

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - TUESDAY, MAY 9, 2023
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, May 9, 2023.

ROLL CALL

PUBLIC ANNOUNCEMENTS

- Please silence all phones and electronic devices
- Appeals
- Speaker Cards
- Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal
- Please exit the building

INVOCATION AND PLEDGE OF ALLEGIANCE

APPROVAL OF THE APRIL 11, 2023 MEETING MINUTES

REQUEST FOR POSTPONEMENTS

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

1- Request to Enter the Parish Right-of-Way for the Alexiusville Subdivision (11th Avenue and Charlie Street)

Developer/Owner: Mr. Bhavin Chauhan

Engineer/Surveyor: Mr. Bhavin Chauhan (Currently)

Parish Council District Representative: Hon. Rykert Toledano

General Location: The property is located at the end of 11th Avenue, west of US Highway 190, south of Three Rivers Road, Covington, Louisiana. Ward 3, District 5

MINOR SUBDIVISION REVIEW

2- 2022-3228-MSP

Minor subdivision of Parcel BV-1 and an outparcel (1.083 acres) into Parcels BV-1A, BV-1B, BV-1C & BV-1D

Owner & Representative: Brown's Village Plaza, LLC & Felicity Center, LLC

Surveyor: Kelly J. McHugh & Associates, Inc.

Parish Council District Representative: Hon. Ronald Randolph

General Location: The property is located on the northwest corner of US Highway 11 & Brown's Village Road, Slidell, Louisiana. Ward 8, District 14

POSTPONED AT THE FEBRUARY 14, 2023 AND THE MARCH 8, 2023 MEETINGS UNTIL MAY 9, 2023 MEETING

3- 2023-3310-MSP

Minor subdivision of 21.99 acres into Parcels 1, 2 & 3

Owner & Representative: Frank J. & Sunny Francois

Surveyor: James J. Jones

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The property is located on the east side of Davidson Road, south of LA Highway 1077, Folsom, Louisiana. Ward 2, District 3

RESUBDIVISION REVIEW**4- 2023-3338-MRP**

Resubdivision of Lots 33 & 43A into lot 43B, Covington Industrial Park, Phase II

Owner & Representative: Favret Investments, LLC – Uncas Favret, Jr.

Surveyor: John G. Cummings & Associates

Parish Council District Representative: David R. Fitzgerald

General Location: The property is located on the north side of Fabrication Row, on the west side of Airport Road and on the south side of Painters Row, Covington, Louisiana, Ward 3, District 2

PRELIMINARY APPROVAL**5- 2022-3193-PP**

Jubilee RV & Camping Park, Phase 1

Developer/Owner: Jubilee RV, LLC

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

Parish Council District Representative: Hon. Jake Airey

General Location: The property is located on the southwest side of US Highway 190, south of Indian Village Road Slidell, Louisiana. Ward 8, District 13

POSTPONED AT THE JANUARY 10, 2023, THE FEBRUARY 14, 2023, THE MARCH 8, 2023 AND THE APRIL 11, 2023 MEETINGS FOR ONE MONTH.

6- 2023-3248-PP

Vieux Carre Subdivision

Developer/Owner: All State Financial Company

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the south and west sides of Bricker Road, east of LA Highway 1085, north of LA Highway 21, Louisiana. Ward 1, District 1

POSTPONED AT THE MARCH 8, 2023 AND THE APRIL 11, 2023 MEETINGS FOR ONE MONTH

7- 2023-3313-PP

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

8- 2023-3315-PP

Money Hill Subdivision, Phase 9-B

Developer/Owner: Money Hill Plantation, LLC

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

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located north of Country Club Drive, west of Money Hill Parkway, north of LA Highway 435, Abita Springs, Louisiana, Ward 6, District 6

FINAL REVIEW**9- 2023-3319-FP**

Garden Walk Subdivision, Phase 3

Developer/Owner: The Garden Walk, LLC

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Rykert Toledano

General Location: The property is located on the north side of Emerald Forest Boulevard, east of Falconer Road, Covington, Louisiana Ward 3, District 5

2023-3317-FP

10- Bedico Creek Subdivision, Phase 10-B

Developer/Owner: Bedico Creek Preserve, LLC

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the northwest side of LA Highway 1085, South of Interstate 12, Madisonville, Louisiana. Ward 1, District 1

TEXT CHANGE**11- 2023-3320**

Text change An ordinance to amend the St. Tammany Parish Code of Ordinances Sec 125-95, 130-5, and 130-1674 to prohibit the location of greenspace and/or open space required in major residential subdivisions, including Planned Unit Developments, separated from the major development by a State or Local Roadway which is not part of the permitted development.

12- 2023-3340

An ordinance to amend St. Tammany Parish Code of Ordinances Sec. 125-160 to allow during the administrative review process to exempt certain developments from the requirement to provide a Traffic Impact Analysis and for related matters.

VOLUNTARY DEVELOPMENTAL AGREEMENT (SECOND AMENDMENT)

13- Nord du Lac Commercial Property (Ward 1, District 1)

Developer: Wainer Brothers

Council District Representative: Hon. Marty Dean

OLD BUSINESS**14- ENTERING PARISH RIGHT-OF-WAY, SERVITUDES, EASEMENTS & TAMMANY TRACE**

Request to Enter the Parish Right-of-Way for the north side of Little Creek Road for the purpose of installing subsurface drainage from Commerce Boulevard to Dream Team Drive.

Debtor: Church of the King

Parish Council District Representative: Hon. Rykert Toledano

General Location: The property is located on the north side of Little Creek Road, east of LA Highway 59 and north of Interstate 12, Mandeville, Louisiana. Ward 4, District 5.

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

NEW BUSINESS**ADJOURNMENT**