

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - TUESDAY, JUNE 14, 2022
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

A livestream will be available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: www.stpgov.org. The livestream will begin at 6:00 PM on Tuesday, June 14, 2022.

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

RE-APPROVAL OF THE APRIL 12, 2022 MEETING MINUTES

APPROVAL OF THE MAY 10, 2022 MEETING MINUTES

REQUEST FOR POSTPONEMENTS

REVOCATION REVIEW

1. REV22-05-006

The revocation of an unopened portion of Cours Carson Street, located north of Preval Street, south of Joans Street in Square 311A of the Town of Mandeville Subdivision, Louisiana, Ward 4, District 7.

Applicant: Nancy Landers

Parish Council District Representative: Hon. James J. Davis.

POSTPONED AT THE MAY 10, 2022 MEETING

2. REV22-06-007

The revocation of an unopened portion of Labarre Street, located east of Carroll Street, north of Destin Street, between Square 234 and Square 264 of the Town of Mandeville Subdivision, Ward 4, District 10.

Applicant: Ronald H. King

Parish Council District Representative: Hon. Maureen O'Brien

MINOR SUBDIVISION REVIEW

3. 2022-2858-MSP

A minor subdivision of Parcels A1-A4, A1-A3, A2-A into Parcel A1-A5

Owners & Representatives: St. Tammany Memorial Gardens, LLC – Sandra Hoshor

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The parcel is located on the north side of Harrison Avenue, east of Abita River Drive, west of Flowers Drive, Covington, Louisiana. Ward 3, District 2

4. 2022-2880-MSP

A minor subdivision of 14.245 acres into Parcels A & B

Owners & Representatives: Dillon & Katelyn Cain

Parish Council District Representative: Hon. Kirk Drumm

General Location: The parcel is located on the south side of Golden Lane and on the east side of Crawford Road, Pearl River, Louisiana. Ward 8, District 11

5. 2022-2883-MSP

A minor subdivision of Parcels 36A & 36B into Parcels 36A1 & 36B1

Owners & Representatives: Wayne J. & Suzanne Bergeron

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The parcel is located on the north side of Miller Lane, west of Kustenmaker Road, Abita Springs, Louisiana. Ward 10, District 2

6. 2022-2887-MSP

A minor subdivision of Tract C into Tracts C-1 & C-2

Owners & Representatives: John B. & Patricia R. Stoddard

Parish Council District Representative: Hon. Rykert O. Toledano, Jr.

General Location: The parcel is located on the west side of Lochmere Drive, north of Sharp Road, Mandeville, Louisiana. Ward 4, District 5

7. 2022-2891-MSP

A minor subdivision of Parcels A & B into Parcel A-1

Owners & Representatives: Lance Olsen

Parish Council District Representative: Hon. James J. Davis

General Location: The parcel is located at the end of Garon Drive, south of LA Highway 1088, Mandeville, Louisiana. Ward 4, District 7

8. 2022-2897-MSP

A minor subdivision of Parcel 1 into Parcels 1A & 1B

Owners & Representatives: R & P Enterprises LLC – Franc C. Ricca III

Parish Council District Representative: Hon. Kirk Drumm

General Location: The parcel is located at the end of Christa Drive, south of US Highway 190. /W. Gause Blvd, Slidell, Louisiana. Ward 9, District 11

9. 2022-2899-MSP

A minor subdivision of 3.584 acres & 8.82 acres into Parcels A & B

Owners & Representatives: John Edward Allen & Roberta Devoe Potter Allen

Parish Council District Representative: Hon. Marty Dean

General Location: The parcel is located on the south side of Ronald Reagan Highway and on the west side of Clark Allen Road, Covington, Louisiana. Ward 3, District 1

10. 2022-2900-MSP

A minor subdivision of 4.86 Acre Parcel into Parcels A, B, & C

Owners & Representatives: 1819 Johnson, LLC – Wayne Thompson

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The parcel is located on the southwest corner of LA Highway 36 & Josephine Road, Covington, Louisiana. Ward 3, District 2

11. 2022-2916-MSP

A minor subdivision of Tracts 2 and 3 into Tract 2A

Owners & Representatives: Chris Michael M. & Ethel L. Harris

Parish Council District Representative: Hon. James J. Davis

General Location: The parcel is located on the east side of Ordogne Ruppert Road, north of Pontchartrain Drive, Lacombe, Louisiana. Ward 7, District 7

12. 2022-2920-MSP

A minor subdivision of 81.069 acres into Parcels 1, 2 & 3

Owners & Representatives: Matthew Philip & Leslie Thames Westmoreland

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The parcel is located on the north and south sides of Yates Road, east of Lela Belle Road, Lacombe, Folsom, Louisiana. Ward 2, District 3

RESUBDIVISION REVIEW**13. 2022-2857-MRP**

Resubdivision of Lots 1 to 15, 17A, 19 & 20 into Lots 1A, 3A, 5A, 7A, 9A, 11A, 13A, 17A-1 & 19A, Square 13, Spanish Trail Highlands Subdivision

Owner & Representative: Devin & Jamee Romero

Surveyor: J. V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Jerry Binder

General Location: The property is located on the south side of Rio Street and on the north side of Short Street, Slidell, Louisiana. Ward 9, District 12

14. 2022-2898-MRP

Resubdivision of Lots 167 & 168 into Lots 167-A & 168-A, Clipper Estates Phase 3-C

Owner & Representative: Michael & Deana Pisciotta and Blaise & Sandra Sauro

Surveyor: R.W. Krebs Professional Land Surveying, LLC

Parish Council District Representative: Hon. Jake a. Airey

General Location: The property is located on the west side of Cuttysark Cove, Slidell, Louisiana. Ward 9, District 13

TENTATIVE SUBDIVISION REVIEW**15. 2022-2753-TP**

River Park Trails Subdivision (formerly River Park Estates Subdivision, Phase 3)

Developer/Owner: River Park Estates, LLC

Engineer/Surveyor: Deep South Design Group, LLC

Parish Council District Representative: Hon. Martha Cazaubon

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 MARCH 8, 2022, APRIL 12, 2022 AND MAY 10, 2022 MEETINGS

PRELIMINARY SUBDIVISION REVIEW**16. 2022-2903-PP**

Maison du Village

Developer/Owner: MidSouth Developers, LLC

Engineer: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Kirk Drumm

General Location: The property is located west of LA Highway 433, south of US Highway 190, Slidell, Louisiana. Ward 9, District 11

FINAL SUBDIVISION REVIEW**17. 2022-2797-FP**

Guste Island Estates, Parcel I

Developer/Owner: McINT, Inc.

Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Michael Lorino

General Location: The property is located south of LA Highway 22 at Guste Island Road, east of LA Highway 1085, south of Interstate-12, west of Town of Madisonville, Louisiana. Ward 1, District 4

POSTPONED AT THE APRIL 12, 2022 AND MAY 10, 2022 MEETINGS

18. 2022-2843-FP

Lakeshore Villages, Phase 6B

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

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Jake Airey

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

POSTPONED AT THE MAY 10, 2022 MEETING

19. 2022-2844-FP

Abita Ridge, Phases 3A & 3B

Developer/Owner: Abita River Park, LLC

Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. David Fitzgerald

General Location: The property is located on the north of Harrison Avenue, east of US Highway 190, Covington, Louisiana. Ward 3, District 2

POSTPONED AT THE MAY 10, 2022 MEETING

20. 2022-2906-FP

Johnny F. Smith Memorial Business Park, Phase 2

Developer/Owner: Paris Properties

Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Thomas Smith

General Location: The property is located west of LA Highway 11, north of Interstate-10, Slidell, Louisiana. Ward 9, District 14

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

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MINUTES
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - TUESDAY, APRIL 12, 2022
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

ROLL CALL

Present: Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo

Absent: Ress

Staff: Ross Liner, Helen Lambert, Theodore Reynolds, Daniel Hill, Maria Robert

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

INVOCATION – Randolph

PLEDGE OF ALLIANCE - Willie

APPROVAL OF THE MARCH 8, 2022 MEETING MINUTES

Fitzmorris moved to approve, second by Randolph.

Yea: Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo

Nay: N/A

Abstain: N/A

Absent: Ress

REQUEST FOR POSTPONEMENTS

14- 2022-2753-TP

River Park Trails Subdivision (formerly River Park Estates Subdivision, Phase 3)

Developer/Owner: River Park Estates, LLC

Engineer/Surveyor: Deep South Design Group, LLC

Parish Council District Representative: Hon. Martha Cazaubon

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 MARCH 8, 2022 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: N/A

Randolph moved to postpone for one month, Fitzmorris to second

Yea: Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo

Nay: N/A

Abstain: N/A

Absent: Ress

21- 2022-2795-FP

Bonterra, Phase 1-A

Developer/Owner: Lynn Levy Land Co., LLC

Engineer/Surveyor: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Michael Smith

General Location: The property is located on the east & west sides of North Military Road/LA Highway 1090, north of Interstate 12, Slidell, Louisiana. Ward 8, District 9

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: N/A

Seeger moved to postpone, Randolph to second.

Yea: Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo

Nay: N/A

Abstain: N/A

Absent: Ress

22- 2022-2797-FP

Guste Island Estates, Parcel I

Developer/Owner: McINT, Inc.

Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Michael Lorino

General Location: The property is located south of LA Highway 22 at Guste Island Road, east of LA Highway 1085, south of Interstate-12, west of Town of Madisonville, Louisiana. Ward 1, District 4

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: N/A

Seeger moved to postpone, Truxillo to second.

Yea: Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo

Nay: N/A

Abstain: N/A

Absent: Ress

18- 2022-2755-FP

River Park Estates, Phase 2

Developer/Owner: River Park Estates, LLC

Engineer/Surveyor: Deep South Design Group, LLC

Parish Council District Representative: Hon. Martha Cazaubon

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 MARCH 8, 2022 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: N/A

Truxillo moved to postpone, Seeger to second.**Yea:** Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo**Nay:** N/A**Abstain:** N/A**Absent:** Ress**PETITIONS/REQUESTS****13- PET-2022-04-001 – MOVED TO TOP OF THE AGENDA BY SEEGER, no opposition to move up.**

Request to build on a buildable substandard lot of record pursuant to Section 125-84 Contiguous Lot Rule, of Chapter 125 Subdivision Regulations, located on the north side of Edward Street, east of August Avenue, being lot 22, Square 44, West Addition to Morgan Subdivision, Slidell, Louisiana. Ward 9, District 14

Owner/Portioner/Representative: Lateisha Foster

Parish Council District Representative: Thomas J. Smith

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

Opposition:

Seeger moved to approve, second by Truxillo.**Yea:** Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo**Nay:** N/A**Abstain:** N/A**Absent:** Ress

ENTERING PARISH RIGHT-OF-WAY, SERVITUDES, EASEMENTS & TAMMANY TRACE**1- Request to Enter the Parish Right-of-Way for Henry Clay Street (Town of Mandeville UNINCORPORATED) for the purpose of gaining access to the property.**

Debtor: Dilso Caetano Goncalves

Parish Council District Representative: Hon. Maureen O'Brien

General Location: The property is located at the west end of Henry Clay Street, west of Coffee Street, north of LA Highway 190 and south of Interstate 12, Mandeville, Louisiana. Ward 4, District 10.

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Celia Cruz for Dilso Caetano Goncalves

Opposition:

Fitzmorris moved to approve, second by Truxillo.

Yea: Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo

Nay: N/A

Abstain: N/A

Absent: Ress

2- Request to Enter the Parish Right-of-Way for Delta Street and Eldora Avenue (Tammany Terrace Subdivision) for the purpose of gaining access to the property.

Debtor: Tammany Terrace, LLC

Parish Council District Representative: Hon. David Fitzgerald

General Location: The property is located at the south of Walden Street, east of LA Highway 437, north of LA Highway 190 and north of Interstate 12, Covington, Louisiana. Ward 3, District 2.

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

Barcelona moved to approve, second by Randolph.

Opposition: Kay Erwin (Concerns about traffic & drainage)

Yea: Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo

Nay: N/A

Abstain: N/A

Absent: Ress

3- Request to Enter the Parish Right-of-Way for Fairview Drive (Woodland Park Subdivision) for the purpose of gaining access to the property.

Debtor: Mr. Patrick DeLoach

Parish Council District Representative: Hon. Kirk Drumm

General Location: The property is located at the east end of Fairview Drive, north of LA Highway 190 and south of Interstate 12, Slidell, Louisiana. Ward 9, District 11.

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Natasha Swan for Mr. DeLoach

Opposition: Joseph Richard

Truxillo moved to approve, Fitzmorris to second.

Yea: Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Randolph, Truxillo

Nay: N/A

Abstain: Smail

Absent: Ress

MINOR SUBDIVISION REVIEW**4- 2022-2775-MSP**

A minor subdivision of 13.52 acres into Parcels A & B

Owners & Representatives: Casey Revere and Justin & Ashley Revere

Parish Council District Representative: Hon. Martha Cazaubon

General Location: The parcel is located on the north side of LA Highway 40, west of Anthony Road, Folsom, Louisiana. Ward 2, District 3

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

Opposition: N/A

Smail moved to approve with waiver, second by Willie

Yea: Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph

Nay: N/A

Abstain: N/A

Absent: Ress

Truxillo not present for vote

5- 2022-2781-MSP

A minor subdivision of 16.36 acres into Parcels A & B

Owners & Representatives: Kimberly H. Jarrell, Kevin Henderson, Keith Henderson

Parish Council District Representative: Hon. Martha Cazaubon

General Location: The parcel is located at the southeast end of Henderson Road, south of Gottschalk Road, Covington, Louisiana. Ward 1, District 3

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Kimberly Henderson Jarrell representing herself and for Kevin & Keith Henderson

Opposition:

Smail moved to approve with waiver, Willie to second

Yea: Seeger, McInnis, Willie, Doherty, Fitzmorris, Crawford, Smail, Randolph, Truxillo

Nay: N/A

Abstain: N/A

Absent: Ress

Barcelona not present for vote

6- 2022-2786-MSP

A minor subdivision of Lot B into lots B-1, B-2 & B-3

Owners & Representatives: Keith R. and Jane H. Campo

Parish Council District Representative: Hon. Thomas J. "T.J." Smith

General Location: The parcel is located on the south side of Robert Road, west (**Corrected by staff; EAST**) of Katie & Val Lane, Pearl River, Louisiana. Ward 8, District 14

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Keith R. and Jane H. Campo

Opposition: N/A

Randolph moved to approve with waiver, Crawford to second

Yea: Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo

Nay: N/A

Abstain: N/A

Absent: Ress

7- 2022-2791-MSP

A minor subdivision of Parcel EE into Parcels EE-1, EE-2, EE-3, EE-4

Owners & Representatives: Gillis E & Jamie Cure

Parish Council District Representative: Hon. Michael Lorino, Jr.

General Location: The parcel is located on the south side of Brewster Road, east and west of Cure Lane, Madisonville, Louisiana. Ward 1, District 4

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: Terri Lewis Stephens (requesting clarification)

Fitzmorris moved to approve with waiver, Randolph to second

Yea: Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo

Nay: N/A

Abstain: N/A

Absent: Ress

8- 2022-2796-MSP

A minor subdivision of 8.59 acres of land into Lots M-1 and M-2

Owners & Representatives: Walter Morton

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The parcel is located on the north side of Amanda Drive, east of US Highway 25, Covington, Louisiana. Ward 3, District 2

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

Opposition:

Truxillo moved to approve with waiver, Fitzmorris to second.

Yea: Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo

Nay: N/A

Abstain: N/A

Absent: Ress

RESUBDIVISION REVIEW**9- 2022-2770-MRP**

Resubdivision of lots 36-A, 37-A & 38-A into lots 36-A1 & 38-A1 Lakeshore Estates Marina Villa

Owner & Representative: Daniel J and Ann Sharon DeBlanc

Surveyor: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Jake A. Airey

General Location: The property is located on the east side of Marina Villa North, north of Marina Villa Blvd, 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: Sean Burkes

Opposition:

McInnis moved to approve subject to staff comments, Fitzmorris to second.

Yea: Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo

Nay: N/A

Abstain: N/A

Absent: Ress

10- 2022-2773-MRP

Resubdivision of lot 16A1 into lots C1, C2 & 16A2 Money Hill Plantation

Owner & Representative: Money Hill Plantation, LLC – Mary Goodyear Dossett

Surveyor: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located at the southeast corner of LA Highway 21 & Money Hill Parkway, Abita Springs, Louisiana. Ward 5, District 6

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:

McInnis moved to approve subject to staff comments, Randolph to second.

Yea: Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo

Nay: N/A

Abstain: N/A

Absent: Ress

Truxillo and Willie not present for vote.

11- 2022-2782-MRP

Resubdivision of lots 165 & 166 into lot 165-A Whippoorwill Grove on Money Hill Phase 3

Owner & Representative: Michael and Edna Brooks

Surveyor: Nobles & Associates, LLC.

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the north side of Turkey Ridge Road, east of Blue Heron Drive, Bush, Louisiana. Ward 5, District 6

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

Opposition:

Willie moved to approve, Randolph to second.

Yea: Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo

Nay: N/A

Abstain: N/A

Absent: Ress

12- 2022-2785-MRP

Resubdivision of lots 122A & 123A into lot 123A-1 Lakeshore Est. Phase 1A-1

Owner & Representative: Michael & Maureen Perkins

Surveyor: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Jake A. Airey

General Location: The property is located on the north side of Lakeshore Blvd, east of Lakeshore Blvd. South, 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: Sean Burkes

Opposition:

Fitzmorris moved to approve, Randolph to second.

Yea: Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo

Nay: N/A

Abstain: N/A

Absent: Ress

TENTATIVE SUBDIVISION REVIEW**14- 2022-2753-TP - POSTPONED**

River Park Trails Subdivision (formerly River Park Estates Subdivision, Phase 3)

Developer/Owner: River Park Estates, LLC

Engineer/Surveyor: Deep South Design Group, LLC

Parish Council District Representative: Hon. Martha Cazaubon

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 MARCH 8, 2022 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: N/A

Randolph moved to postpone for one month, Fitzmorris to second

Yea: Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo

Nay: N/A

Abstain: N/A

Absent: Ress

PRELIMINARY SUBDIVISION REVIEW**15- 2021-2568-PP**

Bonterra Subdivision, Phases 2 & 3

Developer/Owner: Lynn Levy Land Co., LLC

Engineer/Surveyor: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Michael Smith

General Location: The property is located on the east & west sides of North Military Road/LA Highway 1090, north of Interstate 12, Slidell, Louisiana. Ward 8, District 9

POSTPONED FROM OCTOBER 12, 2021, NOVEMBER 9, 2021, DECEMBER 14, 2021, JANUARY 11, 2022, THE FEBRUARY 8, 2022 MEETING AND THE MARCH 8, 2022 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, Sean Burkes (in reference to Crawford questioning about plans)

Opposition: Darren Bourgeois, Stanford Owen, Dr. Andy Benson, Sandra Williams, Terri Lewis Stephens,

Smail moved to deny, McInnis to second.

Yea: Seeger, McInnis, Willie, Doherty, Crawford, Smail, Truxillo

Nay: Fitzmorris, Barcelona, Randolph

Abstain: N/A

Absent: Ress

16- 2022-2798-PP

River Club, Phase 3

Developer/Owner: River Club Development, LLC

Engineer/Surveyor: Kelly McHugh & Associates, LLC

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located along Ox Bow Court, north of Delta Lane, south of Brewster Road, west of the Tchefuncte River, south of Interstate-12, 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: Paul Mayronne

Opposition:

Seeger moved to approve, Fitzmorris to second.

Yea: Seeger, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo

Nay: N/A

Abstain: N/A

Absent: Ress

McInnis not present for vote.

FINAL SUBDIVISION REVIEW**17- 2022-2749-FP**

Lakeshore Villages, Phase 6A

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

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Jake Airey

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

POSTPONED AT THE MARCH 8, 2022 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: N/A

Willie moved to postpone, Randolph to second.

Yea: Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo

Nay: N/A

Abstain: N/A

Absent: Ress

18- 2022-2755-FP

River Park Estates, Phase 2

Developer/Owner: River Park Estates, LLC

Engineer/Surveyor: Deep South Design Group, LLC

Parish Council District Representative: Hon. Martha Cazaubon

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 MARCH 8, 2022 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:

Truxillo moved to postpone, Seeger to second.**Yea:** Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo**Nay:** N/A**Abstain:** N/A**Absent:** Ress**19- 2022-2792-FP**

Tribute at Tamanend, Phase 1

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

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Kirk Drumm

General Location: The property is located on the east side of LA Highway 434 and north of Interstate-12, Lacombe, Louisiana. Ward 7, District 11

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

Opposition:

Truxillo moved to postpone, Seeger to second.**Yea:** Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo**Nay:** N/A**Abstain:** N/A**Absent:** Ress

20- 2022-2794-FP

Southern Oaks, Phase 2

Developer/Owner: Yanin, LLC

Engineer: Kyle Associates, LLC

Parish Council District Representative: Hon. Michael Lorino, Jr.

General Location: The property is located on the west of Trapagnier Road, south side of LA Highway 22, south of Interstate-12, Covington, Louisiana. Ward 1, District 4

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: Joseph Delerno

Fitzmorris moved to approve, Crawford to second.

