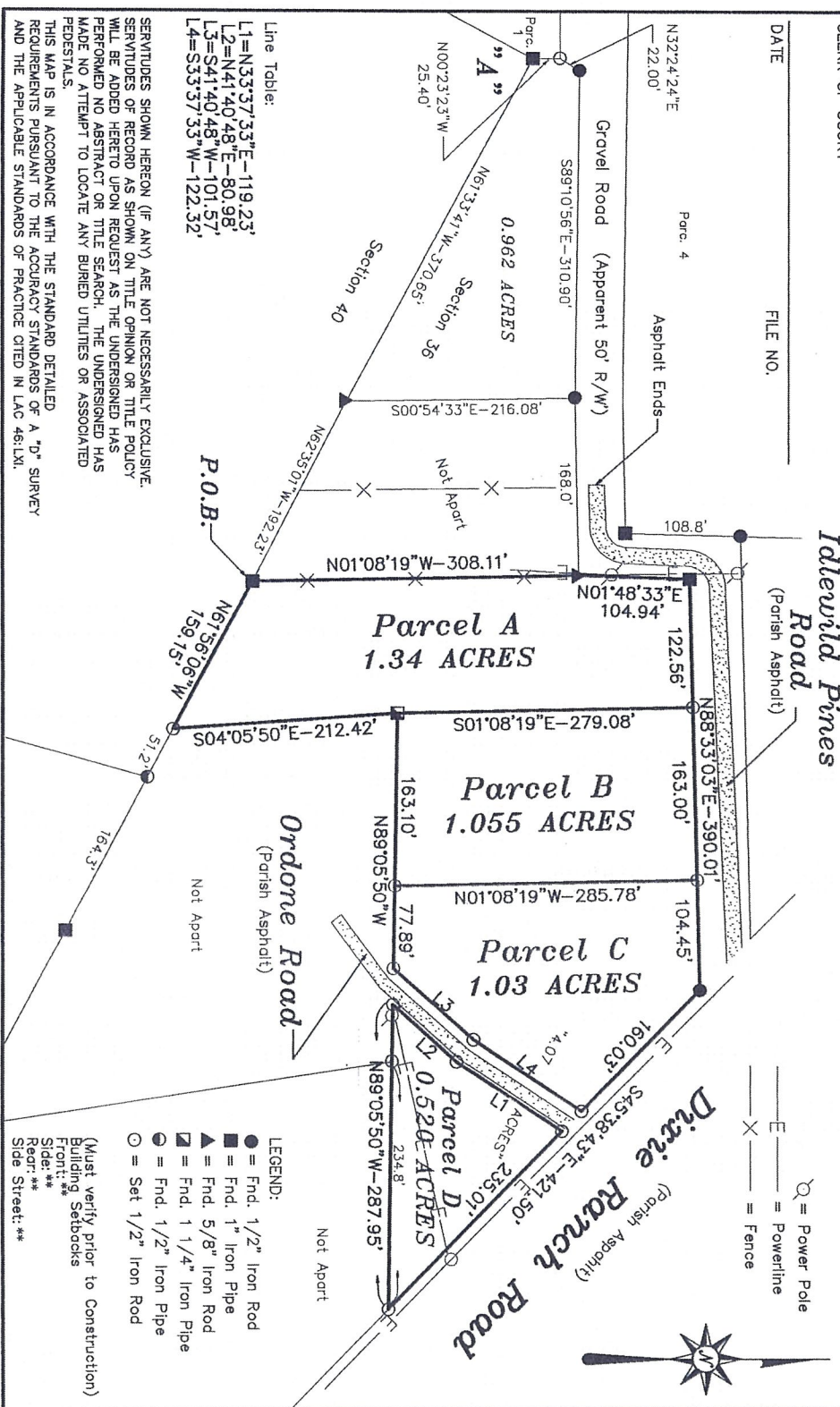
SECRETARY PLANNING COMM.

CLERK OF COURT

DATE FILE NO.

