

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00 PM – MONDAY, MARCH 18, 2024**  
**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](http://www.stpgov.org). The livestream will begin at 6:00 PM on Monday, March 18, 2024.

**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**

**ELECTION OF OFFICER**

**APPROVAL OF THE MARCH 5, 2024 MEETING MINUTES**

**REQUEST FOR POSTPONEMENTS**

**REVOCATION**

**REV24-03-001**

The revocation of an unopened portion of 6<sup>th</sup> Avenue, 7<sup>th</sup> Avenue, 8<sup>th</sup> Avenue, and 7<sup>th</sup> Street located east of 6<sup>th</sup> Street, south of LA Highway 435 in the Pailet First Subdivision (as delineated on Map #169B), Ward 10, District 6.

Applicant: Russell Armstrong

Parish Council District Representative: Hon. Cheryl S. Tanner

**MINOR SUBDIVISION REVIEW**

**1- 2024-3718-MSP**

Minor subdivision of Tract 1A into Tracts 1A1 & 1A2

Owner & Representative: AHAV Ranch LLC – Matthew Kutcher

Surveyor: J.V Burkes & Associates, Inc.

Parish Council District Representative: Hon. Joe Impastato

General Location: The property is located on the west side of Equitana Lane, south of Little Dixie Ranch Road, Lacombe, Louisiana. Ward 7, District 7

**2- 2024-3728-MSP**

Minor subdivision of Parcel A-3 into Parcels A-3-1 & A-3-2

Owner & Representative: Wilhemina L. Brooks

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The property is located on the west side of La Highway 25, south of Theresa Nave Road, Folsom, Louisiana. Ward 2, District 3

**RESUBDIVISION REVIEW**

**3- 2024-3719-MRP**

Resubdivision of Lots 5 & 6 into lot 5A, I-59 Commercial Park

Owner & Representative: Kacco, Inc – Noel H. Buras III

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

Parish Council District Representative: David Cougle

General Location: The property is located at the end of Commercial Drive, northeast of Interstate 59 Service Road, Pearl River, Louisiana. Ward 8, District 9

**4- 2024-3729-MRP**

Resubdivision of Parcel 9 into Parcels 9-A & 9-B, Handsome Meadow Farms

Owner & Representative: Greg Gerard Guidry & Catherine Thompson Guidry

Surveyor: Lowe Engineers

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The property is located at the end of Handsome Meadow Lane, Covington, Louisiana. Ward 2, District 3

**5- 2024-3733-MRP**

Resubdivision of Lots 31 & 32 into Lot 32-A, Lake Ramsey, Phase 1

Owner & Representative: Scotty & Carol Brooks Moll

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The property is located on the north side of S. Lakeshore Drive, Covington, Louisiana. Ward 3, District 3

**FINAL SUBDIVISION REVIEW**

**6- 2024-3720-FP**

Deer Crossing Subdivision

Developer/Owner: Deer Crossing, LLC

Engineer/Surveyor: Kelly McHugh & Assoc., Inc.

Parish Council District Representative: Hon. Kathy Seiden

General Location: The property is located at north of the intersection of Hwy 1085 and Perrilloux Road, south of Interstate 12, Madisonville, Louisiana. Ward 1, District 4



**7- 2024-3741-FP**

Bonterra Subdivision, Phase 2

Developer/Owner: Lynn Levy Land Co., LLC

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

Parish Council District Representative: Hon. David Cogle

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

**OLD BUSINESS**

**8- 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 (**Resolution No. 20-007**)

Parish Council District Representative: Hon. Arthur Laughlin

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 11.

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

**9- 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 (**Resolution No. 22-043**)

Parish Council District Representative: Hon. Pat Phillips

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 5.

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

**NEW BUSINESS**

**10- Amendments to the Code of Ordinances, Part II: Unified Development Code – Chapters 100-900**

**ADJOURNMENT**

**MINUTES**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**4:00 PM - TUESDAY, MARCH 5, 2024**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX**  
**PARISH COUNCIL CHAMBERS**  
**21490 KOOP DRIVE, MANDEVILLE, LOUISIANA**

**ROLL CALL**

Present: Seeger, McInnis, Truxillo, Doherty, Horne, Gaines, Crawford, Narcisse, Troncoso and Hernandez

Absent: N/A

Staff: Ross Liner, Helen Lambert, Theodore Reynolds, Maria Robert, Mitchell Kogan and Emily Couvillion

**PUBLIC ANNOUNCEMENTS**

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- 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 - Seeger**

**PLEDGE OF ALLEGIANCE - Crawford**

**APPROVAL OF THE JANUARY 9, MEETING MINUTES APPROVED**

**Crawford made a motion to accept the minutes as written, second by Gaines**

Yea: Seeger, Truxillo, Doherty, Horne, Gaines, Crawford, Troncoso, and Hernandez

Nay: N/A

Abstain: McInnis

**REQUEST FOR POSTPONEMENTS**

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

- 1- Request to Enter the Parish Right-of-Way for Charlie Street and 5th Avenue (Alexiusville Subdivision) for the purpose of gaining access to the property and radii improvements at the Charlie Street and 5th Avenue intersection.

Debtor: Bevolo Gas and Electric Lights, LLC

Parish Council District Representative: Hon. Pat Phillips

General Location: The property is north of Three Rivers Road, west of US Highway 190, Covington, 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: Alex Williams

Opposition: N/A

Other: N/A

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**21490 KOOP DRIVE, MANDEVILLE, LOUISIANA**

**Gaines made a motion to approve, second by Truxillo**

Yea: Seeger, Truxillo, McInnis Doherty, Horne, Gaines, Crawford, Narcisse, Troncoso and Hernandez

Nay: N/A

Abstain: N/A

2- Request to Enter the Parish Right-of-Way for Atkins Street, Warren Street and Eldora Avenue (Tammany Terrace Subdivision) for the purpose of gaining access to the property **.APPROVED**  
Debtor: Tammany Terrace, LLC  
Parish Council District Representative: Hon. Larry Rolling  
General Location: The property is located south of Walden Street, north of Tammany Avenue, east of LA Highway 437, 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: N/A

Other: N/A

**Seeger made a motion to approve, second by Troncoso**

Yea: Seeger, McInnis, Truxillo, Doherty, Horne, Gaines, Crawford, Narcisse, Troncoso and Hernandez

Nay: N/A

Abstain: N/A

**MINOR SUBDIVISION**

**3- 2024-3689-MSP APPROVED WITH WAIVERS**

Minor subdivision of 0.990 acre, 0.890 acre, 1.69 acres & 24.64 acres into Parcels A, B & C

Owner & Representative: Stephen Raphael Savoy and Fredaco, LLC- Freda Cretin - Manager

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Larry Rolling

General Location: The property is located at the end of Pellegrin Drive and at the end of Wall Lane, 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: Freda Cretin

Opposition: N/A

Other: N/A

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**Horne made a motion to approve, with waivers, second by McInnis**

Yea: Seeger, McInnis, Truxillo, Doherty, Horne, Gaines, Crawford, Narcisse, Troncoso and Hernandez

Nay: N/A

Abstain: N/A

**4- 2024-3704-MSP APPROVED**

Minor subdivision of Parcel A and Lots 2 & 3 Prieto's Ozone Industrial Park, Phase 1 into Parcel A1 and Lots 2A & 3 A of Prieto's Ozone Industrial Park, Phase 1

Owners: Prieto's Ozone Industrial Park – Ernest Prieto, Marie Elise Prieto, Joan Prieto Doolittle, Calla Isabel Prieto, Succession of Clay Carl Prieto – Roslyn Fillippello Prieto -Independent Executrix and Golden Properties, LLC – Lauren B. Golden

Representative: David S. Derbes

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Arthur Laughlin

General Location: The property is located on the south side of North Lane and on the north side of South Lane, Mandeville, Louisiana. Ward 4, District 11

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

Opposition: N/A

Other: N/A

**Seeger made a motion to approve, second by Crawford**

Yea: Seeger, McInnis, Truxillo, Doherty, Horne, Gaines, Crawford, Narcisse, Troncoso and Hernandez

Nay: N/A

Abstain: N/A

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**RESUBDIVISION**

**5- 2023-3470-MRP POSTPONED FOR ONE MONTH**

Resubdivision of lot 39 & Greenspace 6 into lots 39-A, 48 & 49, Wingfield Subdivision

Owner & Representative: Tammany North Properties, LLC – Robert Bruno

Surveyor: John G. Cummings and Associates

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The property is located on the south and west sides of Crossvine Drive, west of Baham 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: Robert Bruno

Opposition: Lena Reeves

Other: N/A

**Seeger made a motion to postpone for one month, second by Crawford**

Yea: Seeger, McInnis, Truxillo, Doherty, Horne, Gaines, Crawford, Narcisse, Troncoso and Hernandez

Nay: N/A

Abstain: N/A

**6- 2024-3686-MRP APPROVED**

Resubdivision of lots 262 to 266, 298, 299, 301 – 313, 0.0872 acre, 0.0905 acre, 0.0909 acre, 0.1418 acre, 0.1523 acre, 0.1613 acre, 0.1613 acre, 0.1613 acre, Twelve 0.1033 acre tracts and a portion of East End Boulevard Right-of-Way into Lots 262-A – 266-A, 298-A, 299-A & 301-A – 313-A, Lakeshore Estates Phase 2-A

Owners: N-L Southeast, LLC — Robert L. Torres Jr., Lakeshore Real Estates, LLC – Nancy Collier-Manager., HCW Equity, LLC – Nancy Collier, Member, NL-Row, LLC – Robert L. Torres Jr., WW-2 – Robert L. Torres Jr., WW-3– Robert L. Torres Jr.,

Representative: Wayne A. Collier

Surveyor: R.W. Krebs

Parish Council District Representative: Hon. Jeff Corbin

General Location: The property is located on east side of East End Blvd, south of Lakeshore Boulevard East and north & south of Marina Villa, 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: Wayne Collier

Opposition: N/A

Other: N/A

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**Seeger made a motion to approve, second by Gaines**

Yea: Seeger, McInnis, Truxillo, Doherty, Horne, Gaines, Crawford, Narcisse, Troncoso and Hernandez

Nay: N/A

Abstain: N/A

**7- 2022-3161-MRP APPROVED**

Resubdivision of Portion of Parcel D and parcels 2-A & 3-A into Parcels D-1, 2-A-1, 2-A-2 & 3-A-1, WT1, Pond Parcels 2 & 3 and the dedication of Harvey Drive and associated drainage and utility servitudes, Wadsworth Subdivision/Gulf South Commerce Park, Phase 1-B

Owner & Representative: Crosby Development Co, LLC, Love's Travel Stops and Country Stores -Brad Peck and The Azby Fund – Patrick Fitzmorris

Surveyor: J.V Burkes & Associates , Inc.