Yea: Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo

Nay: N/A

Abstain: N/A

Absent: Ress

21- 2022-2795-FP

Bonterra, Phase 1-A

Developer/Owner: Lynn Levy Land Co., LLC

Engineer/Surveyor: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Michael Smith

General Location: The property is located on the east & west sides of North Military Road/LA Highway 1090, north of Interstate 12, Slidell, Louisiana. Ward 8, District 9

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

Opposition:

Seeger moved to postpone, Randolph to second.

Yea: Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo

Nay: N/A

Abstain: N/A

Absent: Ress

22- 2022-2797-FP

Guste Island Estates, Parcel I

Developer/Owner: McINT, Inc.

Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Michael Lorino

General Location: The property is located south of LA Highway 22 at Guste Island Road, east of LA Highway 1085, south of Interstate-12, west of Town of Madisonville, Louisiana. Ward 1, District 4

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

Opposition:

Seeger moved to postpone, Truxillo to second.

Yea: Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo

Nay: N/A

Abstain: N/A

Absent: Ress

OLD BUSINESS**23- 2021-2326-MSP**

A minor subdivision of Parcels A, B & C into Parcels A-1, B-1 & C-1

Owners & Representatives: Michael W. Wittich, Kathryn Gayle Wittich, Brian Yaniga, Alicia Graham Jordan

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The parcel is located on the east side of LA Highway 25, north of Airport Road, south of Wylie Jenkins Road, Covington, Louisiana. Ward 3, District 2

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

Opposition:

Willie moved to approve, Smail to second.

Yea: Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo

Nay: N/A

Abstain: N/A

Absent: Ress

24- 2021-2398-PP

Alexander Ridge, Phase 4

Developer/Owner: Savannahs Community, LLC

Engineer: Kyle Associates, LLC

Parish Council District Representative: Hon. David Fitzgerald

General Location: East of LA Highway 1081, South of Smith Road, Covington, Louisiana.

Ward 3, District 2

Developer is requesting modifications to the Preliminary Plat approved at the June 8, 2021 meeting

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

Opposition: N/A

Smail moved to deny, no second.

McInnis moved to approve, Seeger to second.

Yea: Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Randolph, Truxillo

Nay: Smail

Abstain: N/A

Absent: Ress

ENTERING PARISH RIGHT-OF-WAY, SERVITUDES, EASEMENTS & TAMMANY TRACE**25- Request to Enter the Parish Right of Way for Eddins Place for the purpose of installing utilities (Northwood Village Subdivision) (Resolution No. 21-009). - WITHDRAWN**

Debtor: Mangano Properties, LLC

Parish Council District: Hon. Chris Canulette

General Location: The property is located north of Brownsitch Road, west of LA Highway 1091, within Northwood Village Subdivision, Slidell, Ward 8, District 8

Developer requesting an extension of time to submit the required documentation and to complete the work

26- 2020-2012-PP

Lakeshore Villages, Phase 11

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

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Jake Airey

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

Developer is requesting modifications to the Preliminary Plat approved at the September 8, 2020 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: N/A

Seeger to approve, Randolph to second.

Yea: Seeger, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo

Nay: McInnis

Abstain: N/A

Absent: Ress

27- 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 (Resolution No 19-105).

Debtor: SMS Holdings, LLC

Parish Council District: Hon. James Davis

General Location: The property is located on the north side of Joans Street, east of Soult Street, Mandeville, Louisiana. Ward 4, District 7

Developer's Engineer is requesting a waiver for "Fee in Lieu of Detention"

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

Opposition: N/A

Seeger to approve, Crawford to second.

Yea: Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo

Nay: N/A

Abstain: N/A

Absent: Ress

NEW BUSINESS**ADJOURNMENT**

MINUTES
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - TUESDAY, MAY 10, 2022
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

ROLL CALL

Present: Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo

Absent: N/A

Staff: Ross Liner, Helen Lambert, Ted Reynolds, Daniel Hill, Maria Robert, Carl Cleland

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

INVOCATION – Randolph

PLEDGE OF ALLIEGANCE - Willie

APPROVAL OF THE APRIL 12, 2022 MEETING MINUTES

Yea: Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo

Nay: N/A

Abstain: Ress

REQUEST FOR POSTPONEMENTS

2- REV22-05-006

The revocation of an unopened portion of Cours Carson Street, located north of Preval Street, south of Joans Street in Square 311A of the Town of Mandeville Subdivision, Louisiana, Ward 4, District 7.

Applicant: Nancy Landers

Parish Council District Representative: Hon. James J. Davis.

Ms. Helen Lambert requested to postpone in regards to staff requirements.

Crawford moved to postpone, second by Fitzmorris

Yea: Seeger, McInnis, Willie, Doherty, Fitzmorris, Crawford, Smail, Randolph, Truxillo, Ress

Nay:

Abstain:

No Vote: Barcelona

18- 2022-2753-TP

River Park Trails Subdivision (formerly River Park Estates Subdivision, Phase 3)

Developer/Owner: River Park Estates, LLC

Engineer/Surveyor: Deep South Design Group, LLC

Parish Council District Representative: Hon. Martha Cazaubon

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 MARCH 8, 2022 AND APRIL 12, 2022 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

Truxillo moved to postpone, Willie to second.

Yea: Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo, Ress

Nay: N/A

Abstain: N/A

23- 2022-2797-FP

Guste Island Estates, Parcel I

Developer/Owner: McINT, Inc.

Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Michael Lorino

General Location: The property is located south of LA Highway 22 at Guste Island Road, east of LA Highway 1085, south of Interstate-12, west of Town of Madisonville, Louisiana. Ward 1, District 4

POSTPONED AT THE APRIL 12, 2022 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

Truxillo moved to postpone, Seeger to second.

Yea: Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo, Ress

Nay: N/A

Abstain: N/A

25- 2022-2843-FP

Lakeshore Villages, Phase 6B

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

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Jake Airey

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: Jeff Schoen

Opposition: None

Truxillo moved to postpone, Randolph to second.

Yea: Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo, Ress

Nay: N/A

Abstain: N/A

26- 2022-2844-FP

Abita Ridge, Phases 3A & 3B

Developer/Owner: Abita River Park, LLC

Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. David Fitzgerald

General Location: The property is located on the north of Harrison Avenue, east of US Highway 190, Covington, Louisiana. Ward 3, District 2

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

Truxillo moved to postpone, Randolph to second.**Yea:** Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo, Ress**Nay:** N/A**Abstain:** N/A**REVOCATION REVIEW****1- REV22-05-005**

The revocation of an unopened portion of “G” Street and 7th Avenue, located east of North Highway 190, north of 9th Avenue, Louisiana, Ward 3, District 2.

Applicant: Baldwin Motors, Inc.

Parish Council District Representative: Hon. David R. Fitzgerald

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 approve, second by Randolph.**Yea:** Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo, Ress**Nay:** N/A**Abstain:** N/A**2- REV22-05-006 - POSTPONED**

The revocation of an unopened portion of Cours Carson Street, located north of Preval Street, south of Joans Street in Square 311A of the Town of Mandeville Subdivision, Louisiana, Ward 4, District 7.

Applicant: Nancy Landers

Parish Council District Representative: Hon. James J. Davis.

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

Crawford moved to postpone, second by Fitzmorris**Yea:** Seeger, McInnis, Willie, Doherty, Fitzmorris, Crawford, Smail, Randolph, Truxillo, Ress**Nay:****Abstain:****No Vote:** Barcelona

ENTERING PARISH RIGHT-OF-WAY, SERVITUDES, EASEMENTS & TAMMANY TRACE**3- Request to Enter the Parish Right-of-Way for Manor Street, Robert Street and Walker Street (Robindale Subdivision, Squares 10 & 11) for the purpose of gaining access to the property.**

Debtor: Steadfast Development

Parish Council District Representative: Hon. David Fitzgerald

General Location: The property is located east of Hwy 21, west of Hwy 59, north of Hwy 36, Abita Springs, Louisiana. Ward 3, District 2

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: Denise Tabony, Daniel Rector, Dr. Steve Slaton, Leif Hodgman, Lynn Fritscher, Ernie Dillon, Alton Fodor, Don Brewster, Yvonne Smith, Melvin Saylor, & Lita Swarez,

Seeger to approve, Fitzmorris to second; discussion; McInnis moved to postpone, Willie to second

Yea: Ress, McInnis, Doherty, Willie

Nay: Seeger, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo

Abstain: N/A

Motion failed; discussion:

Seeger moved for immediate vote & for approval, Truxillo to second.

Yea: Seeger, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo, Willie

Nay: Doherty, McInnis, Ress

Abstain: N/A

MINOR SUBDIVISION REVIEW**4- 2022-2811-MSP**

A minor subdivision of 3.9 acres into Parcels A & B

Owners & Representatives: Chad Almquist and Pat Almquist

Parish Council District Representative: Hon. James J. Davis

General Location: The parcel is located on the north side of US Highway 190, west of Blackwell Drive, being 24401 US Highway 190, Lacombe, 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: Chad Almquist

Opposition: None

Crawford moved to approve with a waiver, Randolph to second with a waiver.

Yea: Seeger, McInnis, Willie, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo, Ress

Nay:

Abstain:

Absent: Doherty

5- 2022-2815-MSP

A minor subdivision of 3.847 acres into Parcels A and B

Owners & Representatives: Dustin W. Mooney, Johnnie C. Slade, II & Suzanne P. Slade

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The parcel is located at the southwest corner of J. Slade Road and Columbia Road, Bush, Louisiana. Ward 5, District 6

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Dustin W. Mooney

Opposition: None

Smail to approve with a waiver, Truxillo to second with a waiver.

Yea: Seeger, McInnis, Fitzmorris, Crawford, Smail, Randolph, Truxillo

Nay: n/a

Abstain: n/a

Absent: Ress, Willie, Barcelona

6- 2022-2832-MSP

A minor subdivision of the remaining portion of Parcel 11 into Parcel 11A

Owners: Stirling Properties, LLC - James Moran

Representative: Mark Salvetti

Parish Council District Representative: Hon. Marty Dean

General Location: The parcel is located at the southeast corner of East Brewster Road and River Chase Drive, 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

Fitzmorris moved to approve, Truxillo to second.

Yea: Seeger, McInnis, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo

Nay: n/a

Abstain: Ress, Willie

7- 2022-2845-MSP

A minor subdivision of 7.38 acres & 3.61 acres into Parcels 3-A, 3-B & 3-C

Owners & Representatives: Maribel Soto Burgos Currow

Parish Council District Representative: Hon. Marty Dean

General Location: The parcel is located at the northeast corner of Dummy Line Road and LA Highway 1077 and along Currow Lane, Madisonville, 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: Maribel Soto Burgos Currow

Opposition: Stuart Maisson (question/concern)

Fitzmorris moved to approve with a waiver, Truxillo to second with a waiver.

Yea: McInnis, Willie, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo, Ress

Nay:

Abstain:

No vote: Seeger

8- 2022-2846-MSP

A minor subdivision of 30.19 acres into Parcels A1, A2, A3, A4 & A5

Owners: S & L Properties of Mandeville, LLC

Representative: Jason VanHaelen

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The parcel is located on the north side of LA Highway 21 (Military Road), east of Higgins Road, Bush, Louisiana. Ward 5, District 6

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

Opposition: None

Crawford moved to approve, Barcelona to second.

Yea: McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo, Ress

Nay: n/a

Abstain: Seeger

9- 2022-2848-MSP

A minor subdivision of 20.408 acres into Parcels A, B, C & D

Owners & Representatives: South Fitzmorris/ Meyers RD LLC – Karl Gottfried Jr. and Carol Fontan Gottfried

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The parcel is located at the northeast corner of South Fitzmorris Road & Myers Road, Covington, Louisiana. Ward 3, District 2

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

Opposition: None

Barcelona moved to approve with a waiver, Randolph to second with a waiver.

Yea: Seeger, McInnis, Willie, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo, Ress

Nay: n/a

Abstain: n/a

10- 2022-2852-MSP

A minor subdivision of 3 acres into lots A, B & C

Owners & Representatives: Cadis Investments, LLC – Christopher Cadis

Parish Council District Representative: Hon. Martha Cazaubon

General Location: The parcel is located on the west side of Goslee Road, south of Ronald Reagan Highway, Covington, Louisiana. Ward 1, District 3

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

Opposition: None

Fitzmorris moved to approve, Truxillo to second.

Yea: Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo, Ress

Nay: N/A

Abstain: N/A

RESUBDIVISION REVIEW**11- 2022-2823-MRP**

Resubdivision of 1.87 acres & lot 10-A Fairview Oaks Business Park into Parcel CW-1 and lot 10-A-1 Fairview Oaks Business Park

Owner & Representative: Favret Investments, LLC - Uncas B. Favret, Jr. and KR Conigliaro, LLC – Raymond Conigliaro

Surveyor: Kelly J. McHugh & Associates, Inc.

Parish Council District Representative: Hon. Michael J. Lorino Jr.

General Location: The property is located on the south side of LA Highway 22 & at the end of Fairview Oaks Drive, Madisonville, Louisiana. Ward 4, District 4

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

Barcelona moved to approve, Fitzmorris to second.

Yea: Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo, Ress

Nay: N/A

Abstain: N/A

12- 2022-2847-MRP

Resubdivision of lots 2 & 3 into lot 2-A Northshore Commercial Park

Owner & Representative: MJS Ventures, LLC. – Michael J. Schwartz

Surveyor: Kelly J. McHugh & Associates, Inc.

Parish Council District Representative: Hon. Rykert O. Toledano, Jr.

General Location: The property is located on the east side of General Patton Avenue, south of Marshall Road, Mandeville, 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: Sean Vandibur

Opposition: None

Willie moved to approve, Truxillo to second.

Yea: Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo, Ress

Nay: N/A

Abstain: N/A

13- 2022-2849-MRP

Resubdivision of lots 45, 46 & 47 into lot 45-M Covington Industrial Park Phase 2

Owner & Representative: Favret Investments, LLC - Uncas B. Favret, Jr

Surveyor: Kelly J. McHugh & Associates, Inc.

Parish Council District Representative: David R. Fitzgerald

General Location: The property is located on the north side of Painters Row, west of Airport Road, Covington, Louisiana. Ward 4, District 2

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

Barcelona moved to approve, Randolph to second.

Yea: Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo, Ress

Nay: N/A

Abstain: N/A

14- 2022-2850-MRP

Resubdivision of lots 164-B & 166 into lots 164-B1 & 166A Terra Bella Phase 1A-2

Owner & Representative: Sunny Gizmo Trust -Edward S. & Cynthia B. Schmidt and David & Hope Richard

Surveyor: Lowe Engineers

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the west side of Chretien Point Avenue, north and west of Melrose Avenue, 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: Cindy & Ed Schmidt

Opposition: None

Truxillo moved to approve, Fitzmorris to second.

Yea: Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo, Ress

Nay: N/A

Abstain: N/A

15- 2022-2851-MRP

Resubdivision of lots 24 & 25 into lot 24A Alamosa Park

Owner & Representative: RML Properties, LLC – Richard C. & Lisa Maia

Surveyor: Lowe Engineers

Parish Council District Representative: Hon. Rykert O. Toledano, Jr.

General Location: The property is located on the southwest corner of Commercial Way North and on the north side of Marion Lane, Mandeville, Louisiana. Ward 3, District 5

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

Opposition: None

Willie moved to approve, Randolph to second.

Yea: Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo, Ress

Nay: N/A

Abstain: N/A

16- 2022-2853-MRP

Resubdivision of site 230 and a portion of the common area into site 230-A Natchez Trace Phase 4

Owner & Representative: Rockwell Builders, LLC – Robert Rockwell

Surveyor: Kelly J. McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the north side of Natchez Court, east of Delta Queen Court, 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: Robert Rockwell

Opposition: None

Truxillo moved to approve, Barcelona to second.

Yea: Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo, Ress

Nay: N/A

Abstain: N/A

17- 2022-2856-MRP

Resubdivision of Lots 134, 135 & 136 into Lots 134A & 136A, The Bluffs Subdivision, Phase 5-B

Owner & Representative: Matthew & Michelle Pecoraro

Surveyor: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Mike M. Smith

General Location: The property is located at the end of Pearl View Court, east of Arbor View Drive, Slidell, Louisiana. Ward 8, District 9

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

Opposition: None

Fitzmorris moved to approve, Crawford to second.

Yea: Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo, Ress

Nay: N/A

Abstain: N/A

TENTATIVE SUBDIVISION REVIEW**18- 2022-2753-TP**

River Park Trails Subdivision (formerly River Park Estates Subdivision, Phase 3)

Developer/Owner: River Park Estates, LLC

Engineer/Surveyor: Deep South Design Group, LLC

Parish Council District Representative: Hon. Martha Cazaubon

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 MARCH 8, 2022 AND APRIL 12, 2022 MEETING

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

Truxillo moved to postpone, Willie to second.

Yea: Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo, Ress

Nay: N/A

Abstain: N/A

FINAL SUBDIVISION REVIEW**19- 2022-2749-FP**

Lakeshore Villages, Phase 6A

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

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Jake Airey

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

POSTPONED AT THE MARCH 8, 2022 AND APRIL 12, 2022 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

Fitzmorris moved to approve, Truxillo to second.

Yea: Seeger, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo, Ress

Nay: McInnis

Abstain: N/A

20- 2022-2755-FP

River Park Estates, Phase 2

Developer/Owner: River Park Estates, LLC

Engineer/Surveyor: Deep South Design Group, LLC

Parish Council District Representative: Hon. Martha Cazaubon

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 MARCH 8, 2022 AND APRIL 12, 2022 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

Fitzmorris moved to approve, Truxillo to second.

Yea: Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo, Ress

Nay: N/A

Abstain: N/A

21- 2022-2792-FP

Tribute at Tamanend, Phase 1

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

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Kirk Drumm

General Location: The property is located on the east side of LA Highway 434 and north of Interstate-12, Lacombe, Louisiana. Ward 7, District 11

POSTPONED AT THE APRIL 12, 2022 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, Terry Lewis Stevens

Opposition: None

Barcelona moved to approve, Fitzmorris to second.

Yea: Seeger, Willie, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo, Ress

Nay: n/a

Abstain: McInnis

Absent: Fitzmorris

22- 2022-2795-FP

Bonterra, Phase 1-A

Developer/Owner: Lynn Levy Land Co., LLC

Engineer/Surveyor: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Michael Smith

General Location: The property is located on the east & west sides of North Military Road/LA Highway 1090, north of Interstate 12, Slidell, Louisiana. Ward 8, District 9

POSTPONED AT THE APRIL 12, 2022 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: David Jones, Stan Owen, Darren Bourgeois, Charles Hartman, Dr. Andy Benson, Terry Lewis Stevens

Fitzmorris moved to approve, Barcelona to second.

Yea: Seeger, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Randolph, Truxillo, Ress

Nay: McInnis, Smail

Abstain: N/A

23- 2022-2797-FP

Guste Island Estates, Parcel I

Developer/Owner: McInt, Inc.

Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Michael Lorino

General Location: The property is located south of LA Highway 22 at Guste Island Road, east of LA Highway 1085, south of Interstate-12, west of Town of Madisonville, Louisiana. Ward 1, District 4

POSTPONED AT THE APRIL 12, 2022 MEETING

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

Truxillo moved to postpone, Seeger to second.**Yea:** Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo, Ress**Nay:** N/A**Abstain:** N/A**24- 2022-2842-FP**

Covington Place Cottage, Phase 2

Developer/Owner: Tidal Group, LLC

Engineer: Richard C. Lambert Consultants, LLC

Parish Council District Representative: Hon. David Fitzgerald

General Location: The property is located on the north side of 10th Street, east of Ruby Street, Covington. Ward 3, District 2

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

Opposition: Gene Young, Greg Young

Randolph moved to approve, Willie to second.**Yea:** Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo, Ress**Nay:** N/A**Abstain:** N/A**25- 2022-2843-FP**

Lakeshore Villages, Phase 6B

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

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Jake Airey

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: None

Opposition: None

Truxillo moved to postpone, Randolph to second.**Yea:** Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo, Ress**Nay:** N/A**Abstain:** N/A

26- 2022-2844-FP

Abita Ridge, Phases 3A & 3B

Developer/Owner: Abita River Park, LLC

Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. David Fitzgerald

General Location: The property is located on the north of Harrison Avenue, east of US Highway 190, Covington, Louisiana. Ward 3, District 2

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

Truxillo moved to postpone, Randolph to second.

Yea: Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo, Ress

Nay: N/A

Abstain: N/A

OLD BUSINESS**27- ENTERING PARISH RIGHT-OF-WAY, SERVITUDES, EASEMENTS & TAMMANY TRACE**

Request to Enter the Parish Right-of-Way for portions of Seventh Avenue, Eight Avenue and Seventh Street for the propose of extending the street and installing drainage features (Paillet First Subdivision).

Debtor: HMM Development, LLC

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on Seventh Avenue, Eighth Avenue and Seventh Street, east of Sixth Street, south of Hwy 435, Abita Springs, Louisiana, Ward 10, District 6

Developer requesting a modification to the original request and an extension of time to submit the required documentation and to complete the work

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

Randolph moved to approve, Seeger to second.