Reference:  
1) A Survey Plat by J.V. Burkes, Map File No. 3388, Clerk of Courts Office  
2) A Survey Plat by Clinton Lovell of 0.984 & 4.094 Acre Parcel of Land  
3) A Survey Map by Bruce Pope, Dated 11-11-1998, #5669  
4) A Deed of a 2.0 Acre Parcel of Land in Inst. #1052241, Clerk of Courts Office  
Reference calls not shown

A Minor Subdivision of a 4.07 Acre Parcel of Land, into Parcels A, B, C & D, situated in Section 36, T-8-S, R-13-E, St. Tammany Parish, Louisiana  
Point "A" is reported to be the NW Corner of Section 40, T-8-S, R-13-E, St. Tammany Parish, Louisiana  
Bearings shown Refer to the Louisiana State Plane Coordinate System (1702 La. South) and was observed by GPS



MAP PREPARED FOR **CYNTHIA KING & BRENDA FRANKLIN**

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

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

**LAND SURVEYING LLC**  
518 N. Columbia Street, Covington, LA 70433  
(985) 842-6271 office (985) 848-0355 fax  
landsur@bellsouth.net email

CERTIFIED CORRECT

**BRUCE M. BUTLER, III**  
LOUISIANA PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4894

SCALE: 1" = 130'

DATE: 3-5-2018

NUMBER: 18705

Terr3/CynthiaKing

# **RESUBDIVISION REVIEW**



## RESUBDIVISION STAFF ANALYSIS REPORT

CASE FILE NO: 2018-1006-MRP

NAME OF SUBDIVISION: Northshore Beach

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

SECTION: 25

WARD: 9

TOWNSHIP: 9 South

PARISH COUNCIL DISTRICT: 13

RANGE: 13 East

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

ZONING: A-4 Single family Residential

PROPERTY OWNER: Mary Landrieu

### **STAFF COMMENTARY:**

#### **Recommendation:**

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

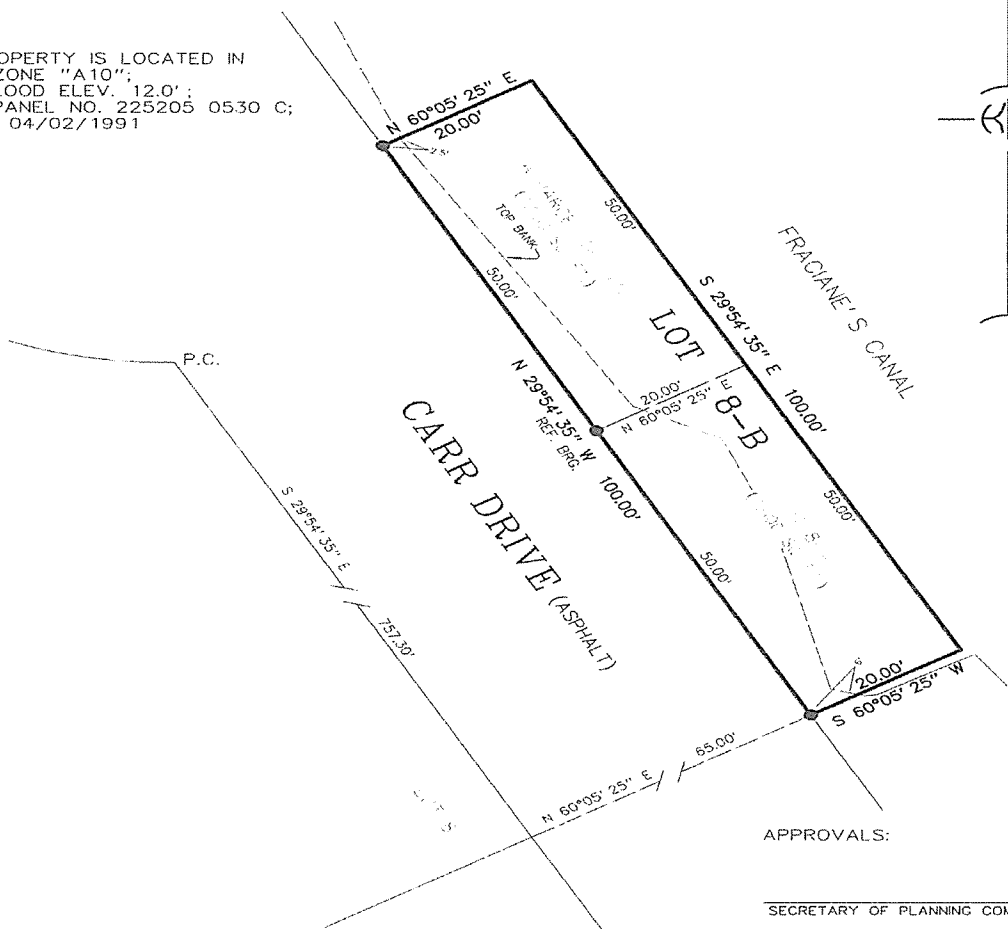
The owner is also proposing to resubdivide two (2) 50’x20’ parcels into one (1) 100’x 20’ parcel. A public hearing is required for this proposal because the new lot does not meet the minimum lot area of 5,000 sq. ft. The applicant is requesting to create a larger parcel and does not have the ability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

