

ST. TAMMANY PARISH PLANNING COMMISSION MEETING AGENDA
6:00PM – TUESDAY, OCTOBER 09, 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 AND PLEDGE OF ALLEGIANCE

APPROVAL OF THE SEPTEMBER 11, 2018 MINUTES

PUBLIC HEARINGS

REQUEST FOR POSTPONEMENTS:

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

ENTERING THE TAMMANY TRACE

MINOR SUBDIVISIONS

2018-1231-MSP

A minor sub of a 3.082-acre parcel into Plot 7-A & Plot 7-B Meiners Rd, Mandeville W4 D7
Owner/Petitioner: Linda & Normans Meiners
Surveyor: Turner Surveys, LLC
Parish Council District Rep.: Hon. Jacob B Groby III

PETITIONS/REQUESTS

Dove Park Subdivision, Sq. 1 Lot 16, W4, D5
Surveyor: H. C Sanders & Associates, Inc.
Parish Council District Rep.: Hon. Rykert Toledano
Request to build on substandard lot of record.

POSTPONED FROM THE SEPTEMBER 11, 2018 MEETING

REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

2018-1053-PP

The Preserve at Goodbee Lakes, Ward 1, District 3

Developer/Owner: D.R. Horton, Inc. Gulf Coast

Engineer: Quality Engineering and Surveying

Parish Council District Representative: Hon. James Thompson

POSTPONED FROM THE JUNE 12, 2018 MEETING

POSTPONED FROM THE JULY 10, 2018 MEETING

POSTPONED FROM THE AUGUST 14, 2018 MEETING

POSTPONED FROM THE SEPTEMBER 11, 2018 MEETING

2018-1105-PP

Providence Parks Ph. 1, Ward 1, District 3

Developer/Owner: Providence Parks, LLC

Engineer: SLD Engineering and Surveying

Parish Council District Representative: Hon. James Thompson

POSTPONED FROM THE JULY 10, 2018 MEETING

POSTPONED FROM THE AUGUST 14, 2018 MEETING

POSTPONED FROM THE SEPTEMBER 11, 2018 MEETING

2018-1227-PP

Ashton Parc, 4th & 5th Filing

Developer/Owner: First Horizon, INC

Engineer: Benchmark Group, INC

Parish Council District Representative: Hon. Chris Canulette

2018-1229-PP

Bedico Creek, Parcel 6 & 7

Developer/Owner: Bedico Creek Preserve, LLC

Engineer: Kelly McHugh & Associates, LLC

Parish Council District Representative: Hon. Marty Dean

POSTPONED FROM THE SEPTEMBER 11, 2018 MEETING

FINAL SUBDIVISION REVIEW**2018-1197-FP**

Southern Oaks, Phase 1, Ward 1, District 4

Developer/Owner: Yanin, LLC

Engineer: Kyle Associates, LLC

Parish Council District Representative: Hon. Michael Lorino

AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS**OLD BUSINESS****NEW BUSINESS****ADJOURNMENT**

MINUTES
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00PM – TUESDAY, SEPTEMBER 11, 2018
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

ROLL CALL

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

Absent: Mannella

Staff Present: Cara Bartholomew, Chris Tissue, Jay Watson, Shelby Vorenkamp, Mike Sevante, Emily Couvillon, Jennifer Lange

PUBLIC ANNOUNCEMENTS

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

INVOCATION - Randolph presented the Invocation.

PLEDGE OF ALLEGIANCE - Richardson presented the Pledge of Allegiance.

APPROVAL OF THE AUGUST 14, 2018 MINUTES

Randolph moved to approve, second by Lorren.

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

Nay:

Abstain:

REQUESTS FOR POSTPONEMENT

2018-1053-PP - POSTPONED

The Preserve at Goodbee Lakes, Ward 1, District 3

Developer/Owner: D.R. Horton, Inc. Gulf Coast

Engineer: Quality Engineering and Surveying

Parish Council District Representative: Hon. James Thompson

POSTPONED FROM THE JUNE 12, 2018 MEETING

POSTPONED FROM THE JULY 10, 2018 MEETING

POSTPONED FROM THE AUGUST 14, 2018 MEETING

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen

Opposition: None

Doherty moved to postpone, second by Fitzmorris.