Yea: Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo, Ress

Nay: N/A

Abstain: N/A

NEW BUSINESS**ADJOURNMENT**

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REVOCATIONS

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REVOCATION STAFF ANALYSIS REPORT

(As of June 7, 2022)

Meeting Date: June 14, 2022

CASE NO.: REV22-05-006

NAME OF STREET OR ROAD: Unopened portion of Cours Carson Street

NAME OF SUBDIVISION: Town of Mandeville Subdivision

WARD: 4 PARISH COUNCIL DISTRICT: 7

PROPERTY LOCATION: The property is located north of Preval Street, south of Joans Street in Square 311A of the Town of Mandeville Subdivision (as delineated on Map #208A), Ward 4, District 7.

SURROUNDING ZONING: A-4 Single Family Residential

PETITIONER/REPRESENTATIVE: Nancy Landers

STAFF COMMENTARY:

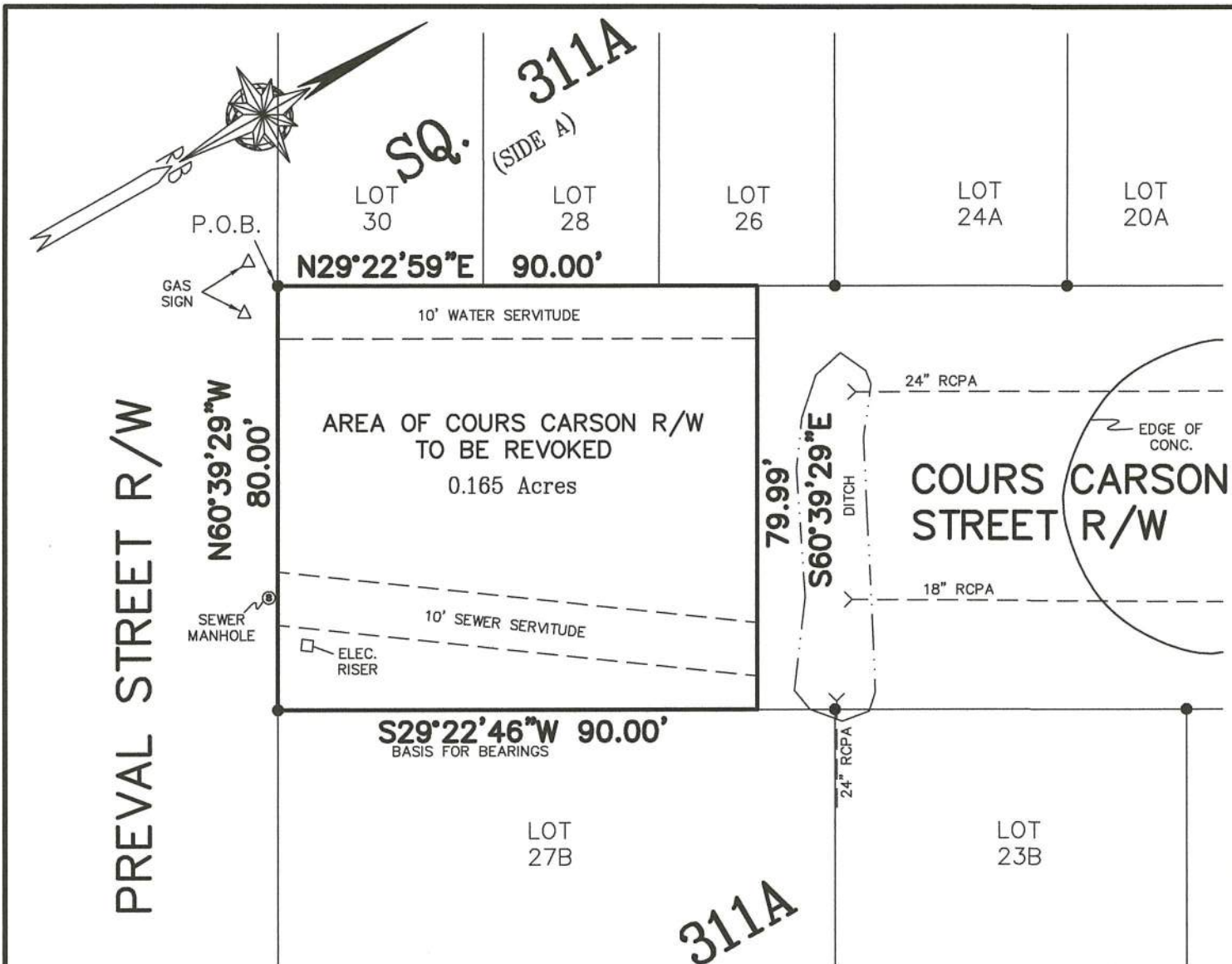
Department of Planning & Development Comments:

The applicant is requesting to revoke an unopened portion of Cours Carson Street, in order to assimilate the property into the adjacent residential property that she has purchased. However, this section of Cours Carson is subject to existing water and sewer lines that service the homes being constructed on the Cours Carson Extension.

Recommendation:

Staff is not opposed to the revocation of this unopened portion of Cours Carson. However, if the Planning Commission wishes to recommend approval, it should be made with the following stipulations:

- The applicant assimilating the portion of the right-of-way into their adjacent properties through the parish's resubdivision process.
- A formal dedication or establishment of the existing servitudes prior to approval.
- Submission of a fully notarized letter of no objection from Magnolia Water Utility Company.



● DENOTES 1/2" IRON ROD FND
UNLESS OTHERWISE NOTED

REFERENCE 1:
Survey By Ned Wilson, PLS
Map File No.: 903A
Date Filed: 12-27-1985

REFERENCE 2:
Resub. By J.V. Burkes & Assoc., INC.
Map File No.: 5909C
Date Filed: 01-27-2020

REFERENCE 3:
Survey By Randall W. Brown & Assoc., INC.
Survey No.: 22144
Dated: 3-10-2022

Note: I have consulted the Federal Insurance Administration
Flood Hazard Boundary Maps and found the property
described IS NOT located in a special flood hazard area,
it is located in Flood Zone C.

FIRM Panel# 2252050360C Rev. 4-2-1991

LEGAL DESCRIPTION

COMMENCING FROM THE INTERSECTION OF THE WESTERN RIGHT
OF WAY LINE OF COURS CARSON STREET RIGHT OF WAY AND
THE NORTHERN RIGHT OF WAY LINE OF PREVAL STREET RIGHT
OF WAY, ALSO THE POINT OF BEGINNING.
FROM THE POINT OF BEGINNING GO NORTH 29 DEGREES 22
MINUTES 59 SECONDS EAST A DISTANCE OF 90.00 FEET;
THENCE GO SOUTH 60 DEGREES 39 MINUTES 29 SECONDS
EAST A DISTANCE OF 79.99 FEET; THENCE GO SOUTH 29
DEGREES 22 MINUTES 46 SECONDS WEST A DISTANCE OF
90.00 FEET; THENCE GO NORTH 60 DEGREES 39 MINUTES 29
SECONDS WEST A DISTANCE OF 80.00 FEET BACK TO THE
POINT OF BEGINNING.

Revocation of A PORTION OF COURS CARSON RIGHT OF WAY SQUARE 311A SIDE A & B TOWN OF MANDEVILLE ST. TAMMANY PARISH, LOUISIANA FOR NANCY LANDERS

NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & 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.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE
STANDARDS FOR PROPERTY BOUNDARY SURVEYS"
FOR A CLASS C SURVEY.



RANDALL W. BROWN
REG. NO. 04586
REGISTERED
PROFESSIONAL
SURVEYOR

**Randall W. Brown
& Associates, Inc.**
Professional Land Surveyors
228 W. Causeway Approach, Mandeville, LA 70448
(985) 624-5368 FAX (985) 624-5309
info@brownsurveys.com

Randall W. Brown, P.L.S.
Professional Land Surveyor
LA Registration No. 04586

Date: APRIL 1, 2022
Survey No. 22181
Project No. (CR5)

Scale: 1" = 30'±
Drawn By: J.E.D.
Revised:

REVOCATION STAFF ANALYSIS REPORT

(As of June 7, 2022)

Meeting Date: June 14, 2022

CASE NO.: REV22-06-007

NAME OF STREET OR ROAD: Unopened portion of Labarre Street

NAME OF SUBDIVISION: Town of Mandeville Subdivision

WARD: 4 PARISH COUNCIL DISTRICT: 10

PROPERTY LOCATION: The property is located east of Carroll Street, north of Destin Street, between Square 234 and Square 264 in the Town of Mandeville Subdivision (as delineated on Map #208A), Ward 4, District 7.

SURROUNDING ZONING: A-4 Single Family Residential District

PETITIONER/REPRESENTATIVE: Ronald H. King

STAFF COMMENTARY:

Department of Planning & Development Comments:

The applicant is requesting to revoke an unopened portion of Labarre Street, to assimilate this property into an adjacent residential property.

Recommendation:

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, staff has no objections to the requested revocation request subject to the applicant assimilating the portion of the right-of-way into their adjacent properties through the parish's resubdivision process and the submission of a finalized survey.

RIIE

CARROLL STREET

SQ. 264

1/2" I.D.
OLD IRON
PIPE FOUND

1/2" I.D.
IRON PIPE
FOUND

REMAINS OF
OLD FENCE
OLD NAIL FOUND

1/2" I.D.
OLD IRON PIPE FOUND

REMAINS OF
OLD FENCE

1 1/4" AXLE
FOUND

LABARRE STREET
(NOT OPEN)

1/2" I.D.
OLD IRON PIPE
FOUND

SEC. 39

RURAL MANDEVILLE

SQ. 234

1/4" I.D.
IRON PIPE FOUND
LEANING SOUTH

SEC. 2

28,209 SQ. FT.

SEC. 1

TOWNSHIP PLAT 403.9
SOUTH - 404.1' (TITLE)
S 01° 48' 56" W - 400.02' (ACTUAL)

PARK
COMMERCIAL
SPARTAN

T 8 S

SEC. 38

3/4" I.D.
OLD IRON PIPE FOUND

TOWNSHIP PLAT 158.4
N 73° 15' W - 146.0' (TITLE)
N 73° 31' 58" W - 145.78' (ACTUAL)

1/2" I.D.
OLD IRON PIPE FOUND

FENCE MEANDERS ON AND
OFF OF PROPERTY LINE

SURVEY CERTIFIED CORRECT TO
JULIANE SMITH KING

PLAT SHOWING
SEC. 2 T8S-RIIE
GREENSBURG DISTRICT
ST. TAMMANY PH., LA

SCALE

0 50' 100'

AUGUST 20, 1984

BEARINGS SHOWN AS PER
POLARIS OBSERVATION 8/19/84

J. K. Landry
LANDRY ENGINEERING CO., INC.
P.O. BOX 4911
MANDEVILLE J 7044
PH. 558-4044

MINOR SUBDIVISIONS

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of June 7, 2022)

Meeting Date: June 14, 2022

CASE NO.: 2022-2858-MSP

Owners & Representatives: St. Tammany Memorial Gardens, LLC – Sandra Hoshier

ENGINEER/SURVEYOR: Randall W. Brown & Associates, Inc

SECTION: 2

TOWNSHIP: 7 South

RANGE: 11 East

WARD: 3

PARISH COUNCIL DISTRICT: 2

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

GENERAL LOCATION: The parcel is located on the north side of Harrison Avenue, east of Abita River Drive, west of Flowers Drive, Covington, Louisiana

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 11.08 acres

NUMBER OF LOTS/PARCELS: A1-A4, A1-A3 & A2-A into Parcel A1-A5

ZONING: PF-1 Public Facilities District

STAFF COMMENTARY:

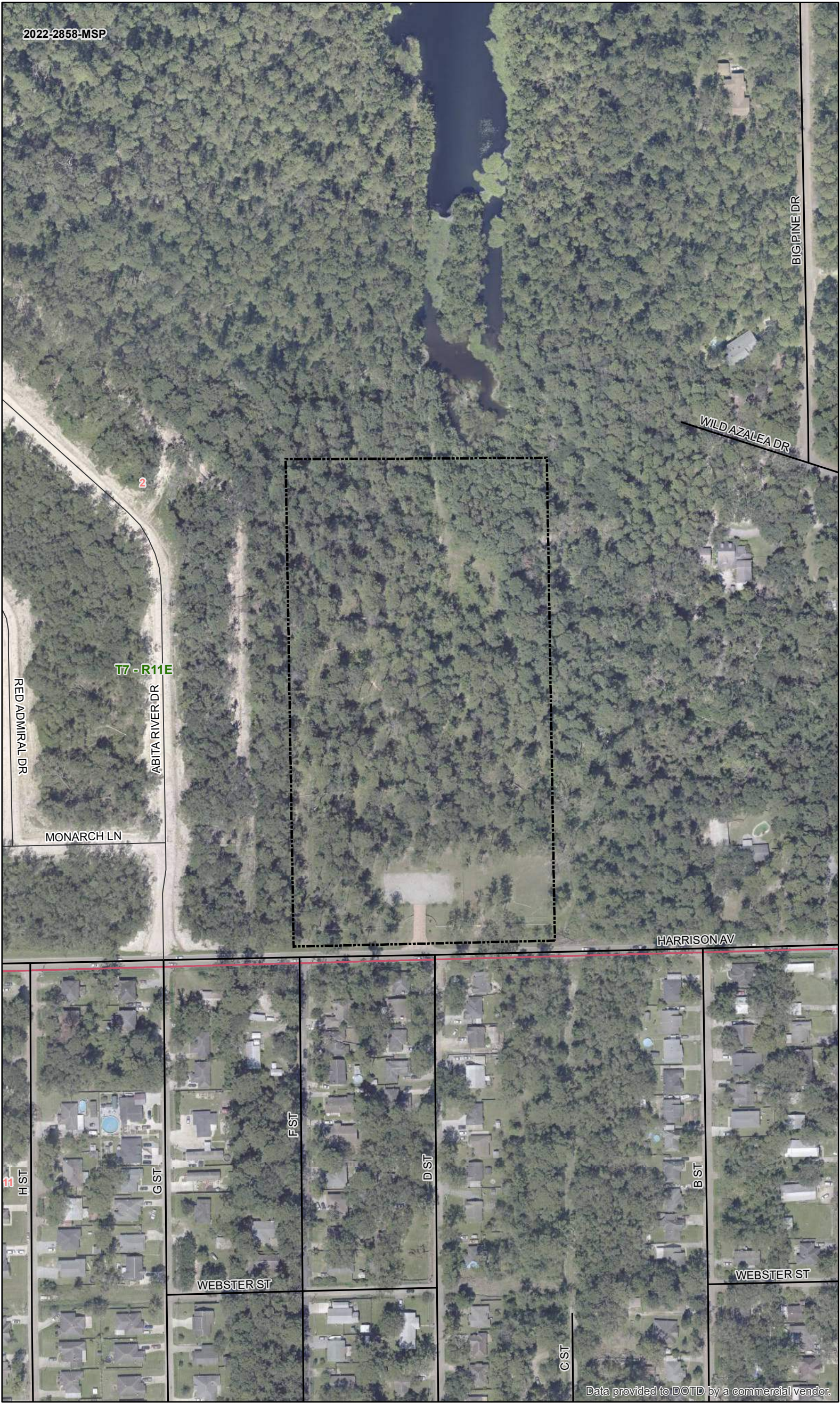
Department of Planning & Development and Department of Engineering

The applicant is requesting to create one (1) parcel A1-A5 from parcels A1-A4, A1-A3 & A2-A. The minor subdivision request requires a public hearing due to:

- Parcels A1-A4, A1-A3 & A2-A were previously part of minor subdivision approved in December 2016 & January 2019 (2016-510-MSA & 2019-1362-MSA).

The request shall be subject to the above and below comments:

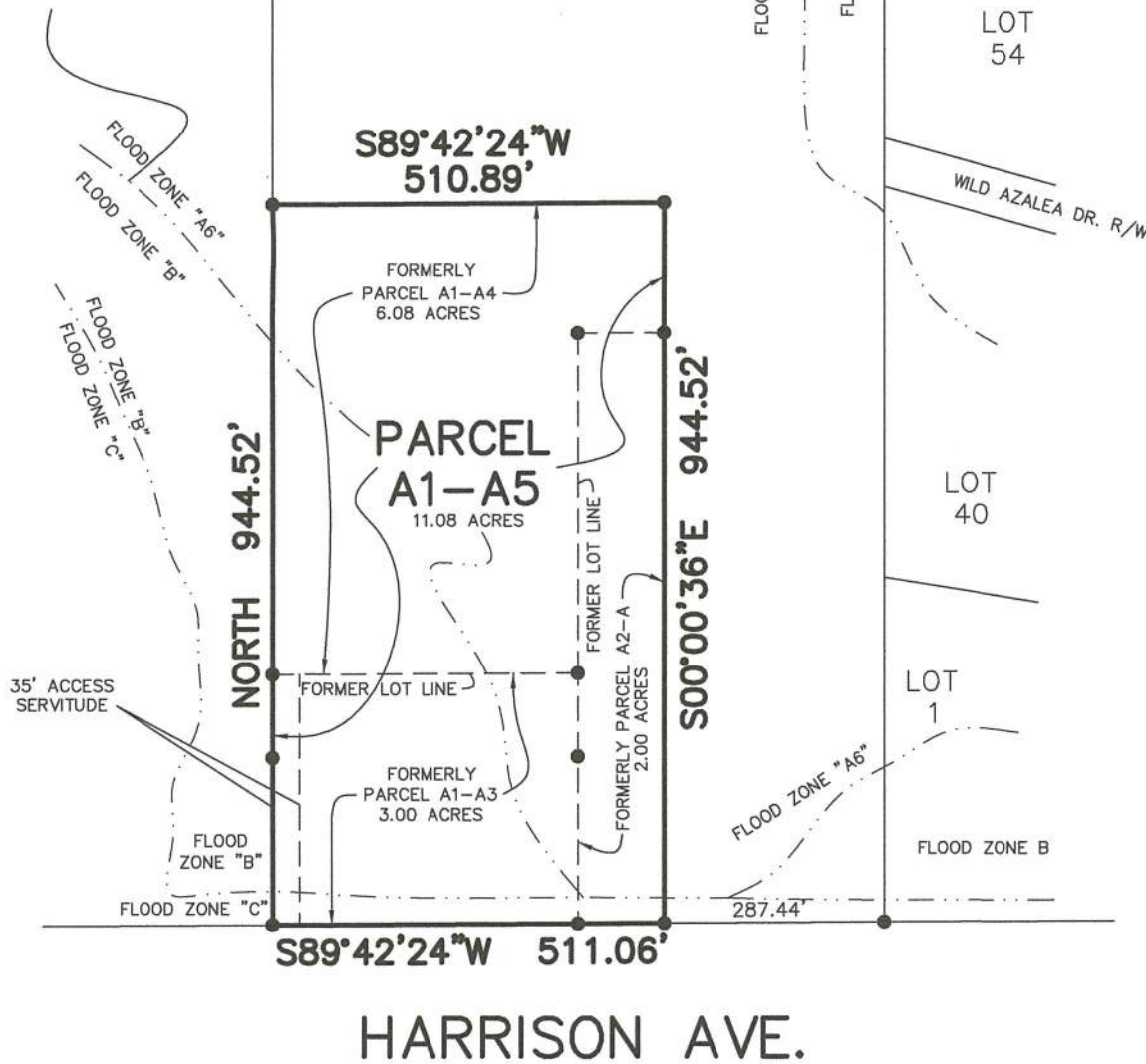
1. Provide additional information regarding the 35 foot access servitude shown on the survey: If the servitude is to be vacated, remove from survey and resubmit 10 original copies of the survey.



A Minor Subdivision of
PARCELS A1-A4, A1-A3, & A2-A
LAMBERT INVESTMENTS MINOR SUBDIVISION
SECTION 2 - TOWNSHIP 7 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA
INTO
PARCEL A1-A5



APPROXIMATE LOCATION
OF FEMA FLOOD ZONE
TRANSITION LINE



SINGING RIVER ESTATES SUBDIVISION

APPROVAL

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED FILE NO.

NOTES:
1. POND AND DITCHES NOT SHOWN HEREON
2. ALL IMPROVEMENTS SHOWN HEREON WERE
LOCATED ON OR BEFORE AUGUST 19, 2016

NOTE: ALL IMPROVEMENTS
NOT SHOWN HEREON.

• DENOTES 1/2" IRON PIPE FND
UNLESS OTHERWISE NOTED

Note: This is to certify that I have consulted the Federal
Insurance Administration Flood Hazard Boundary Maps
and found the property described IS located
in a special flood hazard area. It is located in Flood Zone A6, B & C.