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

-- LEGEND --

- = 1/2" IRON ROD FOUND  
○ = 1/2" IRON ROD SET

THIS PROPERTY IS LOCATED IN  
FLOOD ZONE "A10";  
BASE FLOOD ELEV. 12.0';  
F.I.R.M. PANEL NO. 225205 0530 C;  
REVISED 04/02/1991



APPROVALS:

\_\_\_\_\_  
SECRETARY OF PLANNING COMMISSION

\_\_\_\_\_  
DIRECTOR OF DEPARTMENT OF ENGINEERING

\_\_\_\_\_  
CLERK OF COURT

\_\_\_\_\_  
DATE MAP FILE NO.

REFERENCES:

PLAT OF NORTH SHORE BEACH SUBDIVISION,  
MAP FILE NO. 127-A, DATED 9/23/1954.

LEGAL DESCRIPTION OF A PARCEL OF LAND  
BEING 50' X 20' DATED 11/03/2017.

PLAT OF SURVEY BY THIS FIRM OF LOT 8 &  
8-A, DATED 04/07/2016, LAST REVISED  
04/15/2016, JOB NO. 16-058.

NOTE:  
NO ATTEMPT HAS BEEN MADE BY KELLY McHUGH & ASSOC., INC. TO  
VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS,  
RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL  
ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN  
THOSE FURNISHED BY THE CLIENT.



4-2-18

KELLY J. McHUGH REG. NO. 4443

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL  
SURVEY MADE ON THE GROUND AND COMPLYING WITH THE  
CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS  
"C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

RESUBDIVISION SURVEY OF:

LOT 8-A & A PARCEL OF LAND INTO  
LOT 8-B, NORTHSHORE BEACH SUBD.,  
SEC. 25, T-9-S, R-13-E, G.L.D.,  
ST. TAMMANY PARISH, LOUISIANA

PREPARED FOR:

MARY LORETTA LANDRIEU

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

SCALE: 1" = 20'	DATE: 04/02/2018
DRAWN: DB	JOB NO.: 16-058-RESUB
REVISED:	

**TENATIVE SUBDIVISION  
REVIEW**



**TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT**  
(Revised as of May 1, 2018)

CASE NO.: 2017-839-TP

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

DEVELOPER: Marc Grimaldi

ENGINEER/SURVEYOR: J.V. Burkes & Associates, Inc.

SECTION: 14

WARD: 8

TOWNSHIP: 8 South

PARISH COUNCIL DISTRICT: 14

RANGE: 14 East

TYPE OF DEVELOPMENT:          X   URBAN (Residential sites less than 1 acre)  
                                            SUBURBAN (Residential lots between 1-5 acres)  
                                            RURAL (Residential Farm Tract lots 5 acres plus)  
                                            OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION:        The property is bisected by Lone Oak Drive, west of U.S. Highway 11  
                                     and north of Slidell, Louisiana.