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

Nay:

Abstain:

2018-1105-PP - POSTPONED

Providence Parks Ph. 1, Ward 1, District 3

Developer/Owner: Providence Parks, LLC

Engineer: SLD Engineering and Surveying

SEPTEMBER 11, 2018 MINUTES ST. TAMMANY PARISH PLANNING COMMISSION

Parish Council District Representative: Hon. James Thompson

POSTPONED FROM THE JULY 10, 2018 MEETING

POSTPONED FROM THE AUGUST 14, 2018 MEETING

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen

Opposition: None

Randolph moved to postpone, second by Fitzmorris.

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

Nay:

Abstain:

2018-1197-FP - POSTPONED

Southern Oaks, Phase 1, Ward 1, District 4

Developer/Owner: Yanin, LLC

Engineer: Kyle Associates, LLC

Parish Council District Representative: Hon. Michael Lorino

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

Cazaubon moved to postpone, second by Fitzmorris.

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

Nay:

Abstain:

Fitzmorris moved to bring Money Hill Plantation Act of Correction to the floor, second by Willie.

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

Nay:

Abstain:

ACT OF CORRECTION - APPROVED

Money Hill Plantation, Phase 1

Developer /Owner: Sally Goodyear

Surveyor: Edward Murphy

Parish Council District Rep.: Hon. Richard Tanner

Request to change location of drainage servitude on lots #25, #73 and #74

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Sally Goodyear

Opposition: None

Fitzmorris moved to approve, second by Richard.

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

Nay:

Abstain:

PUBLIC HEARINGS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

MINOR SUBDIVISIONS

2018-1168-MSP - APPROVED

A minor sub of Parcel A 12.30 acres into Parcels A-1 (6 acres) & Parcel B-1 (6.29 acres), W10, D6

Owner: Thomas & Deirdre Faherty

Surveyor: John C. Cummings & Associates

Parish Council District Rep.: Hon. Richard Tanner

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Thomas Faherty

Opposition: None

Lorren moved to approve, second by Cazaubon.

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

Abstain:

2018-1193-MSP - APPROVED

A minor subdivision of Lot LL1 into Lots LL1-A (1.26 acres) & LL1-B (1.26 acres), W1, D3

Owner: C & C Homebuilders, LLC

Surveyor: Edward J. Murphy, PLS

Parish Council District Representative: Hon. James Thompson

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Carl Cadis

Opposition: None

Cazaubon moved to approve second by Randolph.

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

Abstain:

2018-1198-MSP - APPROVED

A minor sub of a 61-acre parcel into Parcels A, B, C, D & E, W5, D6

Owner: The Estate of Della L. Dillard

Surveyor: John C. Cummings & Associates

Parish Council District Rep.: Hon. Richard Tanner

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Diane Dillard

Opposition: None

Cazaubon moved to approve with waiver, second by Randolph.

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

Abstain:

PETITIONS/REQUESTS

DOVE PARK SUBDIVISION, SQ. 1 LOT 16, W4, D5 - POSTPONED

Surveyor: H. C Sanders & Associates, Inc.

Parish Council District Rep.: Hon. Rykert Toledano

Request to build on substandard lot of record.

SEPTEMBER 11, 2018 MINUTES ST. TAMMANY PARISH PLANNING COMMISSION

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

Doherty moved to postpone for one month, second by Drumm.

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

Nay:

Abstain:

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

2018-1148-PP - APPROVED

River Club Ph. 2, Ward 1, District 1

Developer/Owner: River Club Development, LLC

Engineer: Kelly McHugh and Associates

Parish Council District Representative: Hon. Marty Dean

POSTPONED FROM THE AUGUST 14, 2018 MEETING

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne

Opposition: None

Lorren moved to approve with waivers, second by Richard.