Parish Council District Representative: Arthur Laughlin

General Location: The property is located on the west side of Wadsworth Blvd, on the north & south sides of Harvey Drive, on the south side of Gulf South Parkway and on the north side of LA Highway 1088 & Interstate 12, Mandeville, Louisiana. Ward 4, District 11

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

Opposition: N/A

Other: N/A

**Crawford made a motion to approve, second by Gaines**

Yea: Seeger, McInnis, Truxillo, Doherty, Horne, Gaines, Crawford, Narcisse, Troncoso and Hernandez

Nay: N/A

Abstain: N/A

**MINUTES**  
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**TENTATIVE SUBDIVISION REVIEW**

**8- 2024-3682-TP MOTION FAILED**

Brewster Place Subdivision

Developer/Owner: Centerfire, LLC

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

Parish Council District Representative: Hon. Kathy Seiden

General Location: The property is located on the west of Dummyline Road, south of Brewster Road, west of LA Highway 1077, south of Interstate 12 , 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: Paul Mayronne

Opposition: Matthew Kapral, Falen Chiasson, Colleen Assavedo, Randall Kirvar, Lloyd Ostendorf

Other: N/A

**Seeger made a motion to approve, second by Troncosso**

Yea: Seeger, , Truxillo, Doherty, Narcisse and Troncoso

Nay: McInnis, Horne, Gaines, Crawford and Hernandez

Abstain: N/A

**NEW BUSINESS**

**ADJOURNMENT**

**Horne made a motion to adjourn**

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# **REVOCATIONS**

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**REVOCATION STAFF ANALYSIS REPORT**  
*(As of March 11, 2024)*  
**Planning Commission meeting: March 18, 2024**

CASE NO.: REV24-03-001

NAME OF STREET OR ROAD: Unopened portion of 6th Avenue, 7th Avenue, 8th Avenue, and 7th Street

NAME OF SUBDIVISION: Paillet First Subdivision

WARD: 10 PARISH COUNCIL DISTRICT: 6

PROPERTY LOCATION: The property is located east of 6th Street, south of LA Highway 435 in the Paillet First Subdivision (as delineated on Map #169B), Ward 10, District 6.

SURROUNDING ZONING: A-2 Suburban District & A-4 Single Family Residential District

PETITIONER/REPRESENTATIVE: Russell Armstrong & Raymond Lang

**STAFF COMMENTARY:**

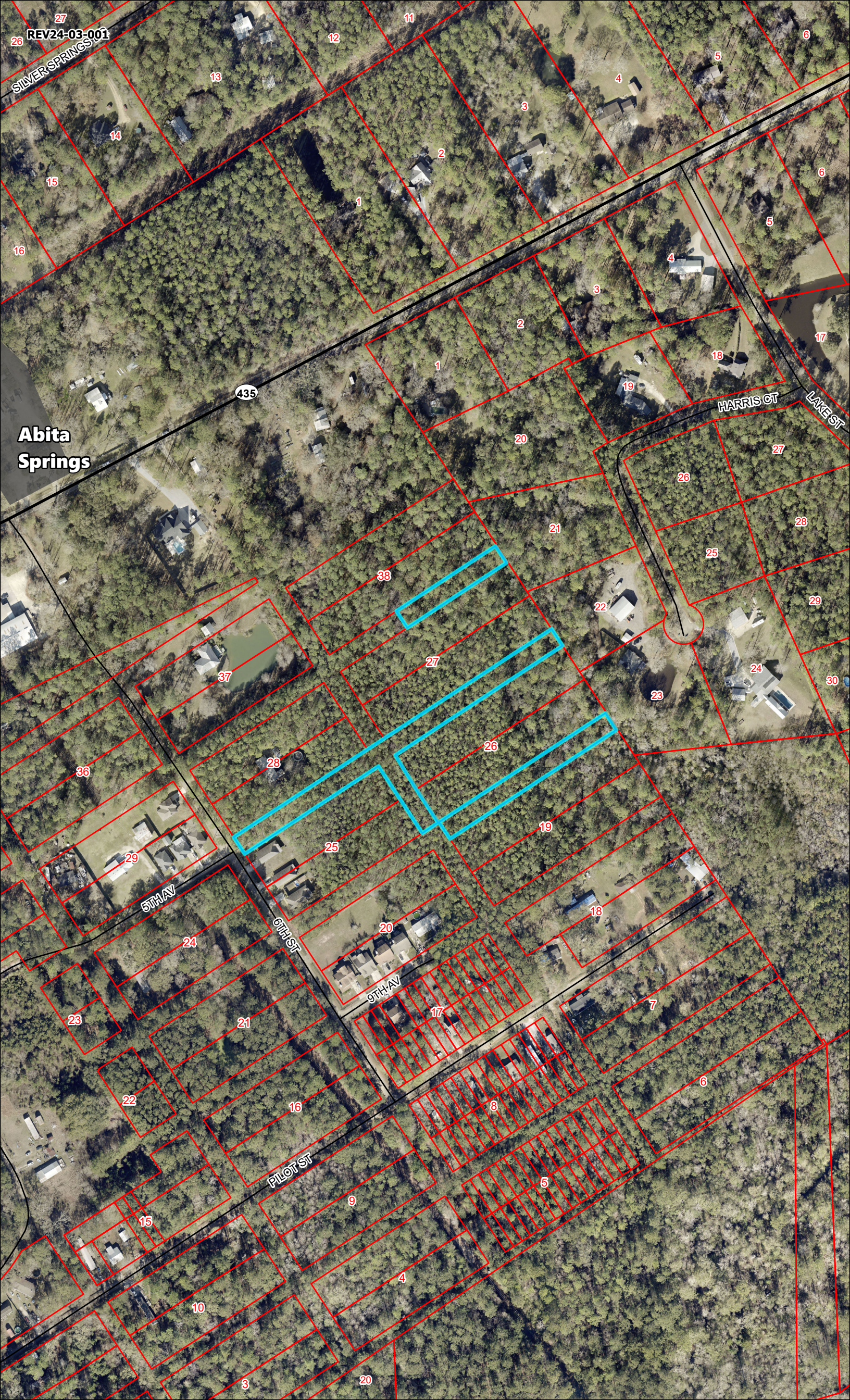
**Department of Planning & Development Comments:**

The petitioners are requesting to revoke several portions of right-of-way in the Paillet First Subdivision. The petitioners plan to assimilate the unopened portions of 6th Avenue, 7th Avenue, 8th Avenue, and 7th Street right-of-ways into their adjacent properties in order to create two (2) large parcels.

**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 subject to the applicant assimilating the portions of the right-of-way into their adjacent properties through the parish's resubdivision process.





REV24-03-001

SILVER SPRINGS

Abita Springs

435

HARRIS CT

LAKE ST

5TH AV

6TH ST

9TH AV

PILOT ST



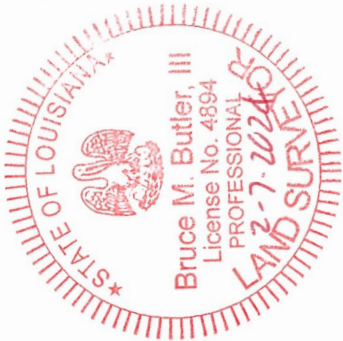
NOTE: THIS IS NOT A BOUNDARY SURVEY MAP

\*A REVOCATION MAP OF A PORTION OF 6TH AVENUE, 7TH AVENUE, 8TH AVENUE & 7TH STREET, PAILET FIRST SUBDIVISION, SECTION 38, T-6-S, R-12-E, ST. TAMMANY PARISH, LOUISIANA

Reference:  
1. Recorded Plat of Pallet First Subdivision, Map No. 169B, Clerk of Courts Office  
2. A Survey Plat of a Portion of Block 38, by Herbert Sanders dated 10-11-78, Job No. ST-78-811

LINE TABLE:

L1=S33°19'02"E-52.84'  
L2=N33°28'39"W-55.25'  
L3=S33°39'13"E-49.90'  
L4=N33°54'30"W-49.90'  
L5=S56°44'11"W-50.04'  
L6=N56°40'09"E-50.08'  
L7=N57°49'11"E-49.61'



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

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

BRUCE M. BUTLER III  
LA. PROFESSIONAL LAND SURVEYOR  
LIC. NO. 4894



Land Surveying, LLC  
518 N. Columbia Street  
Covington, LA 70433  
(985) 842-6277 office (985) 848-0355 fax

MAP PREPARED FOR

**RICKEY R. LANG**

SCALE: 1" = 120'  
DATE: 8-10-2023  
DRAWN BY: JWG

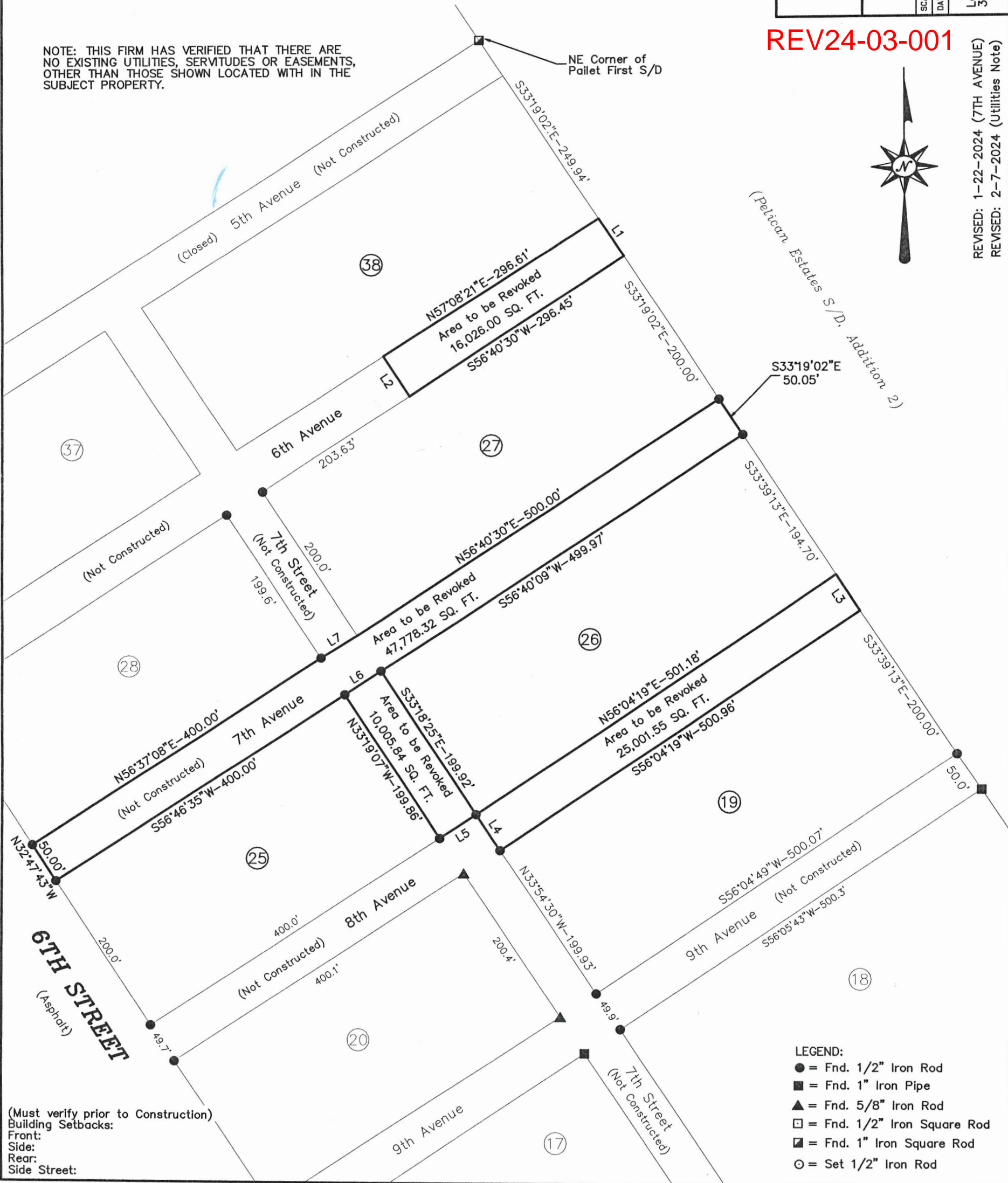
Located in Pallet First Subdivision, in Section 38, T-6-S, R-12-E, St. Tammany Parish, La.  
SURVEY NUMBER: 21381