FIRM Panel# 2252050230C Rev. 10-17-1989

REF 1:
RESUB. BY RANDALL W. BROWN
DATE FILED: 12-21-2016
MAP FILE No: 5597B

REF 2:
RESUB. BY RANDALL W. BROWN
DATE FILED: 03-27-2018
MAP FILE No: 5724D

REF 3:
RESUB. BY RANDALL W. BROWN
DATE FILED: 01-28-2019
MAP FILE No: 5818A

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY		SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS <u>C</u> SURVEY.	
		Randall W. Brown & Associates, Inc. Professional Land Surveyors 228 W. Causeway Approach, Mandeville, LA 70448 (985) 624-5368 FAX (985) 624-5309 info@brownsurveys.com	
Randall W. Brown, P.L.S. Professional Land Surveyor LA Registration No. 04586		Date: MARCH 25, 2022 Survey No. 22192 Scale: 1"=250'± Drawn By: J.E.D. Revised:	



(N89°41'00"E 798.50 - TITLE)'

N89°45'40"E

798.48'

PARCEL
A3-A

36.985 Acres

A Minor Subdivision of
PARCELS A1, A2 & A3
LAMBERT INVESTMENTS MINOR SUBDIVISION
SECTION 2 - TOWNSHIP 7 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA
INTO
PARCELS A1-A, A2-A & A3-A

LOT
59

LOT
58

LOT
57

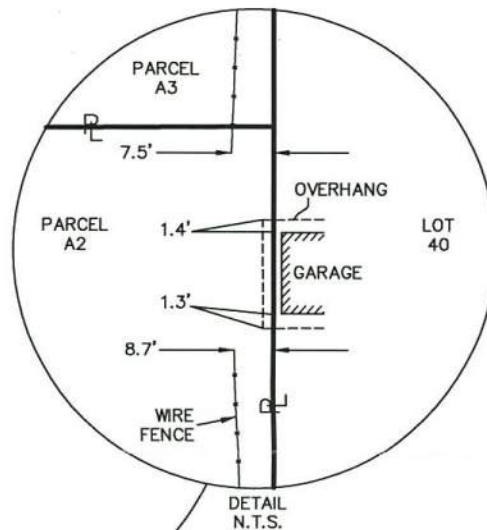
LOT
56

LOT
55

LOT
54

APPROXIMATE LOCATION
OF FEMA FLOOD ZONE
TRANSITION LINE

SINGING RIVER ESTATES SUBDIVISION



APPROXIMATE LOCATION
OF FEMA FLOOD ZONE
TRANSITION LINE

BASE BEARING
NORTH 2622.40' (2623.0' - TITLE)'

1677.87'

FORMERLY PARCEL A3

FLOOD ZONE "A6"

FLOOD ZONE "B"

S00°00'01"E 2621.64'
(SOUTH 2623.0 - TITLE)'

WLD AZALEA DR. R/W

SEE
DETAIL

LOT
40

LOT
1

FLOOD ZONE B

S89°42'24"W

510.89'

S89°42'24"W

112.55'

170.46'

PARCEL
A1-A

9.079 Acres

944.53'

FORMERLY
PARCEL A1

FLOOD ZONE "B"

112.55'

398.51'

S89°42'24"W

(S89°43'00"W - TITLE)'

S00°00'36"E 774.06'

774.06'

PARCEL A2-A

2.000 Acres

N00°00'36"W 944.52'

FORMERLY
PARCEL A2

FLOOD ZONE "A6"

FLOOD ZONE B

287.44'

798.50'

HARRISON AVE.

APPROVAL

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED

FILE NO.

NOTES:

- 1.PROPERTY AS DESCRIBED BY TITLE AND REFERENCE PLAT DOES NOT MATHEMATICALLY CLOSE.
- 2.POND AND DITCHES NOT SHOWN HEREON
- 3.ALL IMPROVEMENTS SHOWN HEREON WERE LOCATED ON OR BEFORE AUGUST 19, 2016

○ DENOTES 1/2" IRON PIPE SET
● DENOTES 1/2" IRON PIPE FND
UNLESS OTHERWISE NOTED

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS located in a special flood hazard area. it is located in Flood Zone A6, B & C.

FIRM Panel# 2252050230C Rev. 10-17-1989

REF 1:
RESUB. BY RANDELL W. BROWN
DATED: 9-8-2016
FILE No: 55678

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.

RANDELL W. BROWN
REG. NO. 04586
Professional Land Surveyor
LA Registration No. 04586

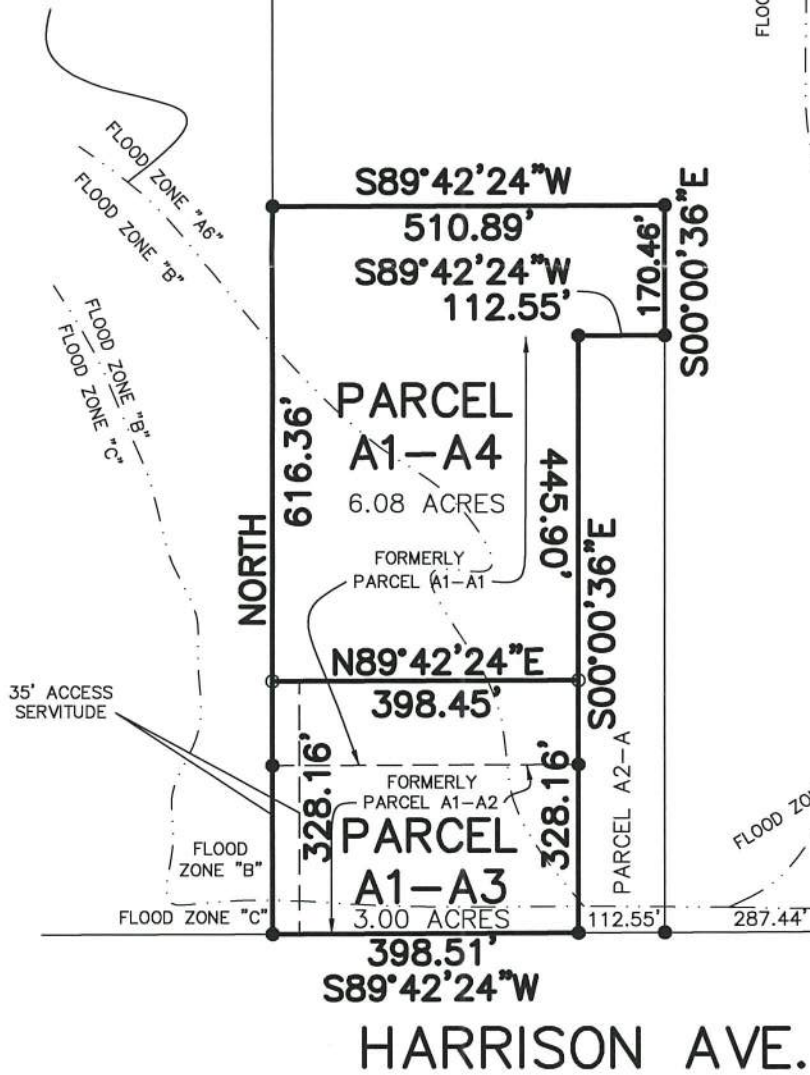
Randall W. Brown & Associates, Inc.
Professional Land Surveyors
Geodetic • Forensic • Consultants
228 W. Causeway Approach, Mandeville, LA 70448
(985) 624-5368 FAX (985) 624-5309
E-MAIL: info@brownsurveys.com

Date: NOVEMBER 21, 2016
Survey No. 161105

Scale: 1"=250'±
Drawn By: J.E.D.
Revised:



APPROXIMATE LOCATION
OF FEMA FLOOD ZONE
TRANSITION LINE



NOTES:
1. POND AND DITCHES NOT SHOWN HEREON
2. ALL IMPROVEMENTS SHOWN HEREON WERE
LOCATED ON OR BEFORE AUGUST 19, 2016

REF 1:
RESUB. BY RANDALL W. BROWN
DATE FILED: 12-21-2016
MAP FILE No: 5597B

REF 2:
RESUB. BY RANDALL W. BROWN
DATE FILED: 03-27-2018
MAP FILE No: 5724D

○ DENOTES 1/2" IRON PIPE TO BE SET
● DENOTES 1/2" IRON PIPE FND
● UNLESS OTHERWISE NOTED

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS located in a special flood hazard area. it is located in Flood Zone A6, B & C.

FIRM Panel# 2252050230C Rev. 10-17-1989

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.

RANDALL W. BROWN
REG. NO. 04586
[Signature]
Professional Land Surveyor
LA Registration No. 04586

Randall W. Brown & Associates, Inc.
Professional Land Surveyors
Geodetic • Forensic • Consultants
228 W. Causeway Approach, Mandeville, LA 70448
(985) 624-5368 FAX (985) 624-5309
E-MAIL: info@brownsurveys.com

Date: NOVEMBER 29, 2018
Survey No. 18708
Scale: 1"=250'±
Drawn By: RJB
Revised: 1-23-2019

APPROVAL
[Signature]
SECRETARY PARISH PLANNING COMMISSION
[Signature]
DIRECTOR OF THE DEPARTMENT OF ENGINEERING
Dy Shana Hess
CLERK OF COURT *Shana Hess, Deputy Clerk*
01-28-2019 5818A
DATE FILED FILE NO.

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of June 7, 2022)

Meeting Date: June 14, 2022

CASE NO.: 2022-2880-MSP

Owners & Representatives: Dillon & Katelyn Cain

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

SECTION: 2 & 3

TOWNSHIP: 8 South

RANGE: 14 East

WARD: 8

PARISH COUNCIL DISTRICT: 11

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 parcel is located on the south side of Golden Lane and on the east side of Crawford Road, Pearl River, Louisiana

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 14.245 acres

NUMBER OF LOTS/PARCELS: 14.245 acres into Parcels A & B

ZONING: A-2 Suburban District

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create (2) two parcels from 14.245 acres. The minor subdivision request requires a public hearing due to:

- Parcels A & B do not meet the minimum lot width of 150 feet required under the A-2 Suburban Zoning District and requiring a waiver from the Planning Commission.
- Parcel B is proposed to be accessed from a 35 foot access servitude requiring a waiver from the Planning Commission.
- Parcel A is proposed to be access from a 30 foot access servitude requiring a waiver from the Planning Commission.

The request shall be subject to the above and below comments:

1. Provide signature line for the Chairman of the Planning Commission.
2. Show recordation number on the survey for the 35 foot access servitude in favor of proposed Parcel B.
3. Provide information regarding the access from Golden Lane to proposed Parcel A, either as a granted 30 foot access servitude or submit application to enter the Parish Right of way.
4. If the rear portion of lots 9 & 10 it is to be included/added to proposed Parcel A, amend survey as follow: A minor subdivision of a 14.246 acre tract and lots 9 & 10 Twin Hickory Farm Subdivision into Parcel A, Parcel B and lots 9A & 10A, Twin Hickory Farm Subdivision. Note that lots 9 & 10 will have to be illustrated on the survey and the owners of Lots 9 & 10 will have take part of the minor subdivision.

In order to approve the waivers 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.

GOLDEN LN

CRAWFORD RD

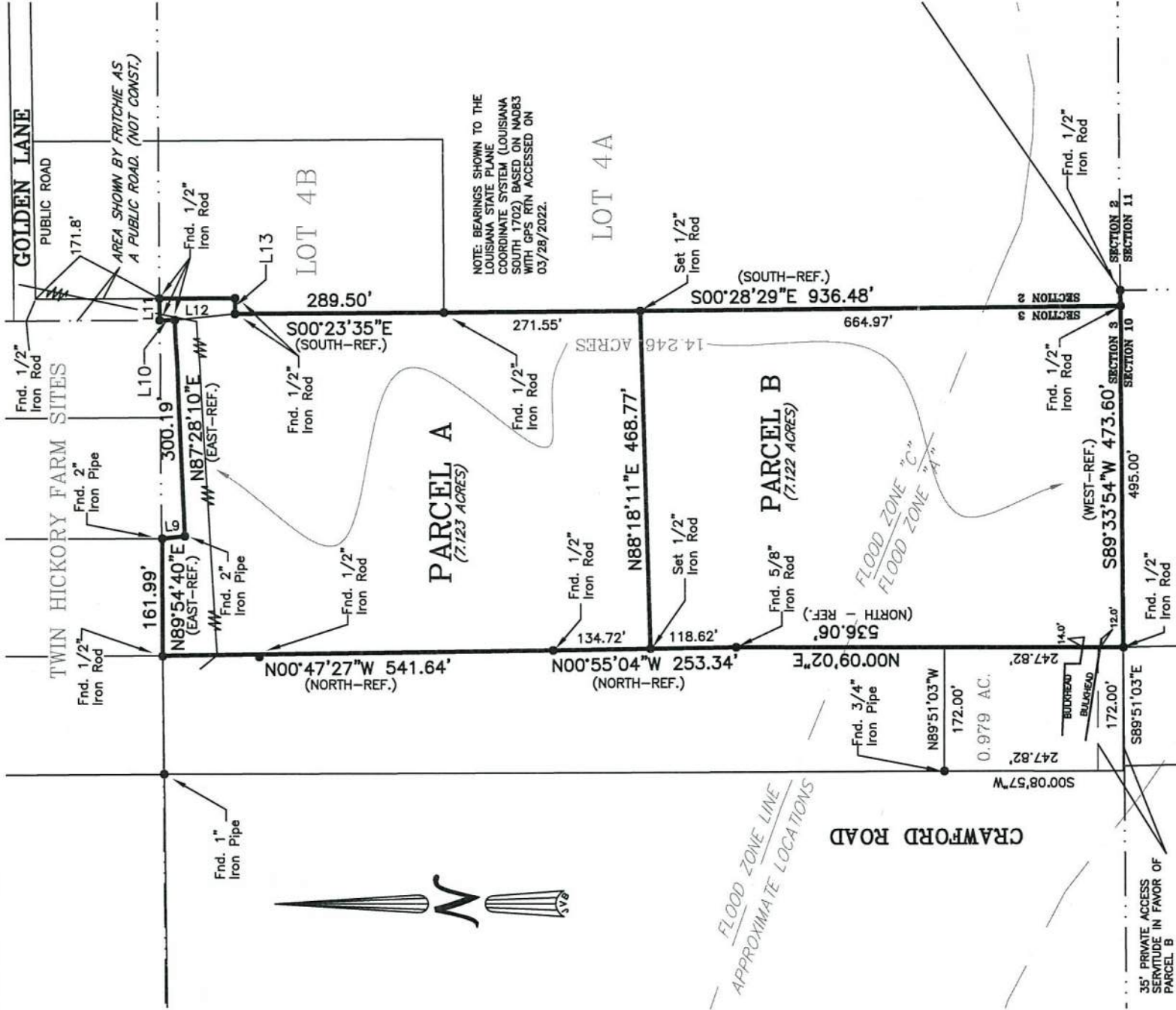
GUM CREEK RD

RHONDARD

T8 - R14E

PINE STREET EXT

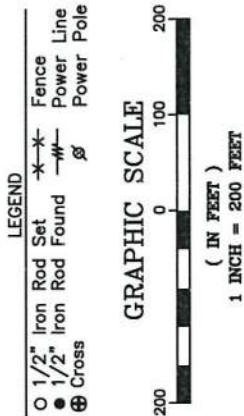
REFERENCES:
1.) A SURVEY BY HOMER FRITCHE DATED 7/11/43,
SURVEY NO. 872.
2.) A SURVEY MAP BY THIS FIRM DATED 10/18/2019,
JOB NO. #20190586



Line Table		
Line #	Length	Direction
L9	31.24'	S05°59'32"E
L10	21.10'	N00°26'09"W
L11	30.00'	N89°33'51"E
L12	105.04'	S00°12'31"E
L13	21.40'	S89°41'22"W

APPROVED:

SECRETARY OF PLANNING COMMISSION	DATE
DIRECTOR OF ENGINEERING	DATE
CLERK OF COURT	DATE
DATE FILED	FILE NO.
TOTAL AREA: 000,000 SQ. FT. OR 00.000 ACRES	



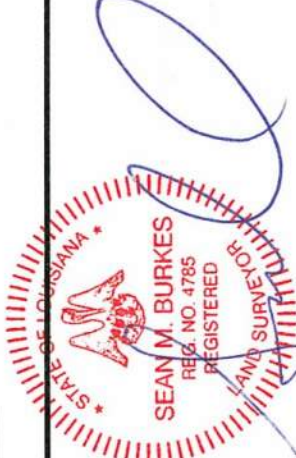
ADDRESS: CRAWFORD ROAD

SCALE:	1" = 200
DATE:	03/28/2022
DRAWN BY:	BJA
CHECKED BY:	DJP
DWG. NO:	20220128
SHEET	1 OF 1

A MINOR SUBDIVISION PLAT OF
A 14.246 ACRE TRACT INTO PARCELS A & B
IN SECTIONS 2 & 3, T-8-S, R-14-E,
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA

Declaration is made to original purchaser of the survey, it is not transferable to additional institutions or subsequent owners. Survey is valid only if print has original seal of surveyor. Property is surveyed in accordance with the Louisiana "Standards of Practice for Property Boundary Surveys" for a Class D survey. Bearings are based on record bearings unless noted otherwise.

KATELYN CAIN AND DILLON CAIN



J.V. Burkes & Associates, Inc.
SURVEYING
ENGINEERING • ENVIRONMENTAL
1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com
Phone: 985-649-0075 Fax: 985-649-0154

SEAN M. BURKES
LA REG. NO. 4785

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of June 7, 2022)

Meeting Date: June 14, 2022

CASE NO.: 2022-2883-MSP

Owners & Representatives: Wayne J. & Suzanne Bergeron

ENGINEER/SURVEYOR: Kelly J McHugh & Associates, Inc.

SECTION: 36

TOWNSHIP: 7 South

RANGE: 11 East

WARD: 10

PARISH COUNCIL DISTRICT: 2

TYPE OF DEVELOPMENT:

 X SUBURBAN (Residential acreage between 1-5 acres)

 RURAL (Low density residential 5 acres or more)

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

GENERAL LOCATION: The parcel is located on the north side of Miller Lane, west of Kustenmaker Road, Abita Springs, Louisiana

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 7.84 Acres

NUMBER OF LOTS/PARCELS: Parcels 36A & 36B into Parcels 36A1 & 36B1

ZONING: I-1 Industrial District & A-3 Suburban District

STAFF COMMENTARY:

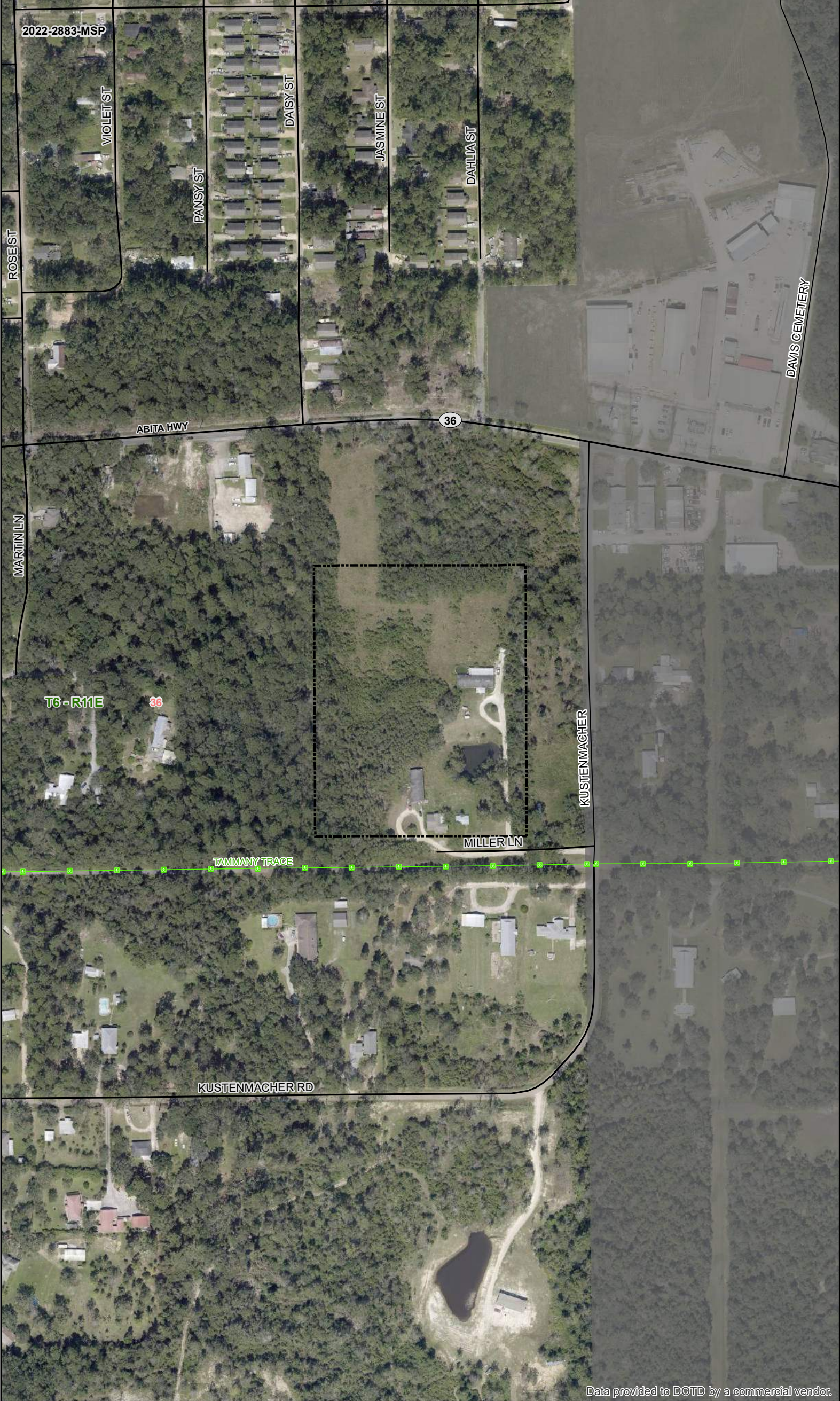
Department of Planning & Development and Department of Engineering

The applicant is requesting to create (2) two parcels from 7.84 acres. The public hearing is required considering that:

- Parcel 36A1 is proposed to be access from a 35 foot servitude of passage, requiring approval from the Planning Commission.
- Parcels 36A & 36B were previously part of a lot line adjustement approved in July 2007.