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

TOTAL ACRES IN DEVELOPMENT: 13.92

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

SEWER AND WATER SYSTEMS: Community

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

FLOOD ZONE DESIGNATION: A & C

**STAFF COMMENTARY:**

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

**Department of Development - Planning**

1. The fact that this development is a mobile home park where "sites" and not "lots" are being created, the underlying zoning requirements of A4-A relative to site size and setbacks may not be applicable. With that in mind, the developer is requesting the following standards for his mobile home park sites:

- a. Front yard setbacks from 30' per the A4-A zoning district standards to 25' requested. (The staff supports this request due to conflicting setbacks per the parish's mobile home park requirements that allow for 25'.)
  - b. Rear yard setbacks from 25' required per the A4-A zoning district standards to 10' requested. The staff supports the rear yard setbacks for the sites on the interior of the property facing the one-way streets since they all back up to greenspace buffers, which cannot be encroached upon. However, the exterior lots around the perimeter of the development need to setback no closer than the front edge of the 25' wide drainage easements that abutt the rear of each site. Therefore, restrictive covenant No. 2 relative to the rear yard setbacks needs to be amended accordingly.
2. The amenities have been moved to the northwest corner of the development as requested; however, the previous area where the amenities were located needs to be relabeled as "Greensapce".

Informational Items:

- a. The developer should provide to the Department of Development a "***Recreational Development Plan***" at the time that the developer files for preliminary subdivision review or prior to the developer being issued a "work order" in conjunction with preliminary subdivision approval. Said plan should be presented in document form inclusive of the amenities that are being provided, a site plan and/or landscape plan if applicable, a time schedule for development, and the entity or entities whom shall be responsible for the liability and maintenance of the recreational and/or greenspace areas.
- b. State Fire Marshall approval is required and a permit/license issued before any manufactured homes or RV's can be placed on a site.
- c. Parish code requires that a land-clearing permit be applied for and obtained through the Department of Planning and Development prior to the developer receiving a work order in conjunction with the preliminary subdivision review process.

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

**Department of Engineering**

1. In order for the Parish to allow new sewer connections to the Cherrywood system, owned and operated by Total Environmental Solutions Inc. (TESI) (LDEQ Permit #LA0075806), which provides wastewater treatment services for the Cherrywood and Lone Oak Park subdivisions, the said system will have to provide evidence of compliance with the consent decree by and between TESI and US Environmental Protection Agency (EPA) (Western District Civil Action No. 6:98-0687) as well as at least six (6) successive months of Discharge Monitoring Reports (DMR) detailing compliance with the system's LPDES permit.
2. The Traffic Impact Analysis (TIA) has been reviewed and comments have been provided to the developer's engineer on January 10, 2018. Development – Engineering has yet to receive a

response to these comments.

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



**PRELIMINARY SUBDIVISION  
REVIEW**



**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**  
(As of May 1, 2018)

CASE NO.: 2018-922-PP

SUBDIVISION NAME: LAKESHORE VILLAGES, PHASE 3A

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

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

SECTION: 35 & 36  
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)  
\_\_\_\_\_ X OTHER (Multi family, commercial or industrial)(**PUD**)

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

TOTAL ACRES IN DEVELOPMENT: 68.355

NUMBER OF LOTS: 282

AVERAGE LOT SIZE: 7,360 Square Feet

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: PUD

FLOOD ZONE DESIGNATION: "AH-EL1"