Terr3/RoyLangPalletFirstSDStreets

NOTE: THIS FIRM HAS VERIFIED THAT THERE ARE NO EXISTING UTILITIES, SERVITUDES OR EASEMENTS, OTHER THAN THOSE SHOWN LOCATED WITH IN THE SUBJECT PROPERTY.

REV24-03-001

REVISED: 1-22-2024 (7TH AVENUE)  
REVISED: 2-7-2024 (Utilities Note)



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# **MINOR SUBDIVISIONS**

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**PLANNING STAFF REPORT**  
2024-3718-MSP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      [stp.gov.org/planning](http://stp.gov.org/planning)

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**Hearing:** March 18, 2024

**Posted:** March 5, 2024

**Location:** The property is located on the west side of Equitana Lane, south of Little Dixie Ranch Road, Lacombe, Louisiana. Ward 7, District 7

**Owners & Representative:** AHAV Ranch LLC – Matthew Kutcher

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

**Type of Development:** Rural/Residential



**Current Zoning**

A-2 Suburban District

**Total Acres**

10.913 acres

**# of Lots/Parcels**

Minor subdivision of Tract 1A into Tract 1A1 and  
Tract 1A2

**Surrounding Land Uses:**

Residential

**Flood Zone:**

Effective Flood Zone C; Preliminary Flood Zone X

**Critical Drainage:** No

**STAFF COMMENTARY:**

**Department of Planning & Development and Department of Engineering**

The applicant is requesting to create two (2) parcels from the existing 10.913-acre Tract 1A, being proposed as Tract 1A1 (8.343 acres) and as Tract 1A2 (2.570 acres).

The minor subdivision request requires a public hearing due to:

- Tract 1A was previously part of a minor subdivision approved in March of 2021 (2021-2284-MSP).



**PLANNING STAFF REPORT**  
2024-3718-MSP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

The request shall be subject to the below comments:

1. Remove the signature line titled "Mayor" from the survey.
2. Remove the signature line titled "President of City Council" from the survey.
3. Add a signature line for the "Secretary of the Planning Commission" to the survey.
4. Add a signature line for the "Director of Engineering" to the survey.
5. Remove the signature line for the "Owner/Agent" from the survey or have the "Owner/Agent" sign all surveys prior to recordation.
6. Confirm that the existing residence located on proposed Tract 1A1 will meet the minimum side yard setback of 15 feet required under the A-2 Suburban Zoning District.

*New Directions 2040*

**Residential – Low Intensity:** Predominantly single family, detached homes on very large lots. The lower residential density creates a more spacious character appropriate as a transition between the Parish's Rural or Conservation areas and more intense land uses. The dispersed development pattern makes public services and amenities less efficient and more expensive to provide, and so residents typically must travel farther to access them.





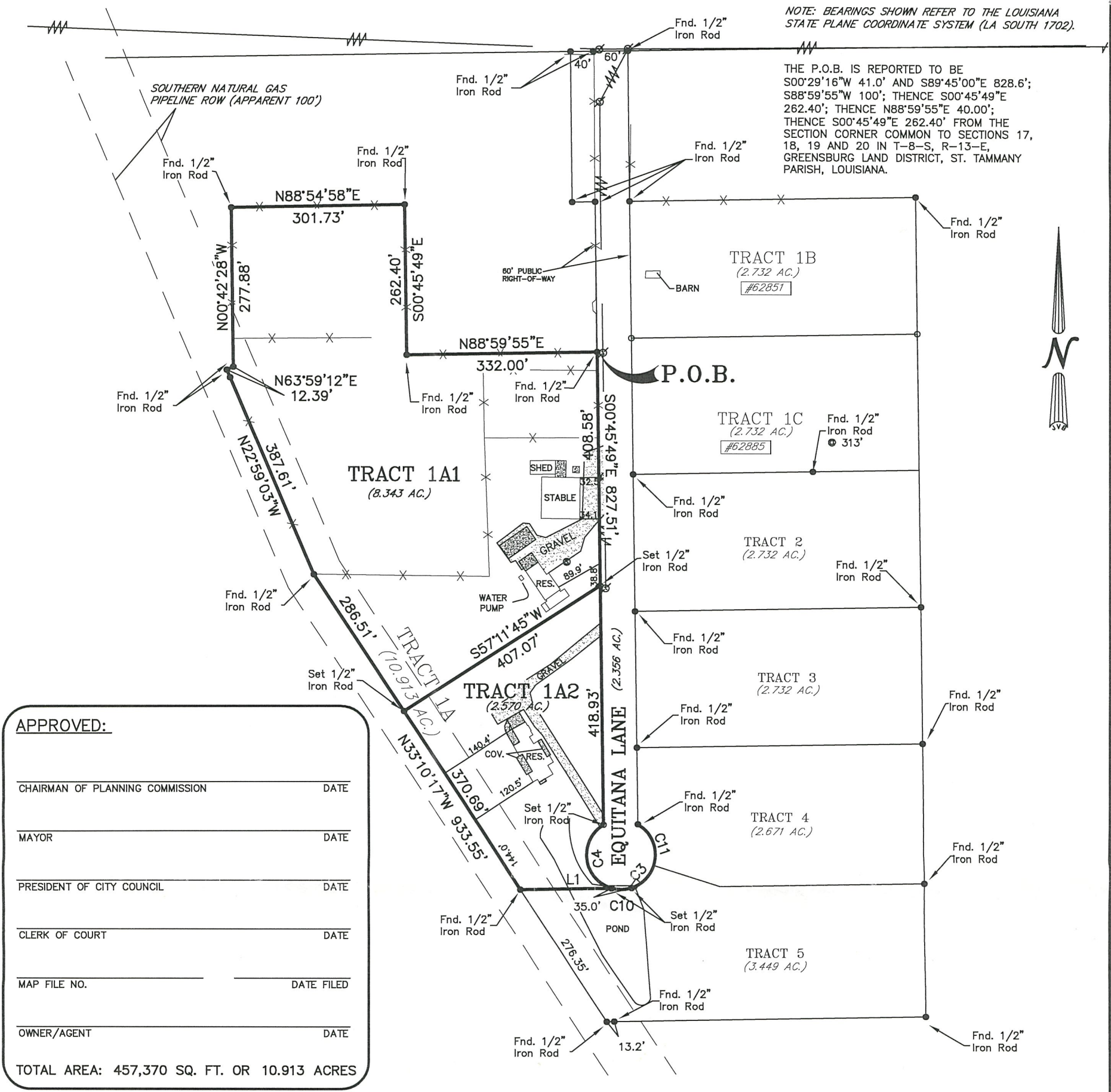
PINEACRES RD

LITTLE DIXIE RANCH RD

MISS LOU ST

EQUITANA LN





Curve Table					
Curve #	Length	Radius	Chord Bearing	Chord Distance	
C9	57.11'	60.00'	S44°46'31"W	54.98'	
C10	35.51'	60.00'	S88°59'54"E	35.00'	
C11	82.17'	60.00'	S21°43'25"E	75.89'	
C12	139.37'	60.00'	S07°30'02"E	110.09'	

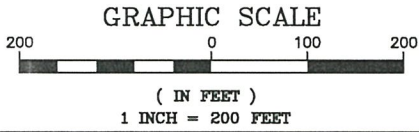
Line Table		
Line #	Bearing	Length
L1	S88°59'55"W	159.30'

REF:

1.) A Survey by Thomas J. Fontcuberta Dated 01/19/2007 Job # 474805, Plat File # 210-464R2.

2.) A Minor Subdivision Map by this firm dated 3/15/18, Map File #5889C

3.) A Minor Subd. Plat by this firm dated 2/12/21. Map File #6054B.



BUILDING SETBACKS  
(\* Verify Prior to Construction)

Front Setback.....\*

Side Setback.....\*

Rear Setback.....\*

ADDRESS: LITTLE DIXIE RANCH ROAD

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

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA 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 0385 C  
F.I.R.M. Date 10/17/1989  
ZN: C B.F.E. N/A  
\* Verify prior to construction with Local Governing Body.

DRAWING NO.  
20230475

DATE:  
10/26/2023

**J.V. Burkes & Associates, Inc.**  
SURVEYING • ENGINEERING • ENVIRONMENTAL  
1805 Shortcut Highway  
Slidell, Louisiana 70458  
E-mail: jvbassoc@jvburkes.com

DRAWN BY: VLL  
CHECKED BY: JDL

SCALE:  
1" = 200'

REVISED:

A RESUBDIVISION PLAT OF  
TRACT 1A INTO TRACT 1A1 & TRACT 1A2  
EQUITANA FARMS SITUATED  
IN SECTION 29, T-8-S, R-13-E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LOUISIANA,

CERTIFIED TO: LaROCCA REALTORS

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.