The request shall be subject to the above and below comments:

1. Provide instrument number after 35 foot servitude of passage is recorded.



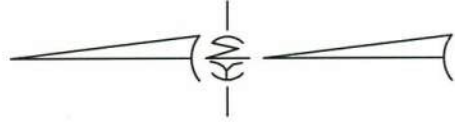
APPROVAL:

AFFLUENCE STREET

(41ft. R/W NOT CONST)

S 89°35'47" E 519.00'
(REF. BRG.)

THIS POINT IS REPORTED TO BE
SOUTH-2706.45', THENCE
N 89°58' E 685.24'



36A

36B

PARCEL 36A1
(3.93 acres)

PARCEL 36B1
(3.91 acres)

PARCEL

N 00°16'01" E 659.85'

N 89°35'24" W 517.50'

329.99'

S 00°31'38" W 659.97'

329.98'

(REF. PLAT 148')
145.9'

SHED

MOBILE HOME

POND

35' ACCESS SERVITUDE
17.5' EA. SIDE OF C/L

RESIDENCE

SHED

MOBILE HOME

GRAVEL ROAD

MILLER LANE

N 89°35'00" W 516.00'

KUSTENMACHER ROAD

REFERENCE:
PLAT OF A PREVIOUS MINOR SUBDIVISION
BY RANDALL W. BROWN & ASSOC., INC.
FILED FOR RECORD 7-18-07, MAP FILE NO. 45000

--- LEGEND ---

- ▲ = IRON PIPE FOUND (SIZE NOTED)
- = 1/2" IRON ROD SET

THIS PROPERTY IS LOCATED IN FLOOD
ZONE C; BASE FLOOD ELEV. N/A; F.I.R.M.
PANEL NO. 225205 0235 C; REV. 10-17-89

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

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 OF ANY KIND OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN
THOSE FURNISHED BY THE CLIENT.



Kelly J. McHugh, REG. NO. 4443
CERTIFIED TO BE 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 CERTIFIED PLAT.

BOUNDARY SURVEY OF:

A RESUBDIVISION OF PARCELS 36A & 36B
INTO PARCELS 36A1 & 36B1, ALL IN
SECTION 36, T-7-S, R-11-E, G.L.D.,
ST. TAMMANY PARISH, LOUISIANA.

PREPARED FOR:

WAYNE BERGERON

KELLY J. MCHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 70401

SCALE: 1" = 100'

DATE: 04-28-22

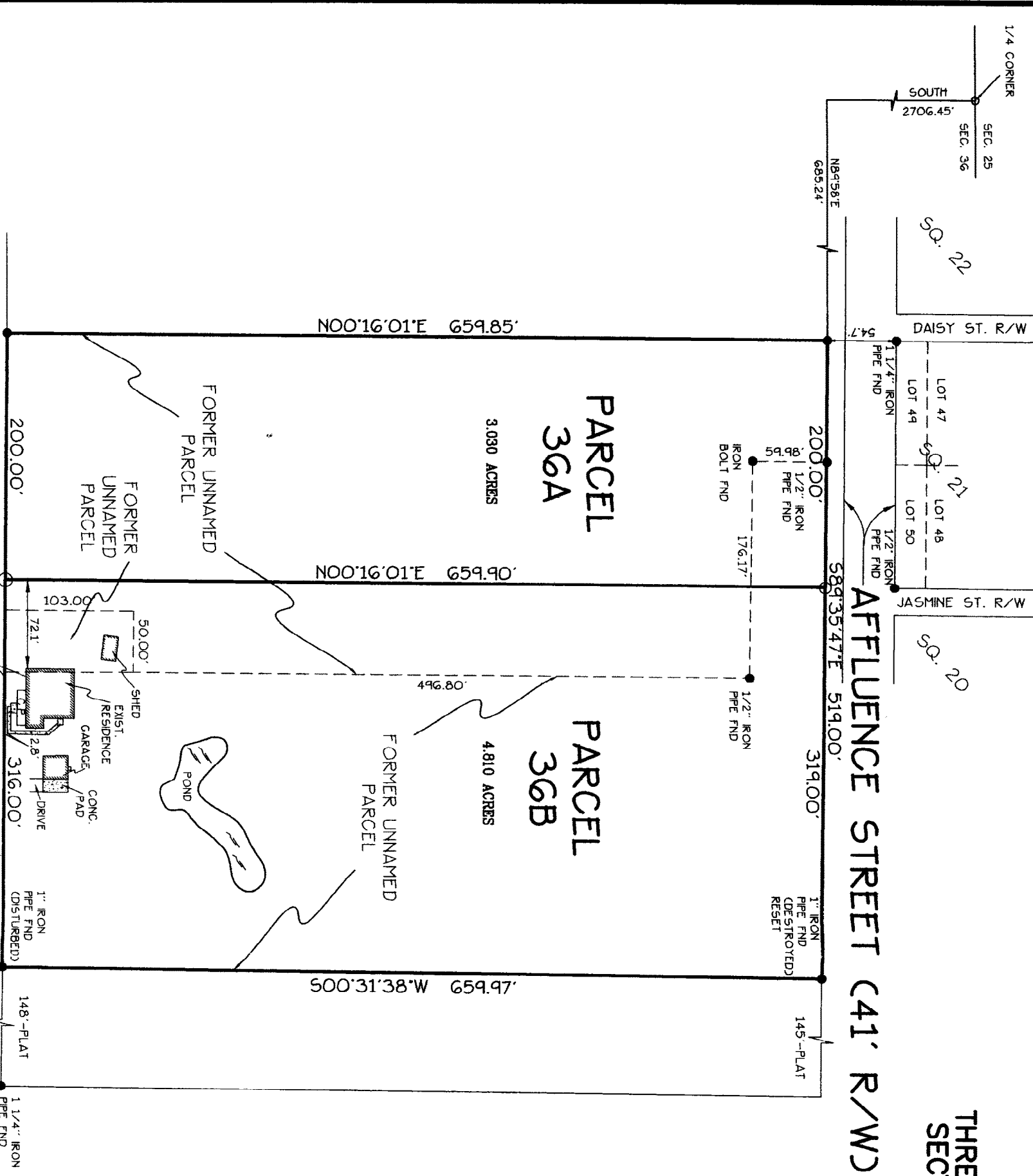
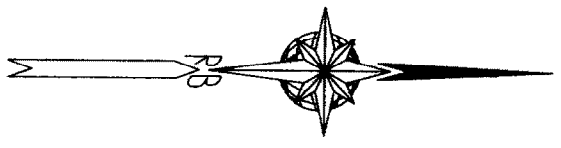
DRAWN: DRJ

JOB NO.: 22-060

REVISED:

Minor Subdivision of
THREE UNNAMED PARCELS OF GROUND SITUATION IN
SECTION 36, TOWNSHIP 6 SOUTH, RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA
PARCEL 36-A & 36-B
INTO

DEPARTMENT OF PLANNING
APPROVED
BY *[Signature]* DATE *07/16/07*
APPROVED:



[Signature]
CLERK OF COURT
DATE FILED *7-18-2007* MAP FILE NO. *4500 D*

Note: I have consulted the Federal Insurance Administration
Flood Hazard Boundary Maps and found the property
described IS NOT located in a special flood hazard area,
it is located in Flood Zone C.

FIRM Panel# 225205 0235 C Rev. OCTOBER 17, 2006

THE SERVICE AND PROVISIONS OF THIS SURVEY ARE LIMITED TO THOSE SET
FORTH IN THE DESCRIPTION AND THERE IS NO REPRESENTATION THAT ALL
APPLICABLE STATUTES, ORDINANCES, AND RECORDS HAVE BEEN REVIEWED
AND FOUND TO BE IN COMPLIANCE WITH THE DATA FOR THIS SURVEY.

RANDALL W. BROWN
REG. NO. 04586
Professional Land Surveyors

228 W. Causeway App. Mandeville, LA 70448
(985) 624-5368 FAX (985) 624-5309

Date: MAY 21, 2007
Survey No. 07370
Project No. D07370.CRS
Scale: 1"=100' ±
Drawn By: BRC
Revised:

TAMMANY TRACE R/W

- DENOTES 1" IRON PIPE FND
- UNLESS OTHERWISE NOTED
- DENOTES 1/2" IRON PIPE TO BE SET
- UNLESS OTHERWISE NOTED

MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of June 7, 2022)

Meeting Date: June 14, 2022

CASE NO.: 2022-2887-MSP

Owners & Representatives: John B. & Patricia R. Stoddard

ENGINEER/SURVEYOR: Kelly J McHugh & Associates, Inc.

SECTION: 35 & 36

TOWNSHIP: 7 South

RANGE: 11 East

WARD: 4

PARISH COUNCIL DISTRICT: 5

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 parcel is located on the west side of Lochmere Drive, north of Sharp Road, Mandeville, Louisiana

SURROUNDING LAND USES: Residential

TOTAL ACRES IN DEVELOPMENT: 1.35 Acres

NUMBER OF LOTS/PARCELS: Tract C into Tracts C-1 & C-2

ZONING: A-3 Suburban District

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create (2) two tracts from 1.35 acres. The minor subdivision request requires a public hearing due to:

- Tracts C-1 & C-2 do not meet the minimum lot size of 1 acre, required as per Section 125.188 of the minor ordinance and requiring a waiver from the Planning Commission.

The request shall be subject to the above and below comments:

1. Provide signature line for the Chairman of the Planning Commission.
2. Add recordation instrument number (#725146) for the 20 foot access servitude to Tract B, shown on the survey.

In order to approve the waivers 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.

STONEHAVEN DR

T7-R1E

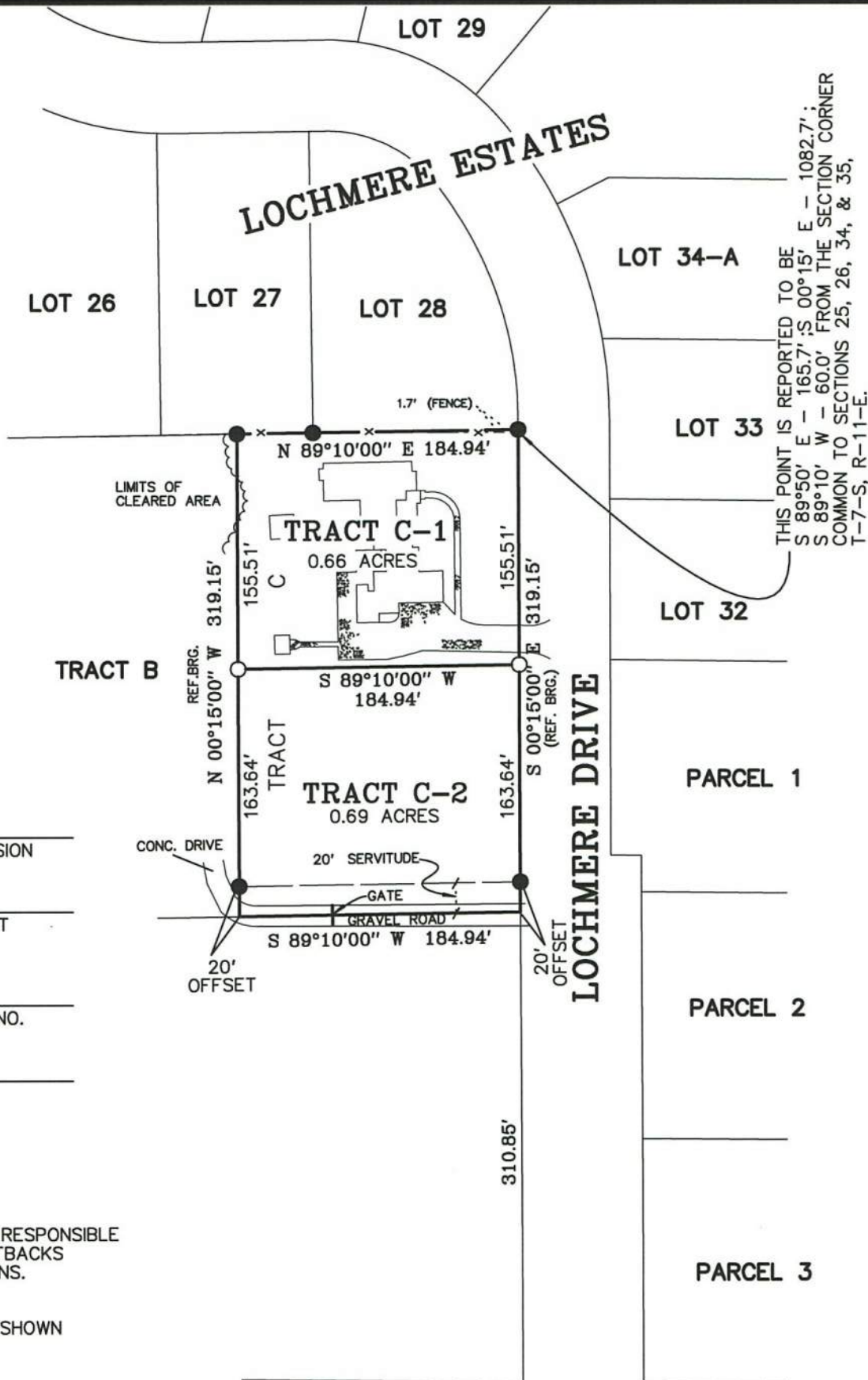
35

36

LOCHMERE DR

SHARP RD

SEVEN PINES BLVD



APPROVAL:

SECRETARY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT
OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

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

NO BUILDING SETBACKS ARE SHOWN

-- LEGEND --

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

THIS PROPERTY IS LOCATED IN FLOOD
ZONE C; BASE FLOOD ELEV. N/A; F.I.R.M.
PANEL NO. 225205 0245 C; REV. 10-17-89

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.



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.

SHARP ROAD

REFERENCE:
PLAT OF A SURVEY BY THIS FIRM DATED 04/23/15, JOB NO.
15-069

A RESUBDIVISION OF
TRACT "C" INTO TRACT C-1 & TRACT C-2
SECTIONS 35 & 36, T-7-S, R-11-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA.

PREPARED FOR:

PATRICIA STODDARD AND
JOHN B. STODDARD.

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

SCALE:	1" = 100'	DATE:	05-06-22
DRAWN:	DRJ	JOB NO.:	15-069
REVISED:			

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of June 7, 2022)

Meeting Date: June 14, 2022

CASE NO.: 2022-2891-MSP

Owners & Representatives: Lance Olsen

ENGINEER/SURVEYOR: Land Surveying LLC

SECTION: 12

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 parcel is located at the end of Garon Drive, south of LA Highway 1088, Mandeville, Louisiana

SURROUNDING LAND USES:

TOTAL ACRES IN DEVELOPMENT: 1.681 Acres

NUMBER OF LOTS/PARCELS: Parcels A & B into Parcel A-1

ZONING: A-4 Single Family Residential District

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create (1) parcel from parcels A & B. The minor subdivision request requires a public hearing due to:

- Parcels A & B were previously part of a minor subdivision approved in July 2020 (2020-1790-MSP).

1

GARON DR

TORTOISE DR

OWL CT

FOX CT

55

12

T8 - R11E

GARON DR

COPPER VALLEY

HAZEL

COPPER CANYON

JACKSON ST

MONTMARTRE ST

THRUSH DR

HAZEL DR

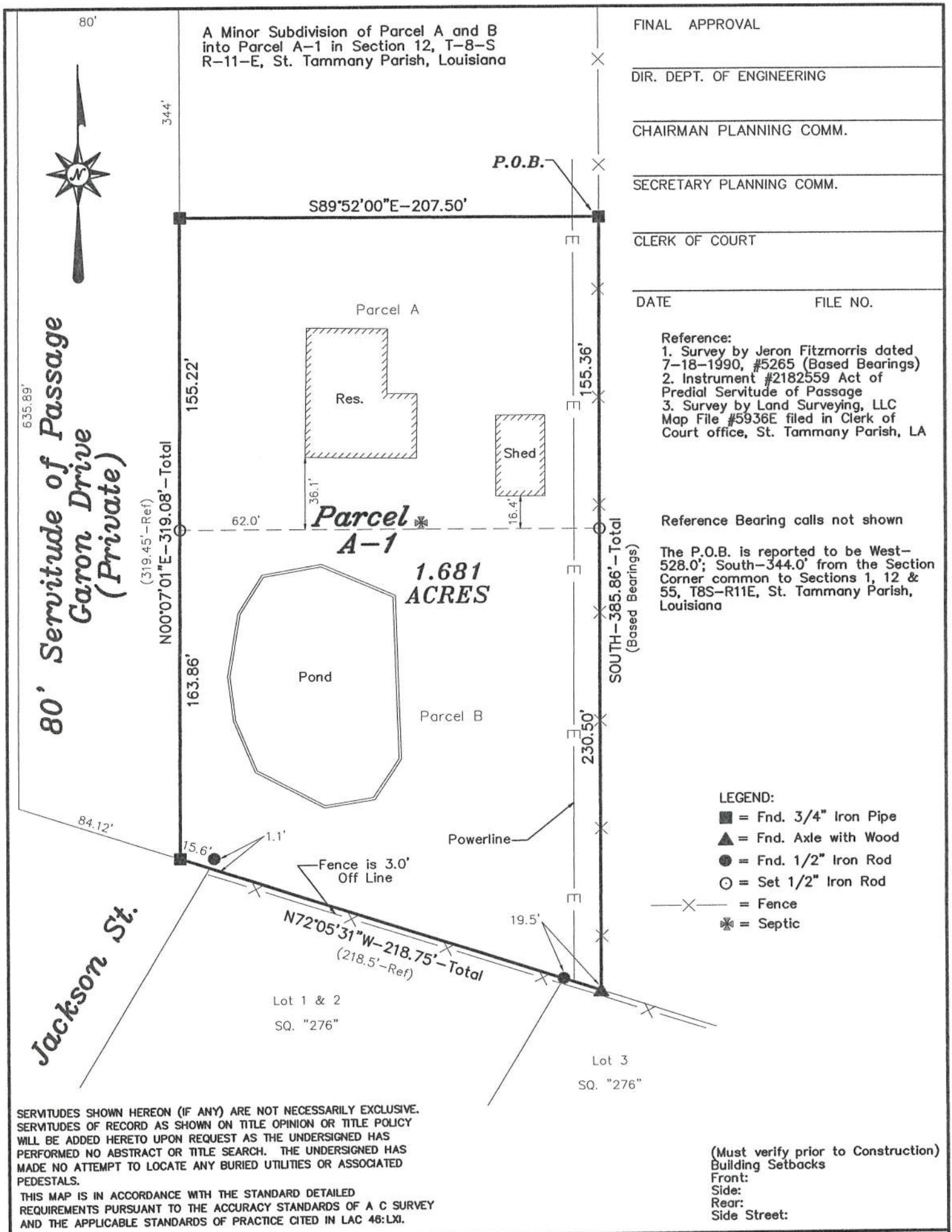
TANAGER DR

38

LABARRE ST

CASTINE OAKS DR

BELLE MAISON LN



MAP PREPARED FOR

Lance M. Olsen

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 12, T-8-S, R-11-E, St. Tammany Parish, Louisiana

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) 892-6277 office (985) 898-0355 fax
landsurveying@gmail.com email

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

SCALE:

1" = 60'

DATE:

4-19-2022

NUMBER:

20775

Terr3/LanceOlsen

A Minor Subdivision of a 1.681 Acre Parcel of Land, into Parcels A & B, in Section 12, T-8-S R-11-E, St. Tammany Parish, Louisiana

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

CHAIRMAN PLANNING COMM.

SECRETARY PLANNING COMM.

CLERK OF COURT

Pamela M. Tripp, Deputy Clerk

07-16-2020

FILE NO.

Reference: A Survey Map of Subject Property by Jeron Fitzmorris, Dated 7-18-1990, #5265 (Based Bearings)

Reference Bearing calls not shown

The P.O.B. is reported to be West-528.0'; South-344.0' from the Section Corner common to Sections 1, 12 & 55, T8S-R11E, St. Tammany Parish, Louisiana

LEGEND:

- = Fnd. 3/4" Iron Pipe
- ▲ = Fnd. Axle with Wood
- = Fnd. 1/2" Iron Rod
- = Set 1/2" Iron Rod
- X— = Fence
- ✱ = Septic

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

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 C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 48:LXI.

MAP PREPARED FOR

JED DUFFY

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 12, T-8-S, R-11-E, St. Tammany Parish, Louisiana

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) 892-6277 office (985) 898-0355 fax
landsurveying@gmail.com email

Revised: 06-30-2020 (Sig. Line)

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

SCALE:

1" = 60'

DATE:

12-19-2019

NUMBER:

19673

Terr 3/JedDuffyGaronRoad

MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of June 7, 2022)

Meeting Date: June 14, 2022

CASE NO.: 2022-2897-MSP

Owners & Representatives: R & P Enterprises LLC – Franc C. Ricca III

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

SECTION: 39 & 41

TOWNSHIP: 9 & 8 South

RANGE: 13 East

WARD: 9

PARISH COUNCIL DISTRICT: 11

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 parcel is located at the end of Christa Drive, south of US Highway 190. /W. Gause Blvd, Slidell, Louisiana

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 13.743 Acres

NUMBER OF LOTS/PARCELS: Parcel 1 into Parcels 1-A & 1-B

ZONING: A-2 Suburban District

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create (2) parcels from 13.743 acres. The minor subdivision request requires a public hearing due to:

- Parcels 1A & 1B do not meet the minimum lot width of 150 feet required under the A-2 Suburban Zoning District along a Parish Maintained Road and requiring a waiver from the Planning Commission.