TENTATIVE APPROVAL: March 13, 2018

**STAFF COMMENTARY:**

**Department of Development – Engineering**

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

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

### **General Comments:**

1. The preliminary plat of Lakeshore Villages, Phase 3A ("Phase 3A") proposes that all of the 50ft ROWs are to be owned and maintained by the Parish. The preliminary plat of Phase 3A indicates that the Parish shall have access to roads in Phase 3A via private roads. The private roads are located in Lakeshore Estates, Phase 2A (Lakeshore Blvd. East) ("Phase 2A") and Lakeshore Villages, Phase 1A (Lakeshore Village South and Lakeshore Village East) ("Phase 1A"). Phases 1A and 2A designate all three (3) of these roads ("Referenced Roads") as private roads. Phases 1A and 2A plats were recorded on January 16, 2007 and April 13, 2006, respectively. The Parish cannot accept roads into the Parish maintenance system without public access via Parish maintained roads. Therefore, an act of correction to Phases 1A and 2A must be executed and recorded prior to Phase 3A final approval. The act of correction must designate the Referenced Roads as public roads dedicated to and maintained by the Parish. If the developer chooses the act of correction option, the Referenced Roads, including all associated road and drainage infrastructure, must be brought up to Parish standards before the Referenced Roads are accepted into the Parish maintenance system. Alternatively, all roads in Phase 3A must be private roads (not Parish-maintained) that are owned and maintained by the developer/the Community Development District ("CDD")/the Homeowners' Association.
2. The dedication statement in Phase 3A must be consistent with the above comment with regard to all roads, drainage infrastructure, and drainage servitudes in Phase 3A.
3. If the roads are to be maintained by the Parish, all gates that potentially obstruct Parish access to Parish maintained roads must be removed.
4. The T.I.A. for the entire Lakeshore Estates Development is currently under review by St. Tammany Parish.
5. A completed and signed Fill and Grading Statement is required for this development.
6. Oak Harbor East Utility does not currently have the required sewer capacity to service Phase 3A. The required sewer capacity must be constructed and accepted by the utility provider before construction of any homes, including spec. homes, is permitted. Additionally, all plans required for the expansion of the wastewater treatment plant must be submitted to the Parish for review and approval.
7. All applicable state, local, and federal permits required for this project must be provided.

### **Department of Development – Planning**

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

### **Informational Items**

**No Mandatory Developmental fee** is required at Final Submittal in accordance with St. Tammany Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations," since a public

hearing was held prior to January 1, 2005.

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

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



**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**  
(As of May 1, 2018)

CASE NO.: 2018-990-PP

SUBDIVISION NAME: DOVE PARK ESTATES

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

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

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

TYPE OF DEVELOPMENT:                      \_\_\_\_\_ URBAN (Residential lots less than 1 acre)  
   \_\_\_\_\_ SUBURBAN (Residential lots between 1-5 acres)  
   \_\_\_\_\_ RURAL (Residential Farm Tract lots 5 acres plus)  
     X   OTHER (Multi family, commercial or industrial)(**PUD**)

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

TOTAL ACRES IN DEVELOPMENT: 58.45

NUMBER OF LOTS: 85    AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: PUD

FLOOD ZONE DESIGNATION: A2, B and C

TENTATIVE or PUD APPROVAL GRANTED: March 6, 2018

**STAFF COMMENTARY:**

**Department of Development - Engineering**

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

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

### **General Comments:**

1. All applicable state, local, and federal permits required for this project must be provided.
2. The proposed side walk is in conflict with the existing parking lot on Dove Park Road, revise the sidewalk location or end point to eliminate this conflict.
3. Tammany Utilities does not currently have the required sewer capacity to service this development. The required sewer capacity must be constructed and accepted by the utility provider before construction of any homes, including spec. homes, is permitted. Additionally, all plans required for the expansion of the wastewater treatment plant must be submitted to the Parish for review and approval.

### **Grading and Drainage Plans:**

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

### **Department of Development – Planning**

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

### **Informational Items**

A funded **Maintenance Obligation** in the amount of **\$10,000** is required in accordance with St. Tammany Code of Ordinances, Part II “Land Development Code,” Chapter 125 “Subdivision Regulations,” Article VII “Studies, Plans and Review Procedures,” Section 125-201 “Maintenance Obligations,” Paragraph “A” which states funded letters of credit for existing Parish roads to ensure the repair of any damage to the Parish roads resulting from construction in connection with the subdivision.

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

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

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