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

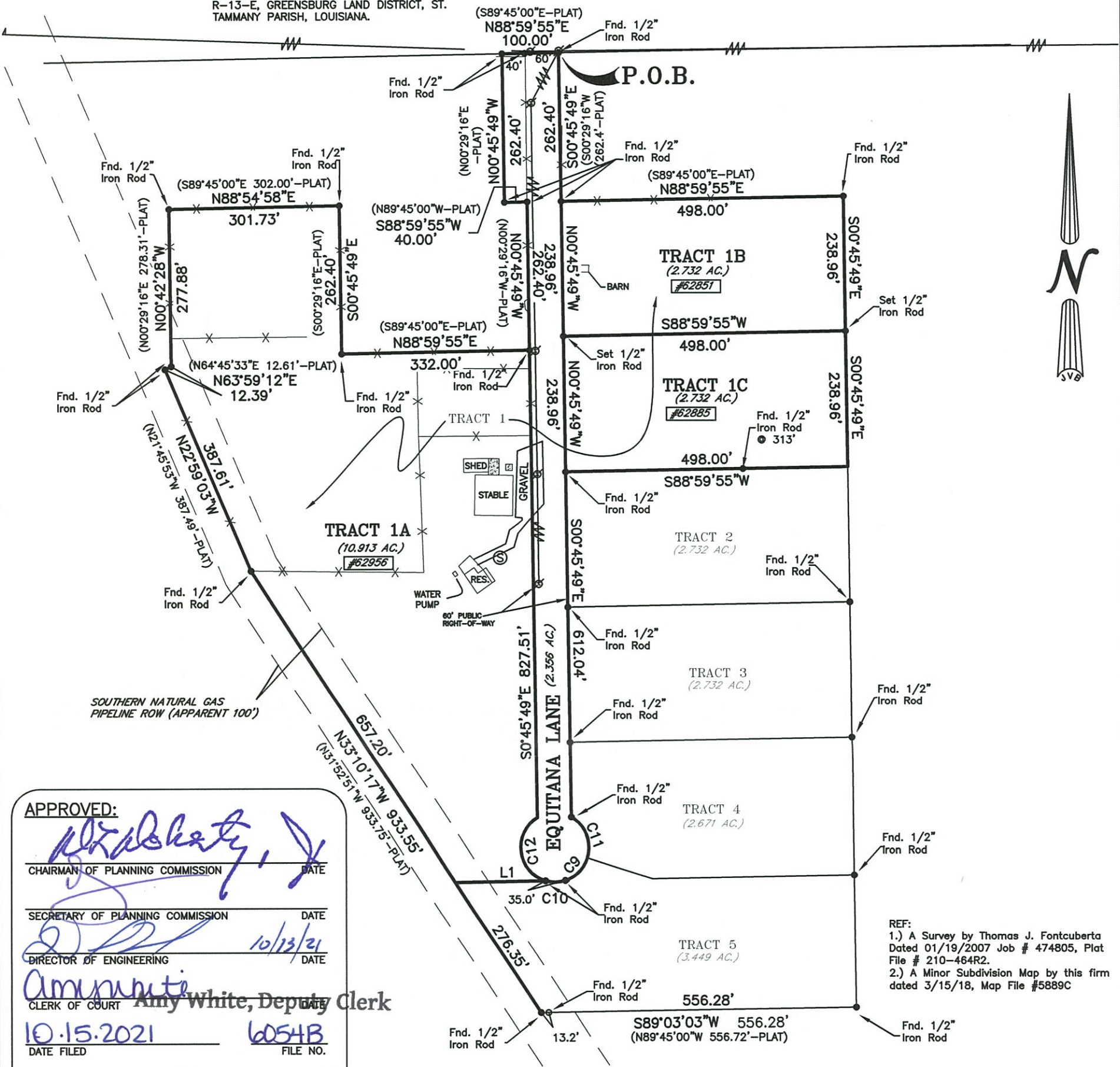


2024-3718-MSP Previous Survey

LITTLE DIXIE RANCH ROAD

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

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



APPROVED:

CHAIRMAN OF PLANNING COMMISSION

SECRETARY OF PLANNING COMMISSION

DIRECTOR OF ENGINEERING

CLERK OF COURT

Amy White, Deputy Clerk

10.15.2021

DATE FILED

6054B

FILE NO.

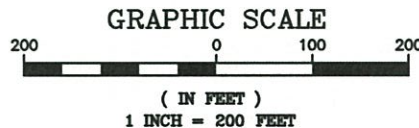
TOTAL AREA: 814,180 SQ. FT. OR 18.691 ACRES

REVISED: 6/7/21 ADD ADDRESSES

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Distance
C9	57.11'	60.00'	S44°46'31"W	54.98'
C10	35.51'	60.00'	S88°59'54"W	35.00'
C11	82.17'	60.00'	S21°43'25"E	75.89'
C12	139.37'	60.00'	S07°30'02"E	110.09'

Line Table				
Line #	Bearing	Length		
L1	S88°59'55"W	159.30'		

#62885 = ADDRESS



BUILDING Fnd.BACKS  
(\* Verify Prior to Construction)  
Front Fnd.back.....  
Side Fnd.back.....  
Rear Fnd.back.....

ADDRESS: LITTLE DIXIE RANCH ROAD

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

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

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

F.I.R.M. No. 225205.0385 C  
F.I.R.M. Date 10/17/1989  
ZN: C B.F.E. N/A  
\* Verify prior to construction with  
Local Governing Body.

DRAWING NO.

20210006

DATE:

02/12/2021

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:

JDL

SCALE:

1" = 200'

REVISED:

A MINOR SUBDIVISION MAP OF TRACT 1 INTO  
TRACT 1A, 1B, 1C & EQUITANA LANE (A PUBLIC RIGHT-OF-WAY),  
EQUITANA FARMS IN SECTION 20, T-8-S, R-13-E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: TIM MOREAU

SEAN M. BURKES  
LA REG. No. 4785

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**PLANNING STAFF REPORT**  
2024-3728-MSP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

---

985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      [stp.gov.org/planning](http://stp.gov.org/planning)

---

**Hearing:** March 18, 2024

**Posted:** March 7, 2024

**Location:** The property is located on the west side of La Highway 25, south of Theresa Nave Road, Folsom, Louisiana. Ward 2, District 3

**Owners & Representative:** Wilhemina L. Brooks

**Engineer/Surveyor:** Land Surveying, LLC

**Type of Development:** Rural/Residential

**Current Zoning**

A-1 Suburban District

**Total Acres**

23.01 acres

**# of Lots/Parcels**

Minor subdivision of Parcel A-3 into  
Parcels A-3-1 & A-3-2

**Surrounding Land Uses:**

Rural/Undeveloped

**Flood Zone:**

Effective Flood Zone C; Preliminary  
Flood Zone X

**Critical Drainage:** No



**STAFF COMMENTARY:**

**Department of Planning & Development and Department of Engineering**

The applicant is requesting to create two (2) parcels from the existing 23.01-acre Parcel A-3, being proposed as parcel A-3-1 (10 acres) and proposed parcel A-3-2 (13.01 acres).

The minor subdivision request requires a public hearing due to:

- Parcel A-3 was previously part of a minor subdivision approved in January of 2022 (2023-3181-MSP).
- Parcels A-3-1 and A-3-2 are proposed to be accessed from a private drive.
- Requesting a waiver to construct the 35' access drive/right of way and the required drainage prior to building permit being issued on parcels A-3-1 & A-3-2 instead of prior to plats being recorded. Add the following note to the survey: BUILDING PERMITS CANNOT BE FILED ON PARCELS A-3-1 & A-3-2 UNTIL THE DRAINAGE AND ROAD HAS BEEN COMPLETED IN ACCORDANCE WITH THE MINOR SUBDIVISION ORDINANCE.

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.

Planning Commission  
March 18, 2024

Department of Planning and Development  
St Tammany Parish, Louisiana

2024-3728-MSP



**PLANNING STAFF REPORT**  
2024-3728-MSP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

The request shall be subject to the below comments:

1. Add the Flood Zone information to the survey.
2. Revise the 20' right-of-way proposed to a minimum of 35' to accommodate the minimum requirements for a private drive.
3. Submit plans of proposed private drive to the Department of Engineering for review and approval.
4. Provide cul-de-sac or "T" Turn-around at the end of the proposed private road.
5. The private drive is subject to Section 125-189 - Minimum construction standards for a private drive (listed below):
  - a. Perpetual servitude of access with a minimum width of 35 feet.
  - b. Driving surface of 20 feet in width with two-foot shoulders on each side of the drive and 5½ feet on each side of the shoulder devoted to ditching/drainage and or utilities.
  - c. Drive shall be constructed with suitable compacted subbase materials and overlaid with an aggregate material (i.e., shell, gravel, limestone, three course treatment, asphalt, concrete, etc.) that is acceptable to the Department of Engineering.
  - d. Ditch or ditches shall be constructed on either one or both sides of a drive in accordance to standard practices adopted by the Department of Engineering in order to provide adequate drainage.
  - e. Plans for the construction of the private drive and drainage submitted to the Department of Engineering for review and approval prior to the initiation of work.
  - f. Final inspection of the work performed by the Department of Engineering, after the private drive has been constructed and drainage improvements made.
  - g. Once the private drive has been constructed and all drainage improvements completed and approved by the Department of Engineering, then, and only then can the minor subdivision be recorded for public record in the clerk of court's office and the lots sold or donated.

*New Directions 2040*

**Rural/Agricultural:** areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single-family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two-lanes—serve these areas. Septic systems and wells are typical. The Parish's abundant rural areas provide ample space for low-intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural-serving businesses such as small groceries, gas stations, restaurants, and auto repair shops.