The request shall be subject to the above and below comments:

1. Provide signature line for the Chairman of the Planning Commission.
2. Show Christa Drive R.O.W. connecting to proposed Parcels 1A & 1B to confirm existing access.
3. As per 911 Communication District, amend survey as follow: ~~US Highway 190~~ – Gause Blvd W. (~~side~~).

In order to approve the waivers 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.



2022-2897-MSP

MANASSAS DR

CHARLESTON DR

RICHMOND DR

HASNEY RD

CHRISTA DR

TAMMANY TRACE

LEE DR

JEFFERSON DR

T8 - R13E

T9 - R13E

40

36

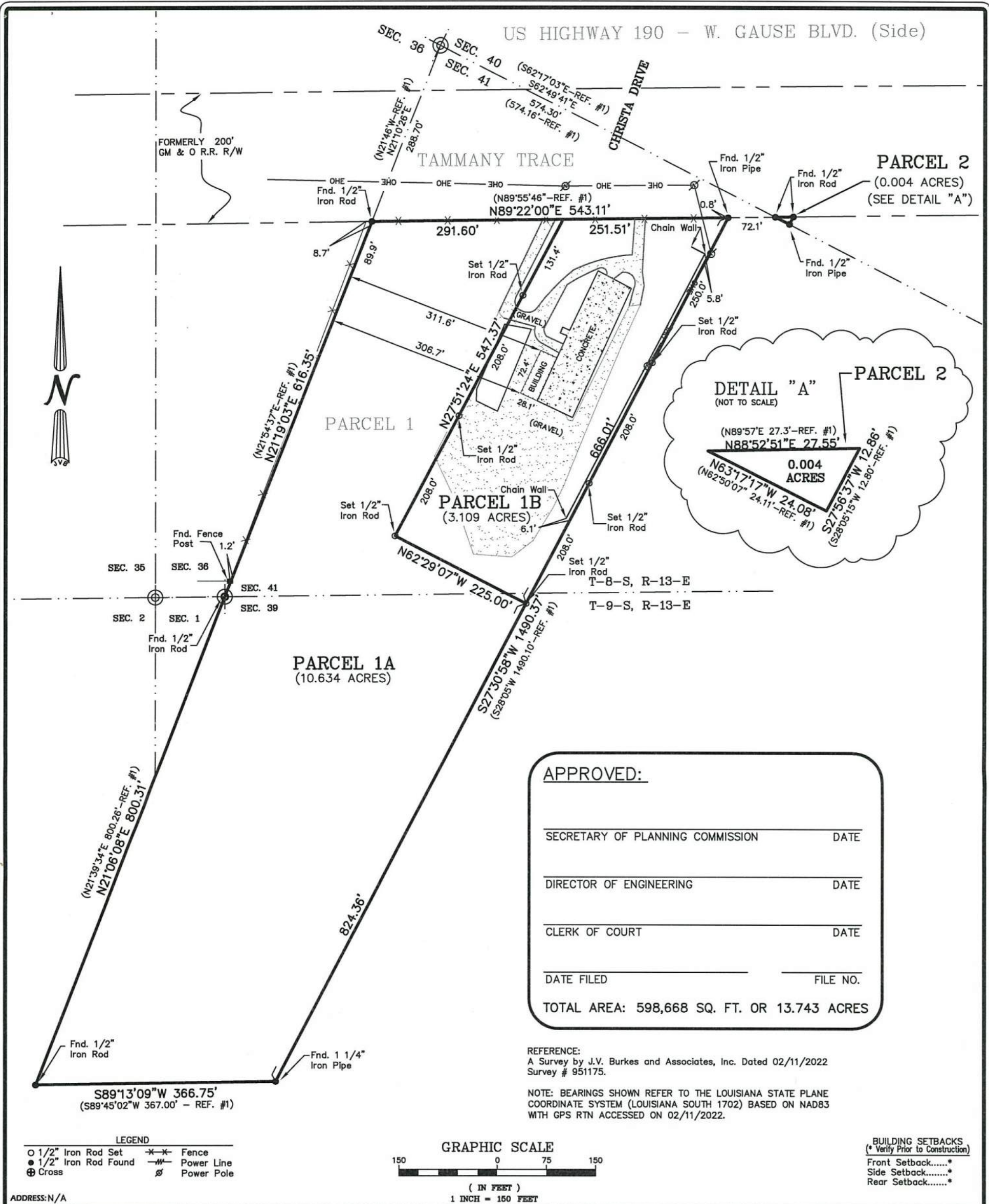
41


1

2

39

35



DRAWING NO. 20220012		J.V. Burkes & Associates, Inc. SURVEYING • ENGINEERING • ENVIRONMENTAL 1805 Shortcut Highway Slidell, Louisiana 70458 E-mail: jvbassoc@jvburkes.com Phone: 985-649-0075 Fax: 985-649-0154		DRAWN BY: VLL		CHECKED BY: DJP	
DATE: 02/11/2022				SCALE: 1" = 150'			
REVISED:							
A MINOR SUBDIVISION PLAT OF PARCEL 1 INTO PARCELS 1-A & 1-B IN SECTION 39, T-9-S, R-13-E & SECTION 41, T-8-S, R-13-E GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA							
CERTIFIED TO: FRANK RICCA							

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of June 7, 2022)

Meeting Date: June 14, 2022

CASE NO.: 2022-2899-MSP

Owners & Representatives: John Edward Allen & Roberta Devoe Potter Allen

ENGINEER/SURVEYOR: John G Cummings & Associates

SECTION: 25 & 36

TOWNSHIP: 6 South

RANGE: 10 East

WARD: 3

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 parcel is located on the south side of Ronald Reagan Highway and on the west side of Clark Allen Road, Covington, Louisiana

SURROUNDING LAND USES:

TOTAL ACRES IN DEVELOPMENT: 12.404 Acres

NUMBER OF LOTS/PARCELS: 3.584 acres & 8.82 acres into Parcels A & B

ZONING: A-1 Suburban District

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create (2) two parcels from 3.584 acres & 8.82 acres. The minor subdivision request requires a public hearing due to:

- Parcel B does not meet the minimum lot width of 150 feet along a Parish Road, required under the A-2 Suburban Zoning District and as per Section 155-188 of the minor subdivision ordinance, requiring a waiver from the Planning Commission.
- Parcels A & B are proposed to be accessed from Clark Allen Lane which is private road and from 20 foot access servitudes, requiring a waiver from the Planning Commission.

The request shall be subject to the above and below comments:

1. Show recordation number on the survey for the 20 foot access servitude in favor of Parcel A (Instrument # 1075252) & and for the new access servitude in favor of Parcel B.
2. Amend the survey to clearly identify the size and location of access servitude to Parcel B and provide recordation number.

In order to approve the waivers 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.

PRUDEN RD

190

CLARK ALLEN LN

REVERE RD

T6 - R10E

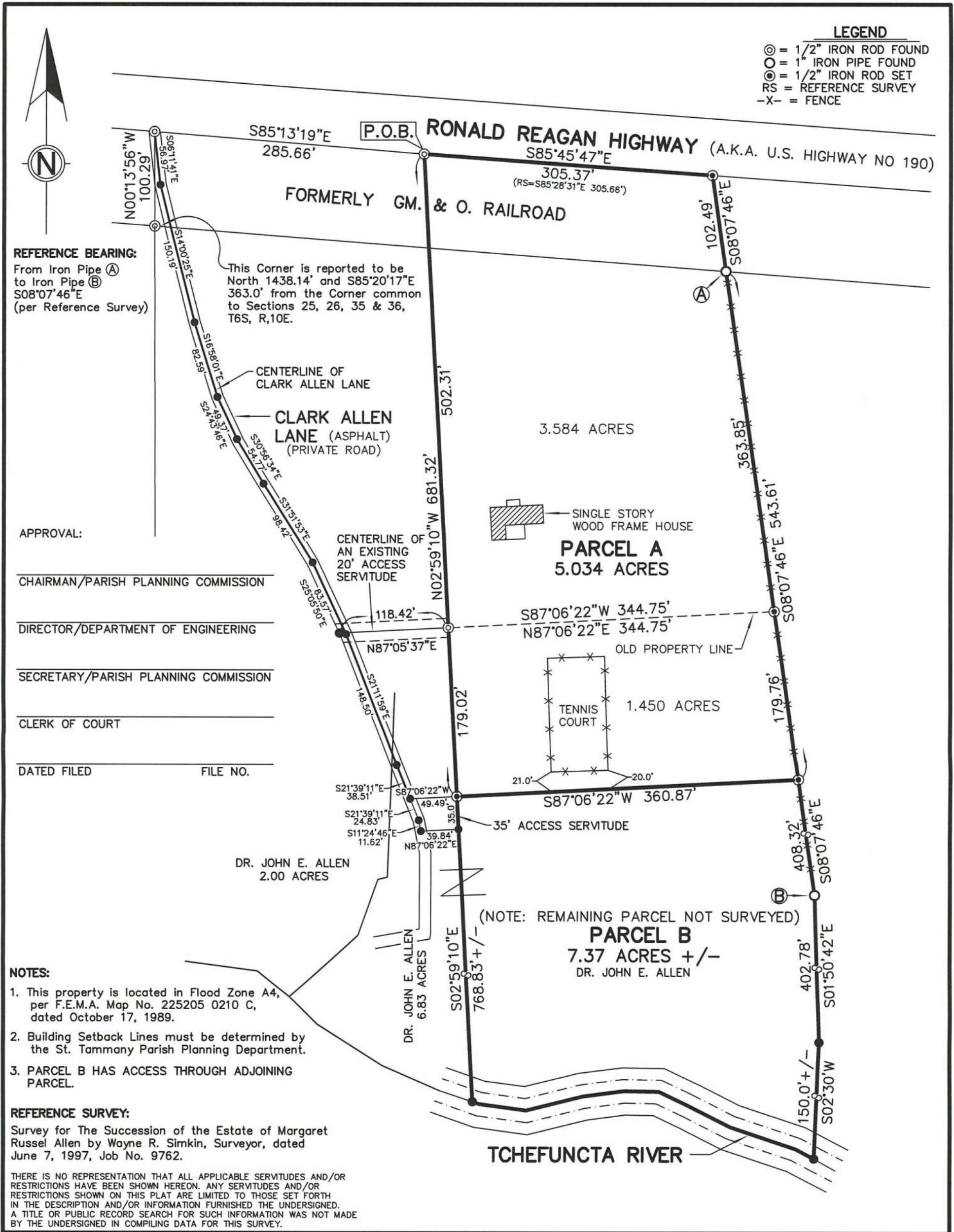
26

25

35

36

SUNSET DR



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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of June 7, 2022)

Meeting Date: June 14, 2022

CASE NO.: 2022-2900-MSP

Owners & Representatives: 1819 Johnson, LLC – Wayne Thompson

ENGINEER/SURVEYOR: Land Surveying LLC

SECTION: 35 & 36

TOWNSHIP: 6 South

RANGE: 11 East

WARD: 3

PARISH COUNCIL DISTRICT: 2

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 parcel is located on the southwest corner of LA Highway 36 & Josephine Road, Covington, Louisiana

SURROUNDING LAND USES: Residential, Industrial & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 4.865 Acres

NUMBER OF LOTS/PARCELS: 4.86 Acre Parcel into Parcels A, B, & C

ZONING: I-2 Industrial District

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create three (3) parcels from 4.865 acres. The minor subdivision request requires a public hearing due to:

- Parcels B & C do not meet the minimum lot size of 1 acre required under the minor subdivision ordinance and requiring a waiver from the Planning Commission.

In order to approve the waivers 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.

FLORENCE ST

WALKER ST

PLANTATION ST

ST ANN ST

MANOR ST

HOMESTEAD ST

ABITA HWY

36

WOODYARD RD

T6-R11E

35

36

BARBEE RD

TAMMANY TRACE

MILL RD

JOSEPHINE ST

OHIO RD

FINAL APPROVAL

CHAIRMAN PLANNING COMM.

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

A Minor Subdivision of a 4.86 Acre Parcel of Land, into Parcels A, B & C, situated in Sections 35 & 36, T-6-S, R-11-E, St. Tammany Parish, La.

Reference: A Survey Map of Subject Property by Jeron Fitzmorris, Dated 10-28-2002, #9887 (Based Bearing)

The P.O.B. is reported to be N00°20'56"E-1414.4'; N00°42'27"E-208.31'; N00°53'58"W-489.17' from the Section Corner common to Sections 35 & 36, T-6-S, R-11-E & Sections 1 & 2, T-7-S, R-11-E, St. Tammany Parish, Louisiana

This property is located in Flood Zone C, per Fema Map No. 225205 0235 C, Dated 10-17-1989

LEGEND:

- = Fnd. 1/2" Iron Rod
- = Set 1/2" Iron Rod

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

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:LX1.

La. Hwy. 36

N86°15'24"E-300.00'

Parcel A
3.53 ACRES

(4.86 ACRES)

Parcel B
0.646 ACRES

Parcel C
0.689 ACRES

Josephine Road

S01°24'51"W-737.67'-Total

(Base Bearing)
N01°24'24"E-666.10'-Total

500.00'

526.93'

N88°35'36"W-298.72'

299.54'

S84°19'11"E

N74°57'36"W
102.90'

N79°47'36"W
100.00'

N85°40'36"W
100.00'

P.O.B.

MAP PREPARED FOR **1819 JOHNSON, LLC**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTIONS 35 & 36, T-6-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA

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) 892-6277 office (985) 898-0355 fax
landsurveyingllc@gmail.com email

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

SCALE:

1" = 100'

DATE:

4-25-2022

NUMBER:

20800

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of June 7, 2022)

Meeting Date: June 14, 2022

CASE NO.: 2022-2916-MSP

Owners & Representatives: Chris Michael Harris & Ethel L. Harris

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

SECTION: 14

TOWNSHIP: 8 South

RANGE: 12 East

WARD: 7

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 parcel is located on the east side of Ordogne Ruppert Road, north of Pontchartrain Drive, Lacombe, Louisiana

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 34.797 Acres

NUMBER OF LOTS/PARCELS: Tracts 2 and 3 into Tract 2A

ZONING: A-2 Suburban District

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create to create (1) parcel from tracts 2 & 3. The minor subdivision request requires a public hearing due to:

- Tracts 2 & 3 were previously part of a minor subdivision approved in March 2013.

The request shall be subject to the above and below comments:

1. Provide signature line for the Chairman of the Planning Commission.

14

T8-R12E

ORDOGNE RUPPERT RD

PARCELA

23

PARCEL B

TOWER LN

N PONTCHARTRAIN DR

TRANQUILITY

3

4

5

6

7

8

9

10

119

118

117

116

115



ORDOGNE RUPPERT ROAD

(N00°37'36"E-67°5.97'-PLAT)
N00°38'33"E 672.55'

N00°44'36"E 522.03'

Fnd. 1 1/4"
Iron Pipe

Fnd. 1 1/4"
Iron Pipe
● 400.20'

S89°21'11"E 1317.27'

P.O.B. IS S00°47'11"W 997.33; FROM
A CONC. MON. FOUND AT THE NE
CORNER OF THE WEST 1/2 OF THE
SE 1/4 OF SEC. 14, T-8-S, R-12-E,
GREENSBURG LAND DISTRICT, ST.
TAMMANY PARISH, LOUISIANA.

P.O.B.

Fnd. 1 1/4"
Iron Pipe

340.68'

45' DRAINAGE
SERVITUDE

TRACT 3

TRACT 2A
34.797 ACRES

(S72°42'47"W 1367.15'-PLAT)
S72°42'49"W 1378.00'

POND

Fnd. 1 1/2"
Iron Rod

OLD LOT LINE

S00°47'11"W 1036.92'

696.23'

CH=N03°29'45"W
CH=84.87'
(86.36'-PLAT)
L=85.00'
R=442.00'

Fnd. 1 1/4"
Iron Pipe

DRIVEWAY

Fnd. 1 1/4"
Iron Pipe

(N00°37'36"E-PLAT)
N00°35'52"E
158.31'
(155'-PLAT)

Fnd. 1 1/4"
Iron Pipe

TRACT 2

Line Table		
Line #	Length	Direction
L1	36.11'	S05°45'12"E
L2	86.86'	S81°16'49"W
L3	118.07'	N63°02'20"W
L4	22.69'	S85°20'05"W
L5	115.27'	S48°29'37"W
L6	122.23'	S52°03'02"W
L7	60.04'	S59°38'42"W
L8	46.71'	S80°29'42"W
L9	52.60'	N80°00'46"W
L9-PLAT	42.24'	N77°48'44"W

Fnd. 1 1/4"
Iron Pipe
● 20' o/s

Fnd. 1 1/4"
Iron Pipe

N89°30'00"W 857.52'

APPROVED:

SECRETARY OF PLANNING COMMISSION DATE

DIRECTOR OF ENGINEERING DATE

CLERK OF COURT DATE

DATE FILED FILE NO.

TOTAL AREA: 1,515,736 SQ. FT. OR 34.797 ACRES

REFERENCE SURVEY:
A SURVEY BY WILLIAM J. BODIN DATED
3/4/13, MAP FILE #5150B. (PLAT)

45' DRAINAGE
SERVITUDE

GRAPHIC SCALE

150 0 75 150

(IN FEET)
1 INCH = 150 FEET

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

ADDRESS: ORDOGNE RUPPERT 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 "STANDARDS OF PRACTICE FOR PROPERTY
BOUNDARY SURVEYS" FOR A CLASS D 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 0380 C
F.I.R.M. Date 4/2/91
ZN: A B.F.E. N/A
* Verify prior to construction with
Local Governing Body.

DRAWING NO.
20200123

DATE:
3/24/22

REVISED:

J.V. Burkes & Associates, Inc.

SURVEYING

ENGINEERING • ENVIRONMENTAL

1805 Shortcut Highway

Slidell, Louisiana 70458

E-mail: jvbassoc@jvburkes.com

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

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE
SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS
OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS
ORIGINAL SEAL OF SURVEYOR.

DRAWN BY:
JDL

CHECKED BY:
DJP

SCALE:
1" = 150'

**RESUBDIVISION PLAT OF
TRACTS 2 AND 3
INTO TRACT 2A
SITUATED IN SECTION 14, T-8-S, R-12-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED
TO: CHRIS M. HARRIS



[illegible]

S:\CAD Jobs\JOBS BY YEAR\2013\13021\PAUL DICKERSON 11X17.dwg, Model, 3/4/2013 2:36:09 PM

MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of June 7, 2022)

Meeting Date: June 14, 2022

CASE NO.: 2022-2920-MSP

Owners & Representatives: Matthew Philip & Leslie Thames Westmoreland

ENGINEER/SURVEYOR: Richard Daniel

SECTION: 19

TOWNSHIP: 4 South

RANGE: 10 East

WARD: 2

PARISH COUNCIL DISTRICT: 3

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 parcel is located on the north and south sides of Yates Road, east of Lela Belle Road, Lacombe, Folsom, Louisiana

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 81.069 Acres

NUMBER OF LOTS/PARCELS: 81.069 acres into Parcels 1, 2 & 3

ZONING: A-1 Suburban District

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create (3) three parcels from 81.069 acres. The minor subdivision request requires a public hearing due to:

- Parcel 3 does not meet the minimum lot width of 300 feet required under the A-1 Suburban Zoning District and requiring a waiver from the Planning Commission.

The request shall be subject to the above and below comments:

1. Provide signature line for the Chairman of the Planning Commission.
2. Amend survey: Minor Subdivision of 81.069 acres **into Parcels 1, 2 & 3**

In order to approve the waivers 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.