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

Nay:

Abstain:

2018-1049-PP - APPROVED

River Club Ph 3, Ward 1, District 1

Developer/Owner: River Club Development, LLC

Engineer: Kelly McHugh and Associates

Parish Council District Representative: Hon. Marty Dean

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne

Opposition: None

Lorren moved to approve with waivers, second by Richard.

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

Nay:

Abstain:

FINAL SUBDIVISION REVIEW

2018-1196-FP - APPROVED

Bedico Creek Parcel C-1, Ward 1, District 1
Developer/Owner: Bedico Creek Preserve, LLC
Engineer: Kelly McHugh and Associates
Parish Council District Representative: Hon. Marty Dean

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne

Opposition: None

Fitzmorris moved to approve, second by Drumm.

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

Abstain:

AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS - APPROVED

An ordinance to amend the St. Tammany Parish Code of Ordinances, Subdivision Regulations Section 125-188 Minor Subdivision Review, relative to private drives in use prior to the establishment of the Growth Boundary Line.

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 approve, second by Cazaubon.

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

Abstain:

OLD BUSINESS

REPLAT - APPROVED

Bushwood Estates - Replat (SD03-09-11F)

Developer/Owner: Deborah Hogan
Surveyor: John C. Cummings & Associates
Parish Council District Rep.: Hon. Richard Tanner

Request by the developer to amend the recorded final subdivision survey plat

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

Cazaubon moved to approve, second by Randolph.

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

Abstain:

ACT OF CORRECTION - APPROVED

Lakeshore Villages Ph. 1A

SEPTEMBER 11, 2018 MINUTES ST. TAMMANY PARISH PLANNING COMMISSION

Developer/Owner: D.R Horton

Surveyor: Michael P. Blanchard

Parish Council District Rep.: Hon. Michelle Blanchard

Request by the developer to amend the legal description

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen

Opposition: None

Doherty moved to approve, second by Fitzmorris.

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

Nay:

Abstain:

WARRANTY OBLIGATION - APPROVED

Terra Bella 1A-9

Developer/Owner: Terra Bella Group

Parish council District Rep.: Hon. Marty Dean

Request to revise the duration of the Warranty Obligation from five (5) years to one (1) year

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

Fizmorris moved to approve, second by Randolph.

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

Nay:

Abstain:

ACT OF CORRECTION - APPROVED

Grande Maison, Phase 3B

Developer /Owner: Alexander Bennett

Surveyor: Randall Brown

Parish Council District Rep.: Hon. Rykert Toledano

Request change setback on lot #158

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Alexander Bennett

Opposition: None

Randolph moved to approve, second by Fitzmorris.

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

Nay:

Abstain:

NEW BUSINESS

Doherty discussed the Developers/Engineers requesting waiver of fees in lieu of detention and removing greenspace. Requesting that Staff or Legal change the Ordinance instead of Granting Waivers of Drainage Fees. Also wants to charge for the all Acts of Correction.

ADJOURNMENT

Mr. James “Jimmie” Davis, III
Chairman

DRAFT

MINOR SUBDIVISIONS

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of October 1, 2018)

CASE NO.: 2018-1231-MSP

OWNER/DEVELOPER: Linda & Normans Meiners

ENGINEER/SURVEYOR: Turner Surveys, LLC

SECTION: 1 TOWNSHIP: 8 South RANGE: 11 East

WARD: 4 PARISH COUNCIL DISTRICT: 7

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 East of Hwy 59, South of Hwy 1088, and East of Meiners Street, Mandeville, Louisiana.

SURROUNDING LAND USES: Single family residential

TOTAL ACRES IN DEVELOPMENT: 3 acres

NUMBER OF LOTS/PARCELS: Two parcels being Plot 7-A (2.42 acres) & Plot 7-B (.662 acres)

ZONING: A-3 Suburban

REASONS FOR PUBLIC HEARING:

- The proposed parcel does not meet the minimum requirement of 1 acre.