**PLANNING STAFF REPORT**  
2024-3728-MSP

**MICHAEL B. COOPER**  
PARISH PRESIDENT

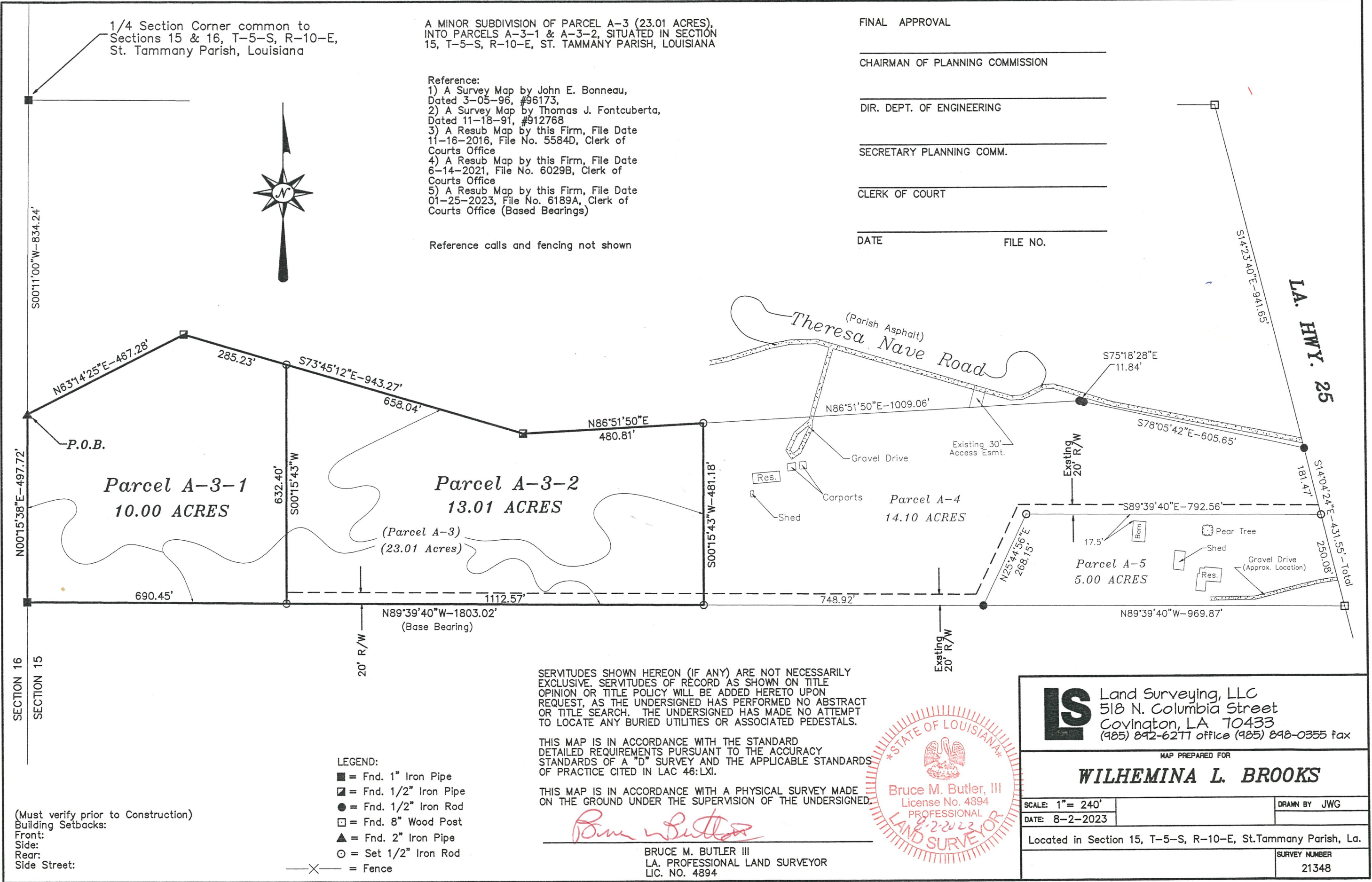
**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

St. Tammany's countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and "u-pick" farms.











2024-3728-MSP Previous Survey

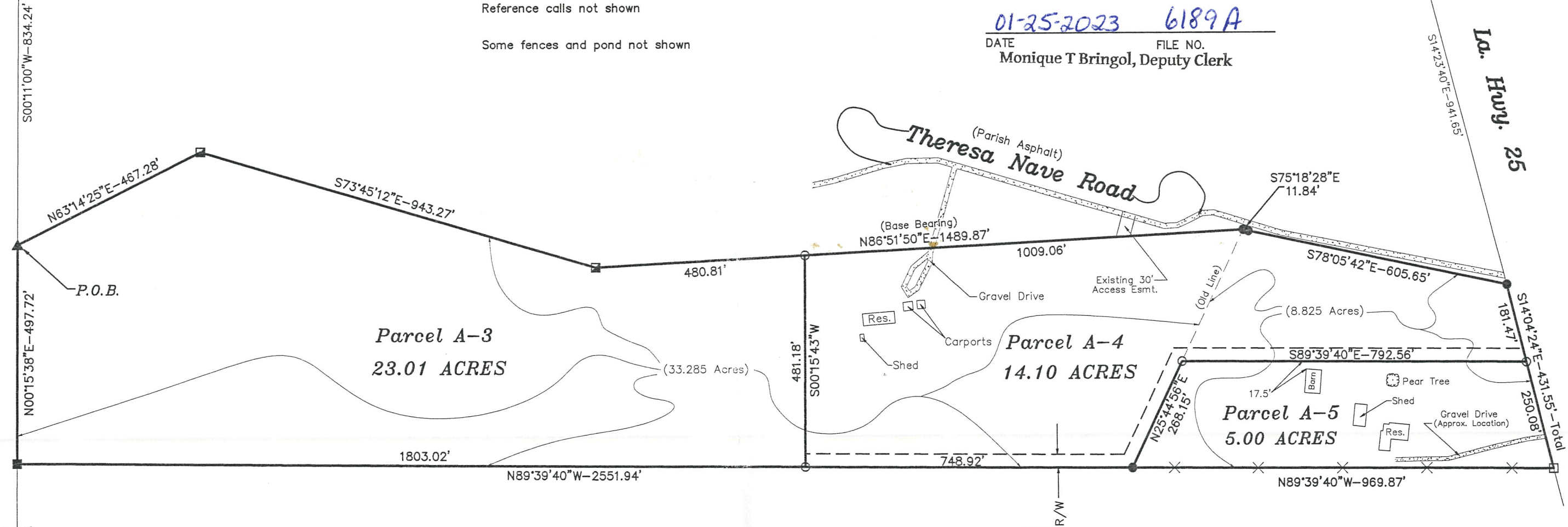
1/4 Section Corner common to Sections 15 & 16, T-5-S, R-10-E, St. Tammany Parish, Louisiana

A Minor Subdivision of a 8.825 & 33.285 Acre Parcel of Land, into Parcels A-3, A-4 & A-5, situated in Section 15, T-5-S, R-10-E, St. Tammany Parish, La.

Reference:  
1) A Survey Map by John E. Bonneau, Dated 3-05-96, #96173,  
2) A Survey Map by Thomas J. Fontcuberta, Dated 11-18-91, #912768  
3) A Resub Map by this Firm, File Date 11-16-2016, File No. 5584D, Clerk of Courts Office  
4) A Resub Map by this Firm, File Date 6-14-2021, File No. 6029B, Clerk of Courts Office (Based Bearings)

Reference calls not shown  
Some fences and pond not shown

FINAL APPROVAL  
*[Signature]*  
CHAIRMAN OF PLANNING COMMISSION  
DIR. DEPT. OF ENGINEERING  
SECRETARY PLANNING COMM.  
*[Signature]*  
CLERK OF COURT  
01-25-2023 6189A  
DATE FILE NO.  
Monique T Bringol, Deputy Clerk



SECTION 16  
SECTION 15

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

LEGEND:  
■ = Fnd. 1" Iron Pipe  
▣ = Fnd. 1/2" Iron Pipe  
● = Fnd. 1/2" Iron Rod  
□ = Fnd. 8" Wood Post  
▲ = Fnd. 2" Iron Pipe  
○ = Set 1/2" Iron Rod  
—X— = Fence

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

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

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

*[Signature]* 6-22-2022  
BRUCE M. BUTLER III  
LA. PROFESSIONAL LAND SURVEYOR  
LIC. NO. 4894

LS

Land Surveying, LLC  
518 N. Columbia Street  
Covington, LA 70433  
(985) 892-6277 office (985) 898-0355 fax

MAP PREPARED FOR  
**WILHEMINA L. BROOKS**

SCALE: 1"= 240'  
DATE: 6-6-2022

DRAWN BY JWG

Section 15, T-5-S, R-10-E, St. Tammany Parish, Louisiana

SURVEY NUMBER  
20834

# **RESUBDIVISION REVIEW**

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**PLANNING STAFF REPORT**  
2024-3719-MRP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

---

985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      [stpgov.org/planning](http://stpgov.org/planning)

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**Hearing:** March 18, 2024

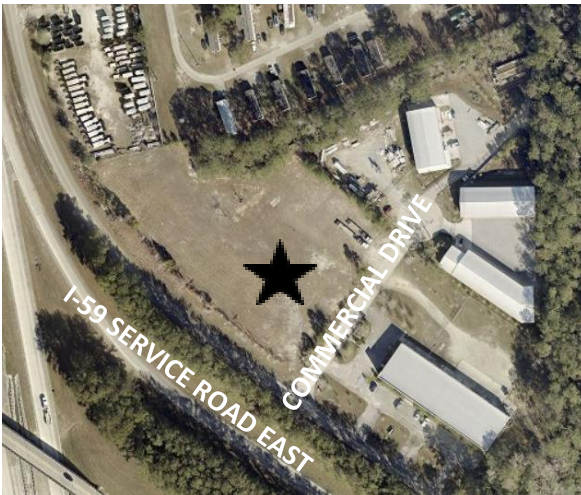
**Posted:** March 5, 2024

**Location:** The property is located at the end of Commercial Drive, northeast of Interstate 59 Service Road, Pearl River, Louisiana. Ward 8, District 9

**Owners & Representative:** Kacco, Inc – Noel H. Buras III

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

**Type of Development:** Commercial



**Current Zoning**

HC-2 Highway Commercial District

**Total Acres**

1.167 acres

**# of Lots/Parcels**

Resubdivision of Lots 5 and 6 into Lot 5A, I-59

Commercial Park Subdivision

**Surrounding Land Uses:**

Residential and Commercial

**Flood Zone:**

Effective Flood Zone C; Preliminary Flood Zone AE

**Critical Drainage:** Yes

**STAFF COMMENTARY:**

**Department of Planning & Development and Department of Engineering**

The applicant is requesting to create one (1) lot, being proposed Lot 5A from the existing Lots 5 and 6, I-59 Commercial Park Subdivision. 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 below comments:

1. Add signature line for the Chairman of the Planning Commission.
2. Add a Map File to reference the I-59 Commercial Park Subdivision final plat approval.