18

40

19

T4 - R10E

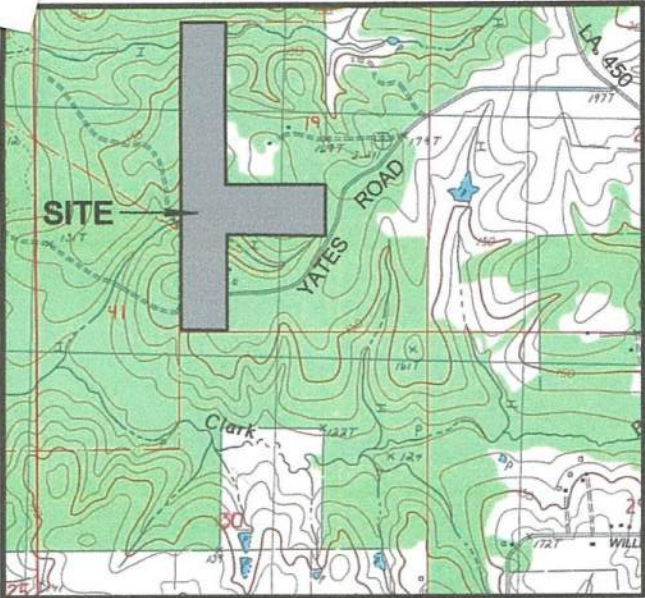
LELA BELLE RD

NICAUD RD

YATES RD

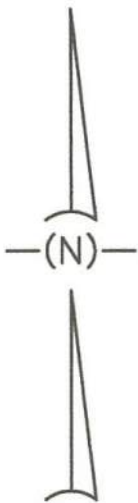
41

30

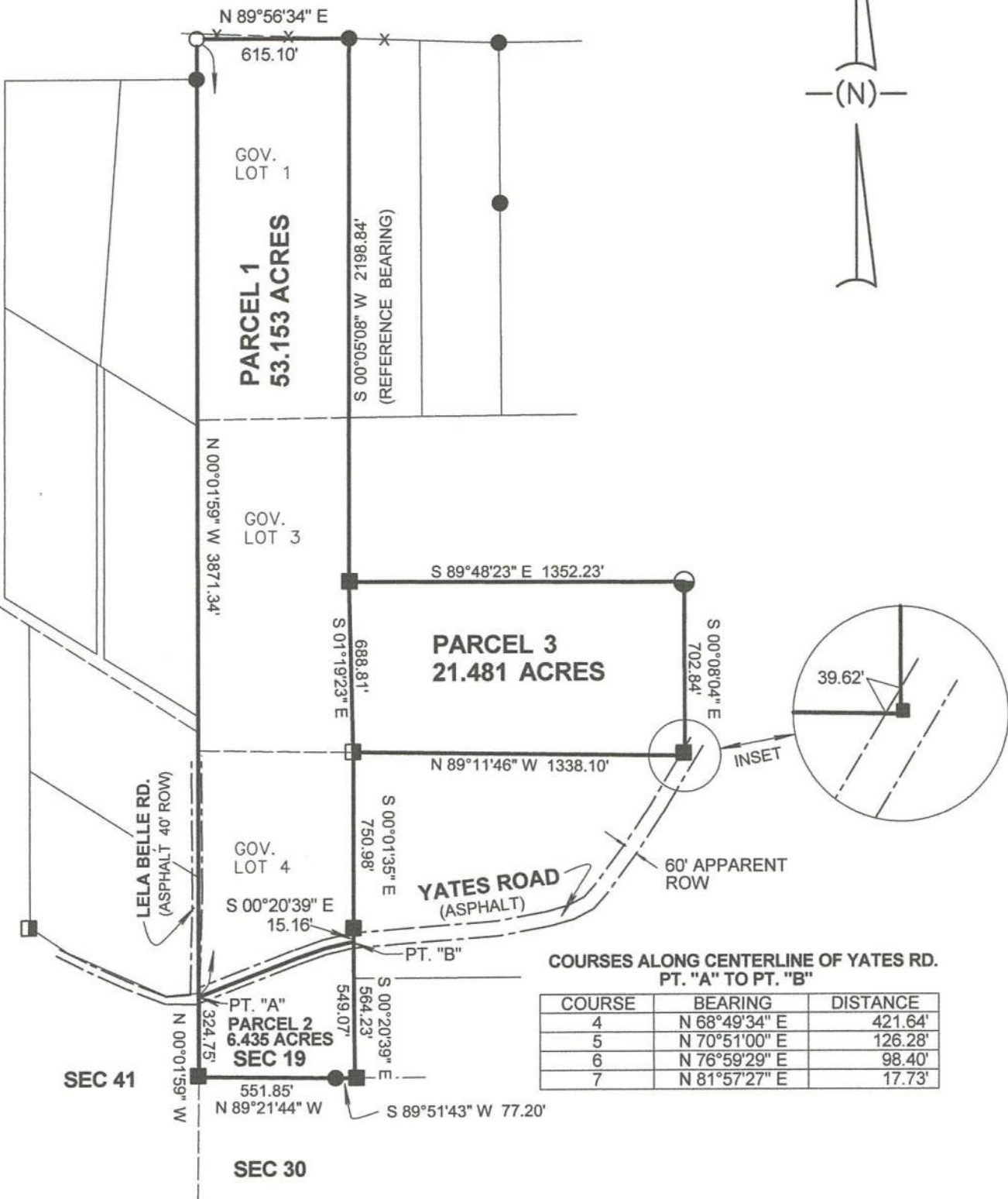


VICINITY MAP

MINOR SUBDIVISION
SECTION 19, T-4-S, R-10-E, GLD
TOTAL NO. OF LOTS: 3
TOTAL ACRES: 81.069



- LEGEND --
- = 1/2" IRON ROD FOUND
 - = 1/2" IRON ROD SET
 - ◐ = 1" IRON ROD FOUND
 - = 1 1/4" IRON PIPE FOUND
 - = 1" IRON PIPE FOUND



REFERENCES:

1. SURVEY BY RICHARD R. PORTER, DATED DECEMBER 6, 1973 AND FIELD IN THE OFFICIAL RECORDS OF ST. TAMMANY PARISH, MAP FILE NO. 450B.
2. SURVEY BY O. C. HOLLISTER, DATED JUNE 13 & JUNE 19, 1968 AND FILED IN THE OFFICIAL RECORDS OF ST. TAMMANY PARISH, INSTRUMENT NO. 1511797.
3. SURVEY BY JOHN G. CUMMINGS, DATED MAY 17, 2001, JOB NO. 01086.
4. DEEDS FILED IN THE OFFICIAL RECORDS OF ST. TAMMANY PARISH, INSTRUMENT NUMBERS 1963010, 1927650, 1927662, 330938 AND 330939.
5. G. L. O. TOWNSHIP PLAT FOR T-4-S, R-10-E, APPROVED DECEMBER 11, 1852.
6. SURVEY BY RICHARD DANIEL, DATED 8/03/2016, JOB NO. 16-024.

APPROVAL:

SECRETARY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT
OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

THIS PLAT/MAP DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY
AND DOES NOT MEET THE CURRENT APPLICABLE STANDARDS OF PRACTICE.

NOTE:
NO ATTEMPT HAS BEEN MADE BY RICHARD DANIEL, PLS 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.

Richard Daniel 5/13/2022
RICHARD DANIEL, REG. NO. 5097



NOTE: NO BUILDING SETBACKS OR SERVITUDES SHOWN.

PLAT OF:

MINOR SUBDIVISION OF 81.069 ACRES
SECTION 19, T-4-S, R-10-E
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA

PREPARED FOR:

MATT WESTMORELAND

RICHARD DANIEL
PROFESSIONAL LAND SURVEYOR
30010 RIVER ROAD, MOUNT HERMON, LA 70450
985-515-9268

SCALE: 1" = 600' DATE: 5/11/2022
DRAWN: R.F.D. JOB NO.: 16-024-3
REVISED:

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RESUBDIVISION REVIEW

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RESUBDIVISION STAFF ANALYSIS REPORT

(As of June 7, 2022)

Meeting Date: June 14, 2022

CASE FILE NO: 2022-2857-MRP

NAME OF SUBDIVISION: Spanish Trail Highlands Subdivision

LOTS BEING DIVIDED: Lots 1 to 15, 17A, 19 & 20 into Lots 1A, 3A, 5A, 7A, 9A, 11A, 13A, 17A-1 & 19A Square 13

SECTION: 44

WARD: 9

TOWNSHIP: 9 South

PARISH COUNCIL DISTRICT: 12

RANGE: 14 East

PROPERTY LOCATION: The property is located on the south side of Rio Street and on the north side of Short Street, Slidell, Louisiana.

ZONING: A-3 Suburban District

PROPERTY OWNER: Devin & Jamee Romero

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The owner is requesting to create nine (9) lots – lots . 1A, 3A, 5A, 7A, 9A, 11A, 13A, 17A-1 & 19A. The public hearing is required considering that:

- The proposal involves the creation/adjustment of more than five (5) lots.

The request shall be subject to the above and below comments:

1. Provide signature line for the Chairman of the Planning Commission.
2. Combine lots 15, 17A, 19 & 20 into one lot. Amend survey as follow: Resubdivision Plat of lots 1 to 15, 17A, 19 & 20 into Lots 1A, 3A, 5A, 7A, 9A, 11A, 13A, & 17A-1 ~~& 19A~~ Square 13.

DESOTO ST

ESCONDIDO ST

LEMON ST

RIO ST

CASA CALVO ST

44

T9-R14E

SHORT ST

ALMONASTER ST

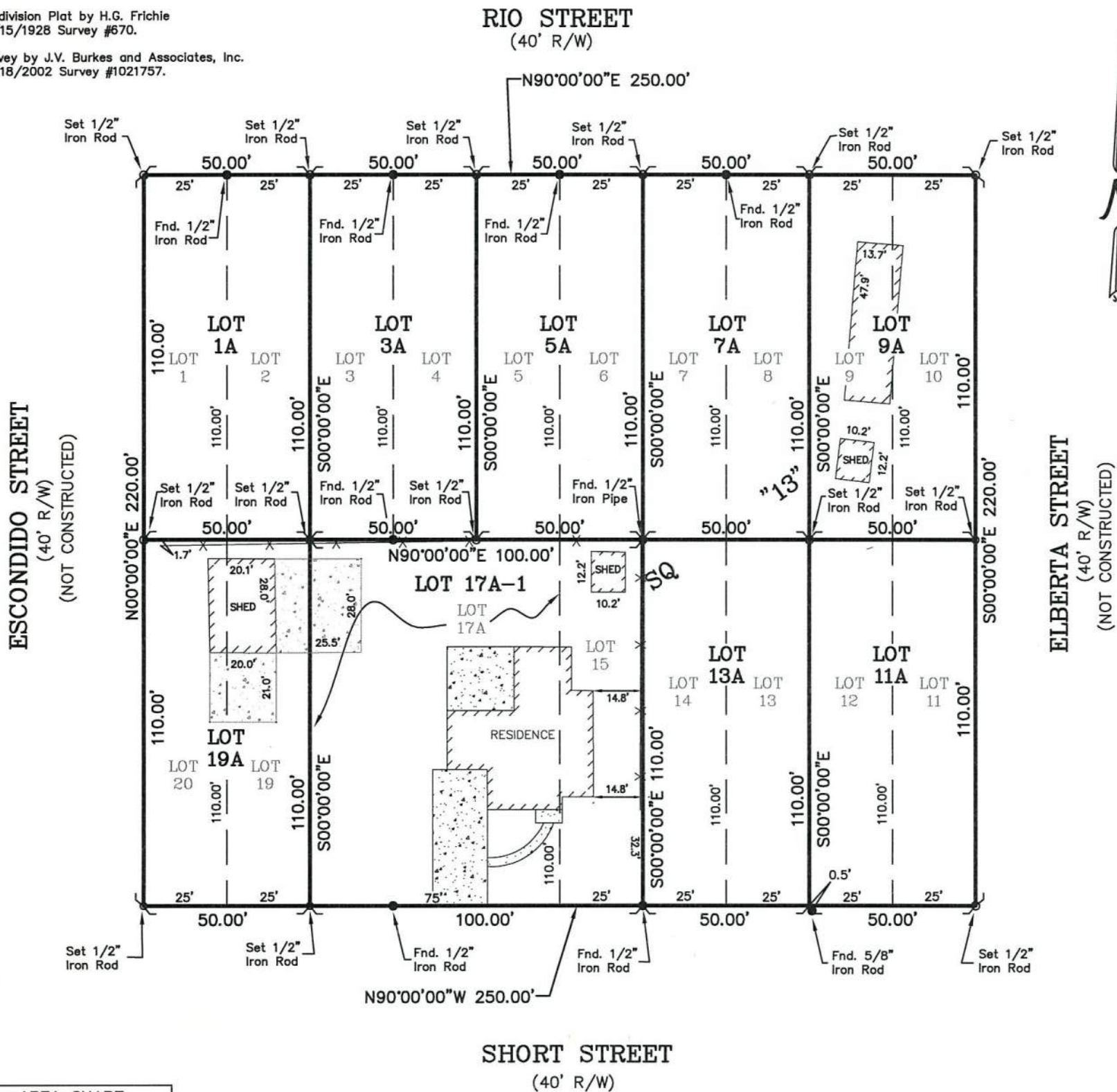
NUEVO ST

PALM ST

CAYO ST

REFERENCES

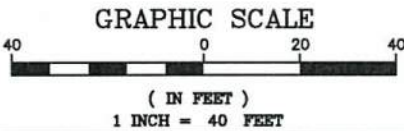
#1: A Subdivision Plat by H.G. Frichie
Dated 03/15/1928 Survey #670.
#2: A Survey by J.V. Burkes and Associates, Inc.
Dated 06/18/2002 Survey #1021757.



AREA CHART	
LOT 1A	= 0.126 ACRE
LOT 3A	= 0.126 ACRE
LOT 5A	= 0.126 ACRE
LOT 7A	= 0.126 ACRE
LOT 9A	= 0.126 ACRE
LOT 11A	= 0.126 ACRE
LOT 13A	= 0.126 ACRE
LOT 15A	= 0.253 ACRE
LOT 19A	= 0.126 ACRE

APPROVED:

SECRETARY OF PLANNING COMMISSION	DATE
DIRECTOR OF ENGINEERING	DATE
CLERK OF COURT	DATE
DATE FILED	FILE NO.
TOTAL AREA: 55,000 SQ. FT. OR 1.263 ACRES	



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

ADDRESS: SHORT STREET

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 STANDARDS OF PRACTICE 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 0535 D
F.I.R.M. Date 04/02/1991
ZN: A5 B.F.E. 9.0
* Verify prior to construction with Local Governing Body.

DRAWING NO.
20210798

DATE:
02/01/2022

J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING • ENVIRONMENTAL
1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com

DRAWN BY: VLL
CHECKED BY: DJP

SCALE:
1" = 40'

REVISED:

A RESUBDIVISION PLAT OF LOTS 1 THRU 15, 17A, AND 19 & 20 INTO LOTS 1A, 3A, 5A, 7A, 9A, 11A, 13A, 17A-1 & 19A, SQUARE 13, SPANISH TRAIL HIGHLANDS SUBDIVISION SEC. 44, T-9-S, R-14-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: DEVIN ROMERO

STATE OF LOUISIANA
DANIEL J. POCHÉ
License No. 5066
DANIEL J. POCHÉ
LA. REG. No. 5066

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RESUBDIVISION STAFF ANALYSIS REPORT

(As of June 7, 2022)

Meeting Date: June 14, 2022

CASE FILE NO: 2022-2898-MRP

NAME OF SUBDIVISION: Clipper Estates Phase 3-C

LOTS BEING DIVIDED: Lots 167 & 168 into Lots 167-A & 168-A

SECTION: 33

WARD: 9

TOWNSHIP: 9 South

PARISH COUNCIL DISTRICT: 13

RANGE: 14 East

PROPERTY LOCATION: The property is located on the west side of Cuttysark Cove, Slidell, Louisiana.

ZONING: PUD Planned Unit Development Overlay

PROPERTY OWNER: Michael & Deana Pisciotta and Blaise & Sandra Sauro

STAFF COMMENTARY:

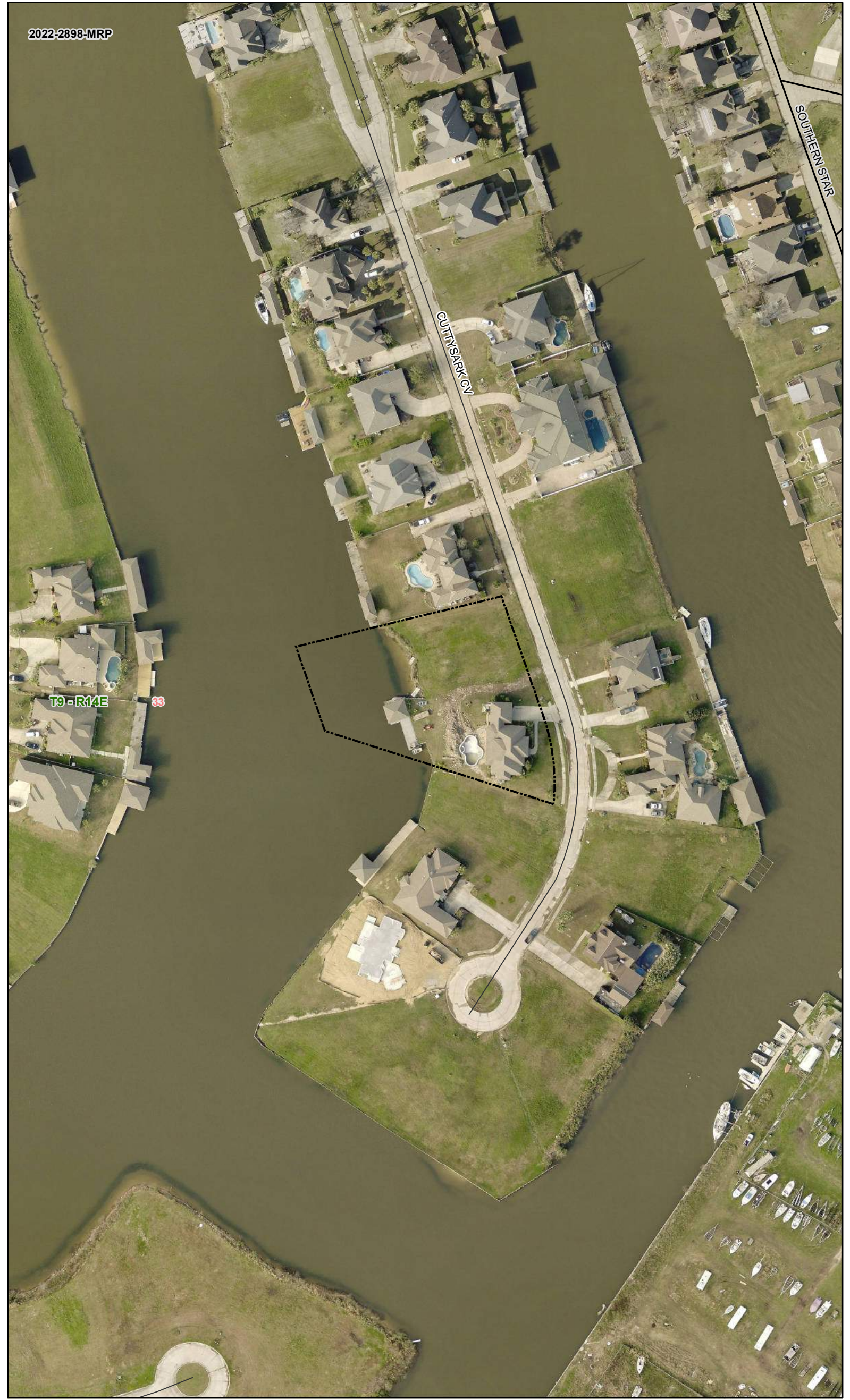
Department of Planning & Development and Department of Engineering

The owner is requesting to create two (2) lots 167-A & 168-A. The public hearing is required considering that:

- As stated in the restrictive covenants of the approved plat, no lots shall be further resubdivided without approval from the Planning Commission.

The request shall be subject to the above and below comments:

1. Provide signature line for the Chairman of the Planning Commission.



SOUTHERN ST

CUTTISARKOV

T9-R14E

33

APPROVAL:

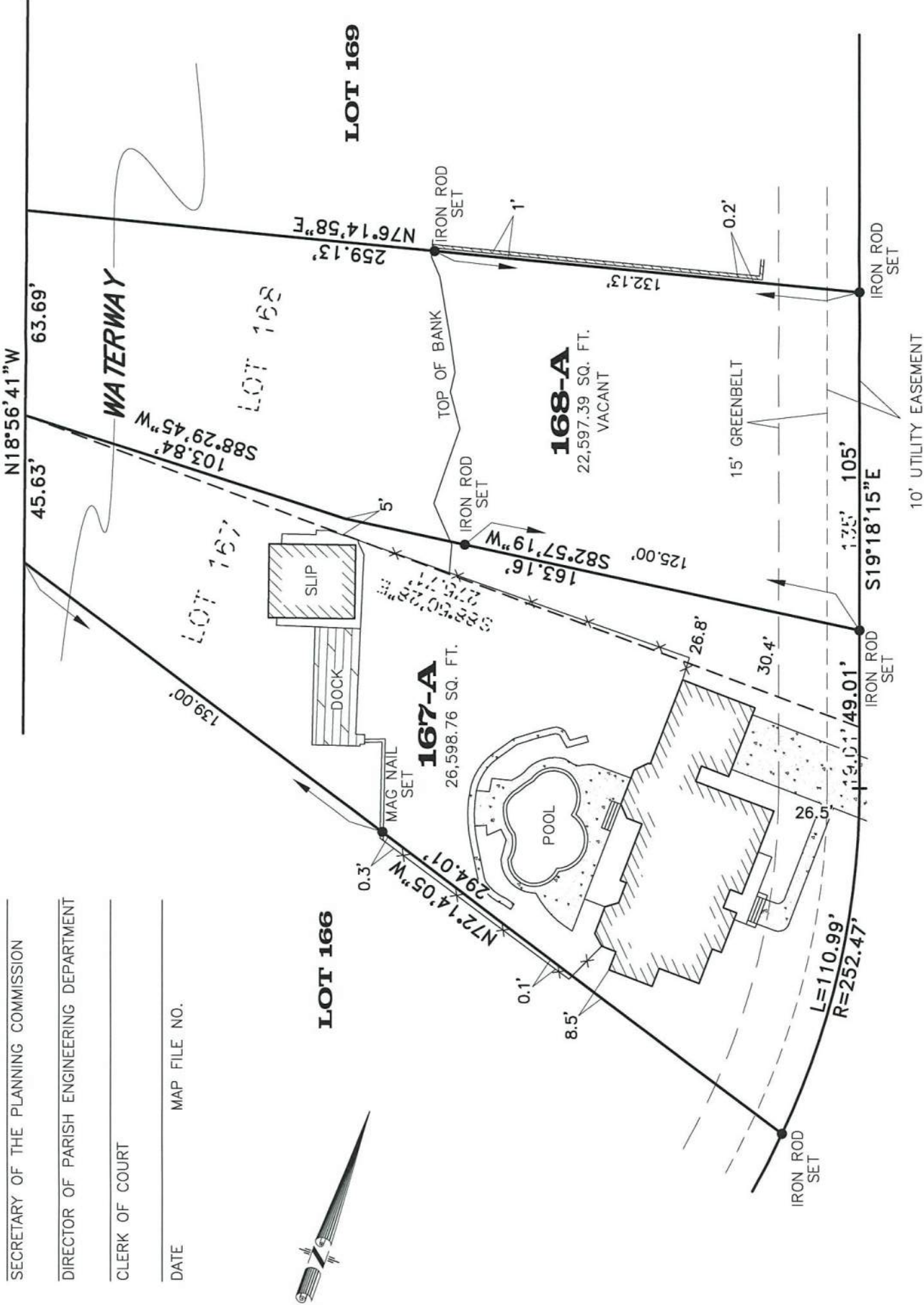
SECRETARY OF THE PLANNING COMMISSION

DIRECTOR OF PARISH ENGINEERING DEPARTMENT

CLERK OF COURT

DATE

MAP FILE NO.