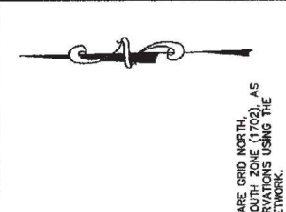
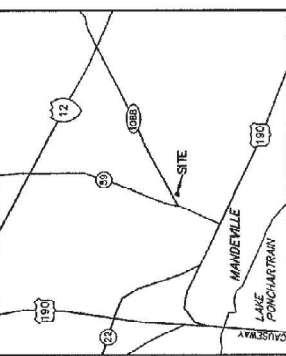
STAFF COMMENTARY:

Department of Development – Planning & Engineering

The applicant is seeking a waiver of the minimum lot size requirements for a minor s/d of 1 acre.

Staff feels the applicant is able to meet the minimum requirement of 1 acre due to the size of the parent parcel. Staff recommends the Commission deny the request as is.

If the commission decides to approve this request, a waiver of the regulations is required relative to the parcel size & community water and sewer connect. 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.



NOTE:
ALL MEASURED BEARINGS ARE GRID NORTH,
LOUISIANA STATE PLANE SOUTH ZONE (1702), AS
DETERMINED BY GPS OBSERVATIONS USING THE
TOPNET REAL TIME GPS NETWORK.

LEGEND

PH	FIRE HYDRANT	— 3/4" E	POWER POLE
WV	WATER VALVE	— X	FENCE
GV	GAS VALVE	—	1/2" IRON ROD SET UNLESS OTHERWISE NOTED
AV	ANCHOR	—	800 OR 1/4" NAIL SET UNLESS OTHERWISE NOTED
TEL	TELEPHONE	—	FROM REFERENCE SURVEY
TR	TREE	—	MEASURED
TH	THICK	—	WATER METER
TH	THICK	—	POINT OF BEGINNING
TH	THICK	—	CONCRETE 8" NAIL MARKER
TH	THICK	—	P.O.C.

RESUBDIVISION OF A PORTION OF PLOT 7
INTO PLOTS 7-A & 7-B
LOT 6 OF SECTION 1
TOWNSHIP 8 SOUTH, RANGE 11 EAST,
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA

LA HWY. 1088

REMAINERS OF
PLOT 7
(NOT A PART)

MEINERS ROAD

P.O.B. PLOT 7-B

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

REFERENCES

- 1) PLAT OF SURVEY OF A PORTION OF PLOT 7, LOCATED IN LOT 6 OF SECTION 1, T8S-R11E BY THOMAS J. FORTOUBERTA DATED 05/14/1993.
- 2) PLAT OF SURVEY OF A PORTION OF PLOT 7, LOCATED IN LOT 6 OF SECTION 1, T8S-R11E BY THOMAS J. FORTOUBERTA DATED 10/28/1997.

STATE OF LOUISIANA
DENNIS L. GOWIN
REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 4846

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

PLOT 7-B

PLOT 7-A

NOTES

TOTAL AREA: 134,201 ± SQ. FT. (3.08 AC.)
NO. OF LOTS: 2
SUBJECT PROPERTY IS ZONED A-3 (SUBURBAN)
BUILDING SETBACKS ARE:
FRONT (30' MINIMUM)
REAR (25' MINIMUM)
SIDE (10' MINIMUM)

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

PLOT 7-B

PLOT 7-A

P.O.B. PLOT 7-A

MEINERS ROAD

MEINERS ROAD

PLOT 7-B

PETITIONS AND REQUEST

PETITION AND REQUEST STAFF ANALYSIS REPORT
(As October 1, 2018)

PETITION/REQUEST: A request to build on a substandard lot of record

OWNER/PETITIONER: Josie Adams

SECTION: 5 TOWNSHIP: 6 South RANGE: 12 East
WARD: 10 PARISH COUNCIL DISTRICT: 6

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 with Dove Park S/D, Sq. 1, Lot 16, South of Dove Park Rd, east of Partridge St, North of Sparrow St, Covington, Louisiana.