Planning Commission  
March 18, 2024

Department of Planning and Development  
St Tammany Parish, Louisiana

2024-3719-MRP



**PLANNING STAFF REPORT**  
2024-3719-MRP

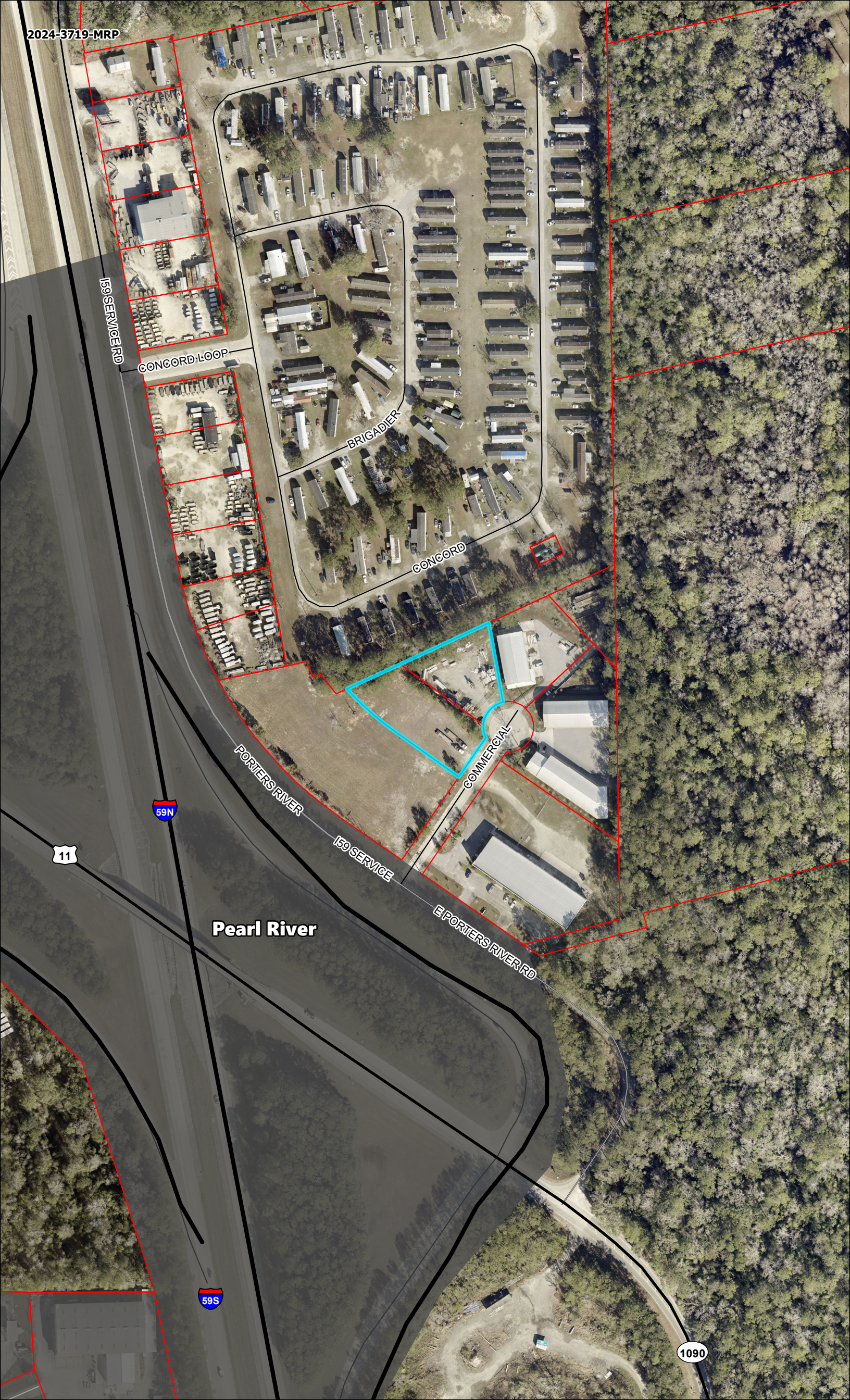
**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

*New Directions 2040*

**Rural/Agricultural:** areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single-family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two-lanes—serve these areas. Septic systems and wells are typical. The Parish’s abundant rural areas provide ample space for low-intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural-serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany’s countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and “u-pick” farms.





159 SERVICE RD

CONCORD LOOP

BRIGADIER

CONCORD

COMMERCIAL

PORTERS RIVER

159 SERVICE

E PORTERS RIVER RD

Pearl River

11

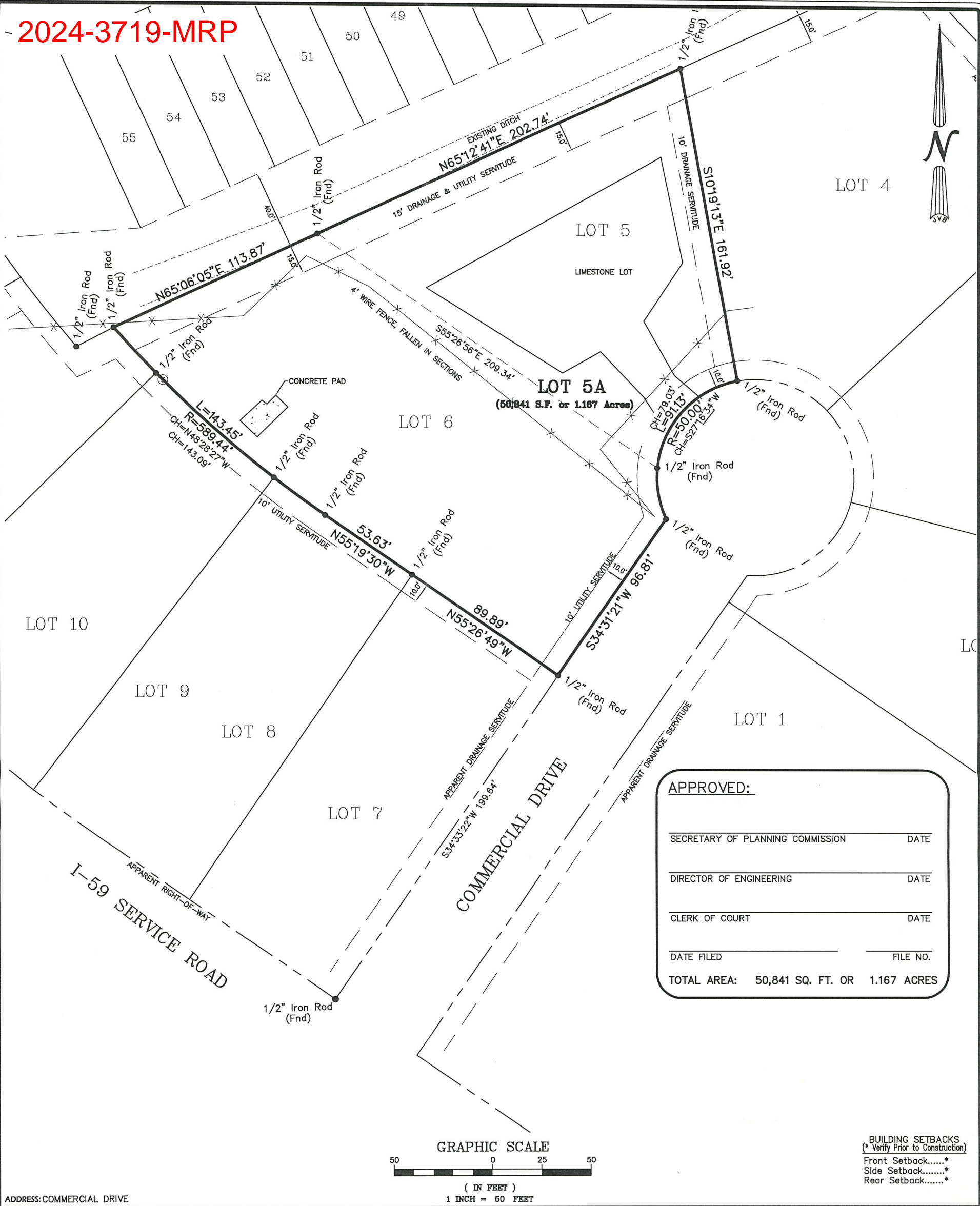
59N

59S

1090



2024-3719-MRP



APPROVED:

SECRETARY OF PLANNING COMMISSION	DATE
DIRECTOR OF ENGINEERING	DATE
CLERK OF COURT	DATE
DATE FILED	FILE NO.
TOTAL AREA: 50,841 SQ. FT. OR 1.167 ACRES	

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

ADDRESS: COMMERCIAL DRIVE

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 0430 D  
F.I.R.M. Date 4/21/99  
ZN: C B.F.E. N/S  
\* Verify prior to construction with Local Governing Body.

DRAWING NO.  
20230212  
DATE:  
5/16/23

**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: BT  
CHECKED BY: JDL  
SCALE: 1" = 50'

REVISED:

A RESUBDIVISION PLAT OF LOTS 5 & 6 INTO LOT 5A, I-59 COMMERCIAL PARK SUBD. IN SECTION 42, T-8-S, R-14-E, GREENSBURG LAND DISTRICT ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: NOEL BURAS

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.

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



**PLANNING STAFF REPORT**  
2024-3729-MRP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

---

985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      [stpgov.org/planning](http://stpgov.org/planning)

---

**Hearing:** March 18, 2024

**Posted:** March 7, 2024

**Location:** The property is located at the end of Handsome Meadow Lane, Covington, Louisiana.  
Ward 2, District 3

**Owners & Representative:** Greg Gerard Guidry & Catherine Thompson Guidry

**Engineer/Surveyor:** Lowe Engineers

**Type of Development:** Rural/Residential



**Current Zoning**

A-1 Suburban District

**Total Acres**

25.55 acres

**# of Lots/Parcels**

Resubdivision of Parcel 9 into Parcels 9-A &  
9-B, Handsome Meadow Farms

**Surrounding Land Uses:**

Residential

**Flood Zone:**

Effective Flood Zone C; Preliminary Flood  
Zone X

**Critical Drainage:** No

**STAFF COMMENTARY:**

**Department of Planning & Development and Department of Engineering**

The applicant is requesting to create two (2) parcels, being proposed Parcels 9-A and 9-B from the existing 25.55-acre Parcel 9, Handsome Meadow Farms Subdivision. 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.
- Parcel 9-A does not meet the minimum lot width of 300 feet required under the A-1 Suburban District, requiring a waiver from the Planning Commission.