GENERAL NOTES

THE SERVITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.

ELEVATION NOTES

THIS IS CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER INSURANCE RATE MAP (FIRM) DATED: 04-30-08
FLOOD ZONE: AE
COMMUNITY PANEL #: 22103C 0635 F
BASE FLOOD ELEVATION: 12.0'

REFERENCE NOTES

ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1
REFERENCE PLAN #1: A PLAN OF SURVEY BY J.V. BURKES DATED
DECEMBER 21, 1998.

THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY
RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT
SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF
PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN
LOUISIANA ADMINISTRATIVE CODE TITLE: 46:IXI, CHAPTER 29 FOR A
CLASS "C" (SUBURBAN) SURVEY

MADE AT THE REQUEST OF BLAISE J. SAURO, JR., SANDRA SAURO,
MICHAEL JOSEPH PISCIOTTA AND DEANA NUNEZ PISCIOTTA.

BY:

Richmond W. Krebs



RICHMOND W. KREBS, SR., PLS., No. 4836

DATE: APRIL 28, 2022	DRAWN BY: JSN
SCALE: 1" = 40'	CHECKED BY: NDK
JOB #: 220666	

**RESUBDIVISION SURVEY OF
LOTS 167 & 168 INTO
LOTS 167-A & 168-A
CLIPPER ESTATES
PHASE 3-C
ST. TAMMANY PARISH, LA**

R.W. KREBS
PROFESSIONAL LAND SURVEYING, LLC
RICHMOND W. KREBS, SR., PLS
3445 N. CAUSEWAY BLVD, SUITE 201
METAIRIE, LA. 70002
PHONE: (504) 889-9616
FAX: (504) 889-0916
E-MAIL: infolola@rwwkrebs.com
WEB: www.rwwkrebs.com

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TENTATIVE SUBDIVISION REVIEW

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TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(As of June 7, 2022)

CASE NO.: 2022-2753-TP

PROPOSED SUBDIVISION NAME: River Park Trails Subdivision (formerly River Park Estates Subdivision, Phase 3)

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

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

SECTION: 18 WARD: 3
TOWNSHIP: 6 South PARISH COUNCIL DISTRICT: 3
RANGE: 11 East

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

GENERAL LOCATION: The property is located on the north and south side of M. P. Planche Road, west of LA Highway 25, Covington, Louisiana.

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

TOTAL ACRES IN DEVELOPMENT: 134.733 Acres

NUMBER OF LOTS: 378 Lots TYPICAL LOT SIZE: 60' x 120'

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: A4 & PUD

FLOOD ZONE DESIGNATION: "C" per the Effective FIRM Map
: "A & C" per the Preliminary FIRM Map

STAFF COMMENTARY:

This case was previously postponed at the March 8, 2022, the April 12, 2022 and the May 10, 2022 Planning Commission meeting.

Staff has no objection to the proposed Tentative Subdivision submittal request subject to the developer complying with all comments and informational items below.

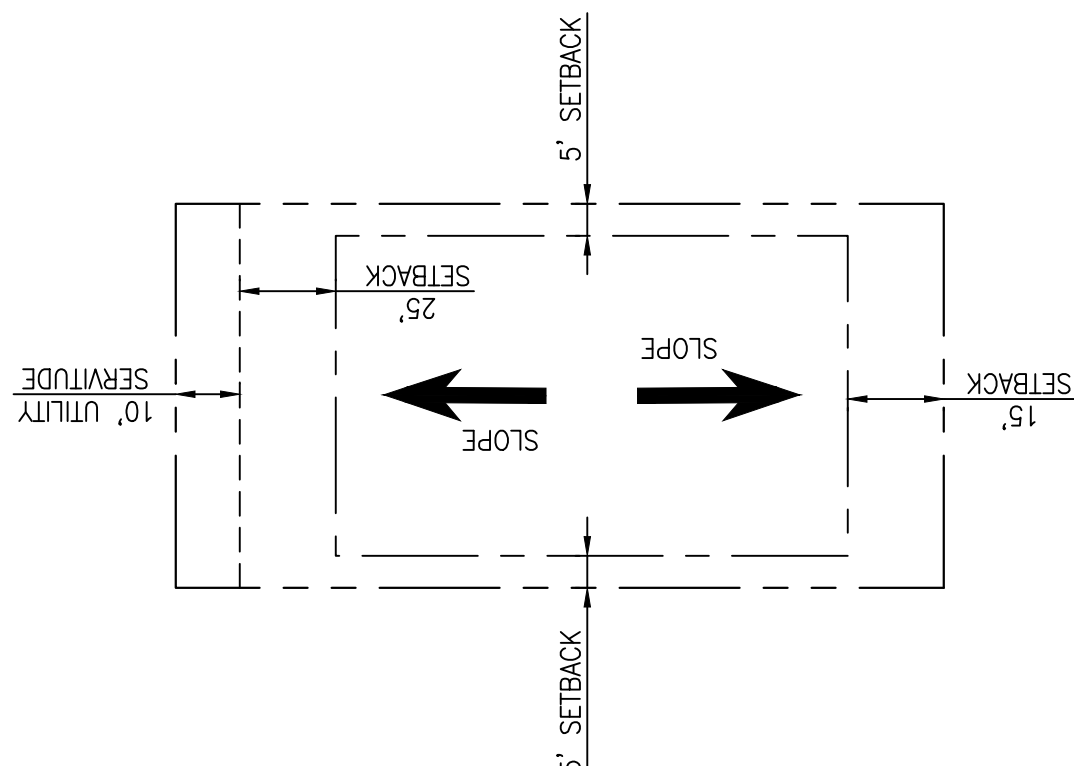
Informational Items

Parish code requires that a land clearing permit be applied for and obtained through the Department of Planning prior to the developer receiving a work order in conjunction with the preliminary subdivision review process.

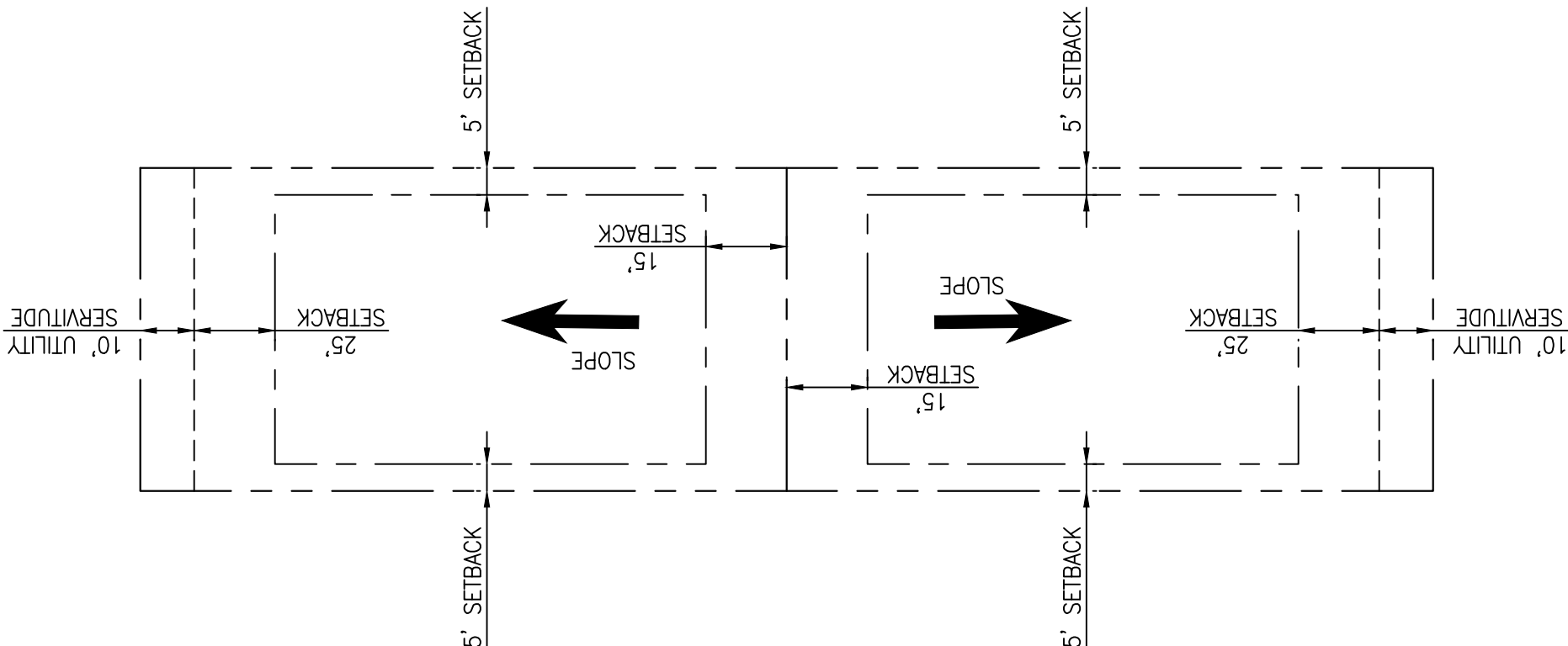
The River Park Trails PUD was approved by the Parish Council by Ordinance Number 21-4551 with the stipulation that the 27.87-acre greenspace area along the northern end of the project be placed into a conservation easement. The applicant has stated that the required conservation easement will be dedicated as part of the Final Plat.

A Traffic Impact Analysis has been submitted for this development and is currently under review by LADOTD and St. Tammany Parish.

Revised drawings will not be accepted for review or placement in the packet prior to the June 14, 2022 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



**TYPICAL LOT DRAIN DETAIL FOR LOTS
1-35, 38-79, 198-208, 225-245, 318-334, 363-375)**



TYPICAL LOT DRAIN DETAIL FOR LOTS
(36-37, 80-197, 209-224, 246-317, 335-362)

PRELIMINARY SUBDIVISION REVIEW

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PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of June 7, 2022)

CASE NO.: 2022-2903-PP

SUBDIVISION NAME: Maison du Village

DEVELOPER: MidSouth Developers, LLC
2160 E. Gause Boulevard; Suite 100
Slidell, LA 70461

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

SECTION: 40 & 37

WARD: 9

TOWNSHIP: 8 South

PARISH COUNCIL DISTRICT: 11

RANGE: 13 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 west of LA Highway 433, south of US Highway 190, Slidell, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 39.22 Acres

NUMBER OF LOTS: 85 Lots

AVERAGE LOT SIZE: 70' x 125'

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

PUD APPROVAL GRANTED: February 2, 2006

STAFF COMMENTARY:

Department of Planning and Development

The engineer of record for this project requested that this case be postponed on June 2nd, 2022. Staff has no objections to the requested postponement.

FINAL SUBDIVISION REVIEW

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FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of June 7, 2022)

CASE NO.: 2022-2797-FP

SUBDIVISION NAME: Guste Island Estates Subdivision, Parcel I

DEVELOPER: McINT, Inc.
845 Galvez Street
Mandeville, LA 70448

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

SECTION: 20 & 37

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 Highway 22 at Guste Island Road, east of LA Highway 1085, south of Interstate-12, west of Town of Madisonville, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 23.06 Acres

NUMBER OF LOTS: 77 Lots

AVERAGE LOT SIZE: 8,400 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 June 2, 2022. The inspection disclosed that all of the concrete roads and shoulders are constructed, and the roadside ditches are functioning.

This case was previously postponed at the April 12, 2022 and the May 10, 2022 Planning Commission meeting. The following uncompleted items existed at the time of the final inspection and will be completed before the plats are signed:

Informational Items:

The developer is responsible for contacting the USPS Regional Growth Management Coordinator to verify the appropriate mail delivery location for this development.

Additionally, should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 3,125 linear feet x \$25.00 per linear foot for a total of \$78,125.00 for a period of two (2) years.

Staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats to be signed until all items are satisfactorily completed.

No Mandatory Development fees are required since a public hearing was held prior to January 1, 2005.

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 June 14, 2022 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

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FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of June 7, 2022)

CASE NO.: 2022-2843-FP

SUBDIVISION NAME: Lakeshore Villages Subdivision, Phase 6B

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

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

SECTION: 35
TOWNSHIP: 9 SOUTH
RANGE: 14 EAST

WARD: 9
PARISH COUNCIL DISTRICT: 13

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

GENERAL LOCATION: The property is located north of Oak Harbor Blvd., west of LA Highway 433, east of Interstate-10, Slidell, Louisiana

TOTAL ACRES IN DEVELOPMENT: 60.790 Acres

NUMBER OF LOTS: 276 Lots AVERAGE LOT SIZE: 7,404 Square Feet

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "AH" and "X" (*where shaded*)

STAFF COMMENTARY:

Department of Planning and Development

Periodic inspections have been made by this office during construction and the final inspection was made on June 3, 2022. The inspection disclosed that all of the asphalt roads are constructed, and the subsurface drainage is functioning.

This case was previously postponed at the May 10, 2022 Planning Commission meeting. The following uncompleted items #1 - #4 existed at the time of the final inspection and will be completed before the plats are signed:

Final Plat:

1. The Final Plat needs to be stamped, signed and sealed by a Louisiana licensed Professional Surveyor.

Paving & Drainage Plan:

2. Update the As-Built Paving & Drainage Plan to include the required cross-sections for Amenity Lakes #1 and #2.

Water & Sewer Plan:

3. Provide a Letter of Acceptance and Perpetual Maintenance for this phase of Lakeshore Villages from Oak Harbor East Utility.
4. Provide a water and sewer capacity letter for this phase of Lakeshore Villages from Oak Harbor East Utility.

Informational Items:

The developer is responsible for contacting the USPS Regional Growth Management Coordinator to verify the appropriate mail delivery location for this development.

Additionally, should the Planning Commission approve the request for Final Approval, a Warranty Obligation will be required for the infrastructure in the amount of 9,850 linear feet x \$22.00 per linear foot for a total of \$216,700.00 for a period of two (2) years.

Staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats to be signed until all items are satisfactorily completed.

No Mandatory Development fees are required since a public hearing was held prior to January 1, 2005.

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 June 14, 2022 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 of June 7, 2022)

CASE NO.: 2022-2844-FP

SUBDIVISION NAME: Abita Ridge Subdivision, Phases 3A & 3B

DEVELOPER: Abita River Park, LLC
401 Marina Oaks Drive
Mandeville, LA 70471

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

SECTION: 2 & 3

WARD: 3

TOWNSHIP: 7 SOUTH

PARISH COUNCIL DISTRICT: 2

RANGE: 11 EAST

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

GENERAL LOCATION: The property is located on the north of Harrison Avenue, east of US Highway 190, Covington, Louisiana.

TOTAL ACRES IN DEVELOPMENT: Phase 3A - 2.50 Acres/Phase 3B - 28.50 Acres

NUMBER OF LOTS: Phase 3A - 7 Lots/Phase 3B - 72 Lots AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: A6, B & 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 June 3, 2022. The inspection disclosed that all of the asphalt roads and roadside shoulders are constructed, and the roadside ditches are functioning.

This case was previously postponed at the May 10, 2022 Planning Commission meeting. The following uncompleted items #1 - #7 existed at the time of the final inspection and will be completed before the plats are signed:

General Comments:

1. The drainage feature located behind Lots #1 - #14 has been silted in and needs to be regraded to provide positive flow. Once regraded, the drainage feature should be properly vegetated once regraded and proper erosion control measures installed and maintained until vegetation is established.
2. The drainage swale for the subsurface drain lines located behind Lots #15 - #23 has been silted in and needs to be regraded to provide positive flow. Once regraded, the surface swale should be properly vegetated once regraded and proper erosion control measures installed and maintained until vegetation is established.
3. Update the BFE elevation added to the As-Built Plans to reflect elevation 17.0' in accordance with the previously approved construction plans.

Final Plat:

4. Lots #23 - #27 have two different building setbacks per the "Minimum Building Setback Table" update this table to eliminate the conflicts.

Paving & Drainage Plan:

5. Update the As-Built Paving & Drainage Plan to include as-built elevations for the cross-culvert at the intersection of Harrison Ave & Abita River Drive.
6. Update the As-Built Paving & Drainage Plan to include as-built cross-sections for the drainage servitude behind lots #20 - #23 to verify conformance with the previously approved plans.

Water & Sewer Plan:

7. Update the As-Built Water & Sewer Plan to reflect Phase 3-B in lieu of Phase 3-C.

Informational Items:

The developer is responsible for contacting the USPS Regional Growth Management Coordinator to verify the appropriate mail delivery location for this development.

A Performance Obligation in the of \$30,000.00 (based on approximate cost estimate) will be required to ensure the construction of the required amenities and walking trails are constructed in accordance with the previously approved Abita Ridge Recreation Plan.

Additionally, should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 3,550 linear feet x \$22.00 per linear foot for a total of \$78,100.00 for a period of two (2) years.

Staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats to be signed until all items are satisfactorily completed.

Mandatory Developmental Fees are required as follows:

Phase 3A:

Road Impact Fee at \$1,077.00 per lot x 7 lots for a total of \$7,539.00.

Drainage Impact Fee at \$1,114.00 per lot x 7 lots for a total of \$7,798.00.

Phase 3B:

Road Impact Fee at \$1,077.00 per lot x 72 lots for a total of \$77,544.00.

Drainage Impact Fee at \$1,114.00 per lot x 72 lots for a total of \$80,208.00.

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 June 14, 2022 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 of June 7, 2022)

CASE NO.: 2022-2906-FP

SUBDIVISION NAME: Johnny F. Smith Memorial Business Park Subdivision, Phase 2

DEVELOPER: Paris Properties
6115 Highway 11
Slidell, LA 70458

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

SECTION: 27
TOWNSHIP: 8 SOUTH
RANGE: 14 EAST

WARD: 9
PARISH COUNCIL DISTRICT: 14

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 west of LA Highway 11, north of Interstate-10,
Slidell, Louisiana. Ward 9, District 14

TOTAL ACRES IN DEVELOPMENT: 26.06 Acres

NUMBER OF LOTS: 1 Lot AVERAGE LOT SIZE: 26.06 Acres

SEWER AND WATER SYSTEMS: Central

ZONING: I-2

FLOOD ZONE DESIGNATION: "A1" & "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 June 3, 2022. The inspection disclosed that all of the concrete roads and roadside shoulders are constructed, and the roadside ditches are functioning.

The following uncompleted items #1 - #4 existed at the time of the final inspection and will be completed before the plats are signed:

General Comments:

1. The drainage ditch located on the north side of Lot #52 was eroding in various locations and needs to be re-established.
2. The newly installed drainage ditches need to be regrading to provide positive flow in accordance with the previously approved plans (Typical Comment).

Final Plat:

3. Update the Final Plat in accordance with the markups & summary emailed to the developer and the engineer of record for this project on 6/7/2022.

Paving & Drainage Plan:

4. Update the As-Built Paving & Drainage Plan to include the required information in accordance with the markups & summary emailed to the developer and the engineering of record for this project on 6/7/2022.

Informational Items:

The developer is responsible for contacting the USPS Regional Growth Management Coordinator to verify the appropriate mail delivery location for this development.

Additionally, should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 470 linear feet x \$25.00 per linear foot for a total of \$11,750 for a period of five (5) years. A five (5) year warranty obligation is being recommended since the roadway was previously installed in 2014 with no testing provided.

The staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats to be signed until all items are satisfactorily completed.

Since the development has no “end users”, the mandatory developmental fees are not due prior to signing the subdivision plat, but will be due with the commercial building permit application.

Revised drawings will not be accepted for review or placement in the packet prior to the June 14, 2022 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