SURROUNDING LAND USES: Single family residential

TOTAL ACRES IN DEVELOPMENT: 10,227 sq ft

ZONING: A-3 Suburban

REASONS FOR PUBLIC HEARING:

- The parcel does not meet the 70' road frontage required in Dove Park S/D.

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The petitioner is requesting to build on a 50' x 205' Lot within Dove Park S/D. Per section 125-84 – Contiguous Lot Rule, Lots within Dove Park Subdivision are required to have a minimum lot frontage of 70'.

Staff does not have any objection to the request as the petitioner has the opportunity to purchase Lot 16 without the option to acquire any adjacent property.

PRELIMINARY SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of October 2, 2018)

CASE NO.: 2018-1105-FP

SUBDIVISION NAME: Providence Parks, Phase 1

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

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

SECTION: 21

WARD: 1

TOWNSHIP: 6 South

PARISH COUNCIL DISTRICT: 3

RANGE: 8 East

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

GENERAL LOCATION: The property is located north of LA Hwy 1085 and east and adjacent to LA Hwy 1077, north of Goodbee.

TOTAL ACRES IN DEVELOPMENT: 56.5

NUMBER OF LOTS: 173

AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: PUD

FLOOD ZONE DESIGNATION: A4

TENTATIVE or PUD APPROVAL GRANTED: June 6, 2017

STAFF COMMENTARY:

Department of Planning and Development

This project was postponed at the September 11, 2018 meeting. Staff is actively working through fill mitigation issues with the developer. The developer is requesting postponement to the November 13, 2018 meeting.

1

Preliminary Plat:

1. Update plans and legal description to include the green space on the west side of Parcel 6 and 7 in this phase(s) as it has not been previously included in any past phase;

Sewer and Water Plan:

2. The proposed 4" water line needs to be approved by Tammany Utilities and permitted through L.D.H.

Informational Items:

No funded Maintenance Obligation is required since this is an extension of a private 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

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 October 9, 2018 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 2, 2018)

CASE NO.: 2018-1197-FP

SUBDIVISION NAME: Southern Oaks, Phase 1

DEVELOPER: Yanin, LLC
13045 Seymour Meyers Boulevard; Suite 18
Covington, LA 70443

ENGINEER/SURVEYOR:	Kyle Associates, LLC	Kelly McHugh and Associates
	638 Village Lane North	845 Galvez Street
	Mandeville, LA 70471	Mandeville, LA 70448

SECTION: 16

WARD: 1

TOWNSHIP: 7 SOUTH

PARISH COUNCIL DISTRICT: 4

RANGE: 10 EAST

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

GENERAL LOCATION: The property is located south of LA HWY 22, east of LA HWY 1085, west of Trepagnier Road and west of Madisonville.

TOTAL ACRES IN DEVELOPMENT: 27.51

NUMBER OF LOTS: 58 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: C

STAFF COMMENTARY:

Department of Planning and Development - Engineering

This project was postponed at the September 11, 2018 meeting.

Postponement of this submittal is advised due to the following outstanding issues that were noted during the September 26, 2018 final inspection:

1. Construction of the subdivision in general is not complete;

2. Construction of the detention pond is not complete;
3. Road shoulders have not been constructed in all areas;
4. Median curbs have not been constructed in accordance with the approved preliminary plans;
5. As-built plans must be revised to include the median curbs that were approved in the preliminary construction plans;
6. Subsurface drainage on Moss Point Lane is not functioning;
7. Roadside ditches on Oak Bend Lane need to be graded to the design section;
8. As-built survey information for the detention pond was not included in the submittal;
9. As-built elevations along Oak Bend lane (and numerous other locations) do not reflect the existing conditions and appear to be inaccurate by 10-15feet in elevation at many locations;
10. Very little vegetation has been established around the pond leading to erosion and water quality issues;
11. No BMPs have been installed.

Southern Oaks, Phase 1
Final Inspection by: Jay Watson and Earl Magner
September, 26, 2018