The request shall be subject to the below comments:

1. Add the Map File # for Handsome Meadow Farms 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.

Planning Commission  
March 18, 2024

Department of Planning and Development  
St Tammany Parish, Louisiana

2024-3729-MRP



**PLANNING STAFF REPORT**  
2024-3729-MRP

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

*New Directions 2040*

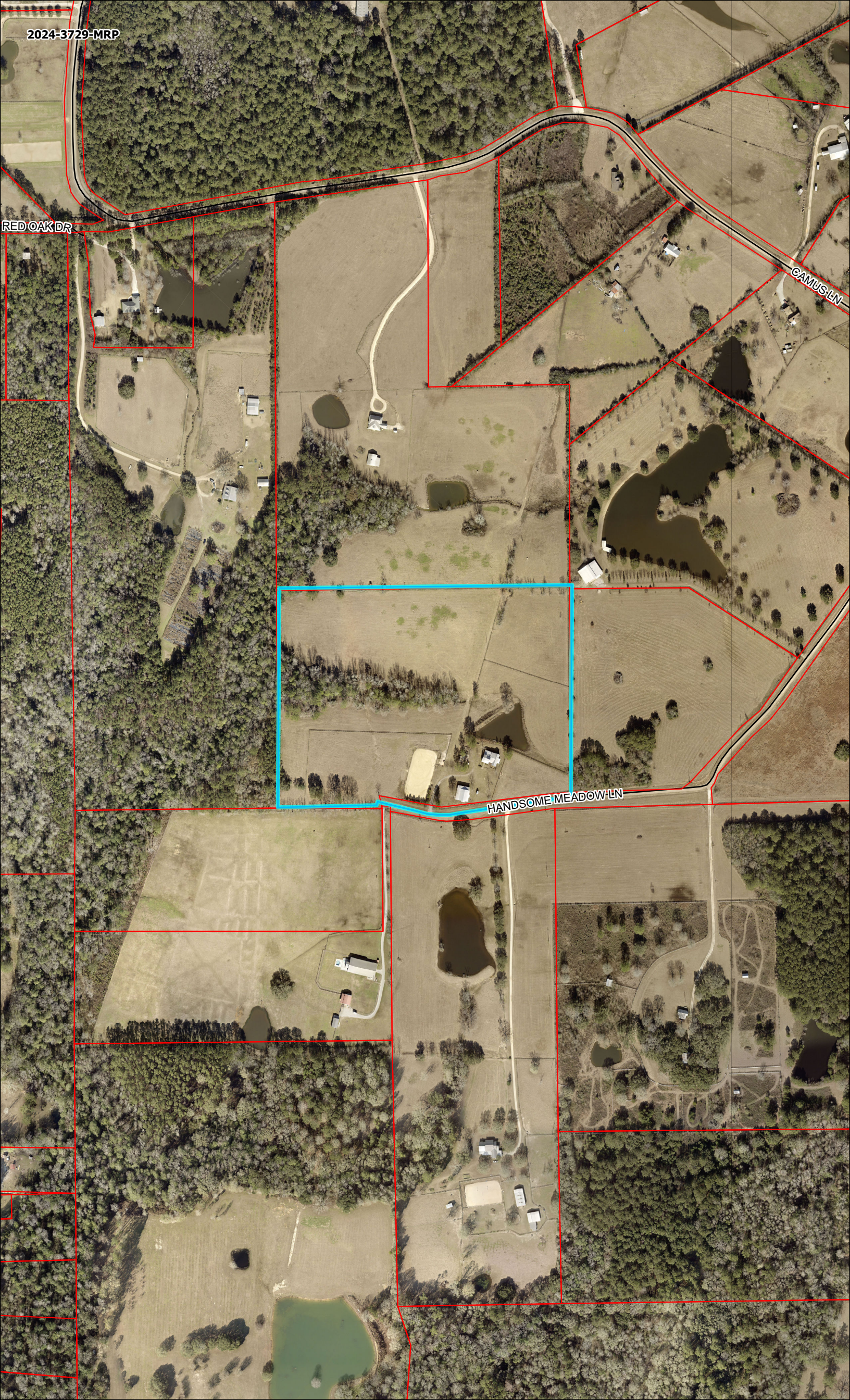
**Rural/Agricultural:** areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single-family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two-lanes—serve these areas. Septic systems and wells are typical. The Parish’s abundant rural areas provide ample space for low-intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural-serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany’s countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and “u-pick” farms.



RED OAK DR

CAMUS LN

HANDSOME MEADOW LN





# APPROVALS:

CHAIRMAN - ST. TAMMANY PLANNING COMMISSION

SECRETARY - ST. TAMMANY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED

MAP FILE NO.

SECT. 31  
SECT. 6  
SECT. 32,  
T-4-S,  
R-11-E  
SECT. 5,  
T-5-S,  
R-11-E

S00°20'11"W 2431.41'

PARCEL 10A  
43.94 ACRES

1/2" IRON PIPE FOUND  
859.05'  
N89°22'39"E

PARCEL A1  
14.33 ACRES

N00°21'00"E 913.55'

PARCEL 9-A  
15.55 ACRES

PARCEL 9  
25.55 ACRES

PARCEL 11  
35.82 ACRES

PARCEL 9-B  
10.00 ACRES

N09°31'37"E 614.84'

1/2" IRON PIPE FOUND

PARCEL 6  
22.63 ACRES

LOTS 7 & 8  
14.38 ACRES

DETAIL  
1"=20'

2024-3729-MRP

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ALL RIGHTS RESERVED  
LOWE ENGINEERS, LLC

## LINE TABLE

LINE #	LENGTH	DIRECTION
L1	85.18'	S89°33'30"W
L2	7.97'	S00°32'09"W
L3	195.44'	S82°37'58"W
L4	193.73'	S81°49'28"W
L5	48.78'	S86°34'05"W
L6	53.90'	N85°21'27"W
L7	21.94'	N77°26'34"W
L8	104.03'	N75°11'45"W
L9	72.77'	N74°45'44"W
L10	30.07'	S89°16'14"W
L11	30.00'	S00°43'46"E
L12	13.41'	S75°11'45"E
L13	90.62'	N75°11'45"W
L14	205.72'	N14°45'50"E
L15	33.24'	S78°35'05"E
L16	135.84'	N15°27'58"E

## LEGEND

- POWER POLE
- OVERHEAD POWER LINE

### BUILDING SETBACKS:

FRONT: 50'  
SIDE: 15'  
SIDE STREET: N/A  
REAR: 25'

### REFERENCE SURVEY:

A BOUNDARY AGREEMENT SURVEY OF PARCEL 9 & 33.01 ACRES, BY JOHN E. BONNEAU & ASSOCIATES, DATED SEPT. 20, 2012, & RECORDED IN INSTR. #1876559.

BASIS FOR BEARINGS:  
THE REFERENCE MAP.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS D SURVEY.

NOTE: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

NOTE: Servitudes shown hereon are not necessarily exclusive. Servitudes 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.

NOTE: This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

A RESUBDIVISION OF  
PARCEL 9, HANDSOME MEADOW FARMS  
into

PARCEL 9-A & PARCEL 9-B

situated in  
SECTION 5, TOWNSHIP 5 SOUTH, RANGE 11 EAST  
in St. Tammany Parish, Louisiana

for  
MR. & MRS. GREG G. GUIDRY

FLOODZONE 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 Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0050 C; Revised: OCTOBER 17, 1989

Survey No. 24-140035  
Date: JAN. 29, 2024  
Drawn by: SAC  
Scale: 1" = 150'  
Revised:

**LOWE**  
ENGINEERS

Professional Land Surveyors  
Planners and Consultants  
1011 NORTH CAUSEWAY BLVD., SUITE 34  
MANDEVILLE, LA 70471  
OFFICE NO. (985)845-1012  
FAX NO. (985)845-1778  
www.loweengineers.com  
e-mail: MandevilleTeam@loweengineers.com

This Survey is Certified  
True and Correct By

JOHN E. BONNEAU  
LICENSE No. 4423  
Professional Land Surveyor  
Registration No. 4423





**PLANNING STAFF REPORT**  
2024-3733-MRP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

---

985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      [stpgov.org/planning](http://stpgov.org/planning)

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**Hearing:** March 18, 2024

**Posted:** March 7, 2024

**Location:** The property is located on the north side of S. Lakeshore Drive, Covington, Louisiana.  
Ward 3, District 3

**Owners & Representative:** Scotty & Carol Brooks Moll

**Engineer/Surveyor:** Land Surveying, LLC

**Type of Development:** Residential



**Current Zoning**

A-4 Single-Family Residential

**Total Acres**

.425 acres

**# of Lots/Parcels**

Resubdivision of Lots 31 & 32 into Lot 32-A,  
Lake Ramsey Subdivision, Phase 1

**Surrounding Land Uses:**

Residential

**Flood Zone:**

Effective Flood Zone A4; Preliminary Flood  
Zone AE

**Critical Drainage:** Yes

**STAFF COMMENTARY:**

**Department of Planning & Development and Department of Engineering**

The applicant is requesting to create one (1) lot, being proposed lot 32-A from the existing Lots 31 and 32, Lake Ramsey Subdivision. 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 below comments:

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



**PLANNING STAFF REPORT**  
2024-3733-MRP

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

*New Directions 2040*

**Residential – Medium Intensity:** Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.







A RESUBDIVISION OF LOTS 31 & 32, INTO LOT 32-A,  
LAKE RAMSEY SUBDIVISION, PHASE 1, ST. TAMMANY  
PARISH, LOUISIANA

Reference: Recorded Plat of Lake Ramsey S/D, Phase  
1, by Joseph F. Varisco Jr., Map File No. 767B, Clerk  
of Courts Office (Based Bearings)

Plat calls are not shown

This Lot is located in Flood Zone A4,  
per Fema Map No. 225205 0125 C,  
Dated 10-17-89,

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

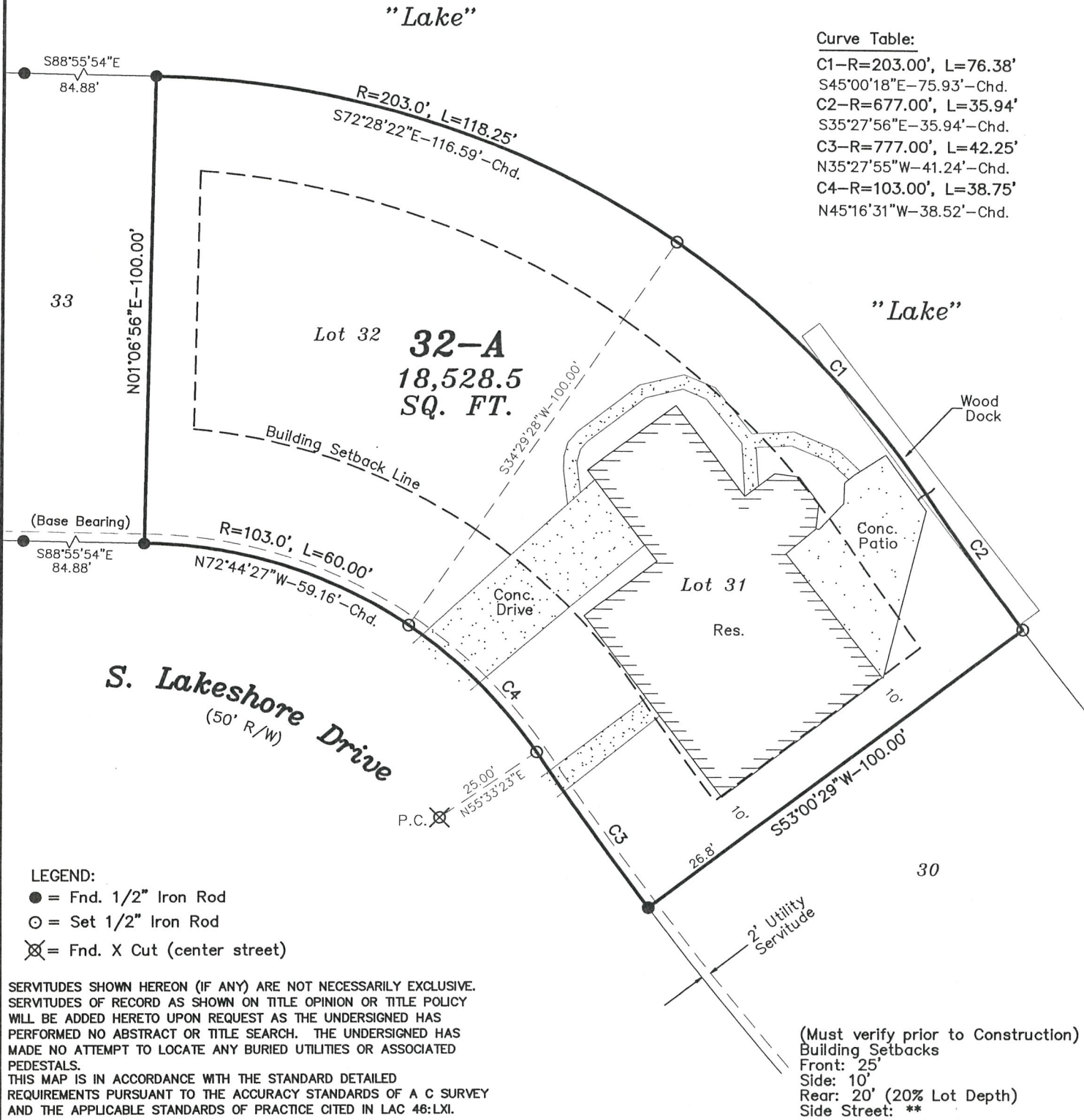
DATE

FILE NO.



Curve Table:

C1-R=203.00', L=76.38'  
S45°00'18"E-75.93'-Chd.  
C2-R=677.00', L=35.94'  
S35°27'56"E-35.94'-Chd.  
C3-R=777.00', L=42.25'  
N35°27'55"W-41.24'-Chd.  
C4-R=103.00', L=38.75'  
N45°16'31"W-38.52'-Chd.



LEGEND:

- = Fnd. 1/2" Iron Rod
- = Set 1/2" Iron Rod
- ⊗ = Fnd. X Cut (center 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 46:LXI.

(Must verify prior to Construction)  
Building Setbacks  
Front: 25'  
Side: 10'  
Rear: 20' (20% Lot Depth)  
Side Street: \*\*

MAP PREPARED FOR **SCOTTY MOLL**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN LOT 31 & 32, LAKE RAMSEY S/D, PHASE 1, ST. TAMMANY PARISH, LA.

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

**LAND SURVEYING LLC**

518 N. Columbia Street, Covington, LA 70433  
(985) 892-6271 office (985) 898-0355 fax  
landsurveyingllc@gmail.com



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

SCALE: 1" = 30'

DATE: 2-18-2024

NUMBER: 21536

# **FINAL SUBDIVISION REVIEW**



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**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of March 8, 2024)*

CASE NO.: 2024-3720-FP

SUBDIVISION NAME: Deer Crossing Subdivision

DEVELOPER: Deer Crossing, LLC  
845 Galvez Street  
Mandeville, LA 70448

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

SECTION: 4

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 at north of the intersection of Hwy 1085 and  
Perrilloux Road, south of Interstate 12, Madisonville, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 23.379 Acres

NUMBER OF LOTS: 107 Lots

AVERAGE LOT SIZE: 3,400 Sq. Ft. (typically 40' x 80')

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: C

NUMBER OF POSTPONEMENTS: 0

**STAFF COMMENTARY:**

**Department of Planning and Development**

Periodic inspections have been made by this office during construction and the final inspection was made on February 28, 2024. The inspection disclosed that all of the asphalt roads are constructed, and the roadside ditches are functioning.



Staff recommends the postponement of this submittal for one (1) month due to the following uncompleted items that existed at the time of the final inspection and review. Planning Commission approval shall be subject to the following items #1 - #20 being completed before plats are signed:

**General Comments:**

1. The Deer Crossing Planned Unit Development received approval from the Parish Council in 2016 (Case No. 2016-149-ZC/Ordinance No. 16-3505) and Preliminary approval from the Planning Commission on May 10, 2016 (Case No. 2016-251-PP) and then again on November 14, 2017 for a revised plan (Case No. 2017-823-PP). A condition of the 2016 Planned Unit Development approval included the addition of “no cut buffers along Highway 1085 and I-12”. Since the 2017 preliminary approval, the northern “50 ft. greenspace” which was initially intended to provide a buffer from the northern lots along Spotted Fawn Drive and I-12 has been clear cut for the placement of electric lines. To date, no plans for screening or otherwise have been proposed to remedy this matter. Additionally, no servitude documentation for the powerlines have been provided. Staff recommends the applicant provide the servitude documentation noting where the assumed Entergy servitude is located and provide a canopy of Class A and Class B trees where there is room outside of the servitude. If the assumed servitude encompasses the entire width of the 50 ft. greenspace, staff recommends the applicant provide a fence, wall, or other barrier to act as visual and audible protection for the new proposed home sites against the Interstate.
2. The 2016 PUD approval and 2016 and 2017 Preliminary approvals showed a swing set and picnic tables as part of the recreational development plan. The applicant should revise the Final plat to show the location of all amenities.
3. The as-built pond shape differs from the pond layout shown in the approved plans and drainage study. The pond needs to be regraded to be in accordance with the approved plans and drainage study or submit a pond analysis verifying the as-built pond provides the required stormwater volume and revise plans to match the as-built layout.
4. The culverts under the visitor parking lots located in the vicinity of Lots #49 and #74 do not have the required cover as shown in the approved Paving & Drainage Plan.
5. The proposed grading work located in the vicinity of Deer Crossing Drive was not completed at the time of the final inspection.
6. Replace the broken concrete panel located on Deer Crossing Drive in the vicinity of Lot #1.
7. Repair pothole located near the ingress turnout radius of the main entrance of this subdivision.
8. The catch basin located in the subdivision entrance was filled with water at the time of the final inspection and needs to be cleared of any obstructions.
9. All the greenspaces within this subdivision need to be vegetated.
10. Exposed PVC pipes need to be treated to provide protection from sun exposure.
11. Streets within this subdivision need to be cleaned as some portions were covered with dirt at the time of the final inspection.
12. The visitor parking areas need to be built in accordance with the approved plans and wheel stops need to be installed.
13. The fire hydrant located in the vicinity of Lot #28 needs to be raised.

14. Provide a stop sign at the intersection of Deer Crossing Drive and Hwy. 1085.

**Final Plat:**

15. The Final Plat needs to be updated to reflect and account for the comments and markup summary issued to the developer and the engineer of record on March 8, 2024.

**Paving & Drainage Plan:**

16. The Paving & Drainage Plan needs to be updated to reflect and account for the comments and markup summary issued to the developer and the engineer of record on March 8, 2024.
17. Provide As-Built Plans for the improvements performed in Highway 1085.

**Sewer & Water Plan:**

18. Provide a letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system from the utility provider.
19. Provide the clear water test reports for this Subdivision.

**Stormwater Pollution Prevention Plan & Signage Plan**

20. The SWPPP and Signage Plan needs to be updated to reflect and account for the comments and markup summary issued to the developer and the engineer of record on March 8, 2024.

**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 3005 linear feet x \$22.00 per linear foot for a total of \$66,110.00 for a period of two (2) years.

The work associated with the recreational facilities have not been completed at the time of this final approval submittal; as such, a **Performance Obligation** in the amount of \$46,625.00 for a period of one (1) year will be required to ensure the construction of the proposed recreational facilities.

Mandatory Developmental Fees are required as follows:

Road Impact Fee = \$1,077.00 per lot x 107 lots = \$115,239.00

Drainage Impact Fee = \$1,114.00 per lot x 107 lots = \$119,198.00

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 March 18, 2024 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



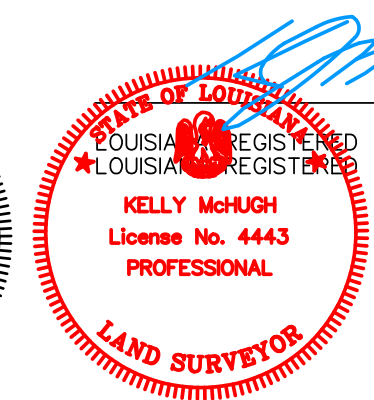


1. EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
2. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE BUILT AND/OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S), ALL AS APPROVED BY THE ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES. WHENEVER A SEWERAGE SYSTEM IS BY AN OVERHEAD WATER SYSTEM (SUPPLY) OR A PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF A FIRE HYDRANT, THERE SHALL BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
3. NO COLLECTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PARISH DRAINAGE OR STREET EASEMENTS.
4. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON ANY LOT. NOISE SHALL NOT BE DONE THAT MAY BE HEARD BY ANY ADJACENT LOT, AN NOISE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
5. EACH LOT MUST HAVE SUBJECT TO A 10 FOOT EASEMENT ALONG ALL STREETS.
6. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
7. NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF ST. TAMMANY PARISH.
8. EACH RESIDENCE OR ESTABLISHMENT WITHIN THE SUBDIVISION SHALL SUBSCRIBE AND BE SUBJECT TO THE WATER AND SEWERAGE SERVICES PROVIDED BY ST. TAMMANY UTILITIES.
9. DRIVeways ON CORNER LOTS (EXCEPT 373 & 81) SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60') FEET FROM THE CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE LOT. THE SAID DISTANCE SHALL BE THIRTY (30') FEET MINIMUM.
10. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE ABOVE THE FINISH GRADE OF THE STREET OR 12" ABOVE CURRENT BASE FLOOD ELEVATION WHERE THE BFE IS MORE THAN 12" BELOW THE STREET CROWN. THIS PROPERTY LOCATED IN FLOOD ZONES A6, B, & C. (BFE IS 17.0' IN A6 AREA).
11. FLOOD PROTECTION FROM AREA A AND DRAINAGE SHALL BE OWNED AND MAINTAINED BY ST. TAMMANY PARISH.
12. MAXIMUM HEIGHT OF ALL STRUCTURES TO BE 35' ABOVE FINISHED GRADE.
13. ALL BUILDINGS EXCEPT WAREHOUSES SHALL BE ALLOWED IN THIS SUBDIVISION.
14. TRAIL SYSTEM, 1/2 COURT BASKETBALL, ATHLETIC FIELD AND VISITOR PARKING AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR THIS SUBDIVISION.
15. SUBSURFACED DRAINAGE WILL NOT BE ALLOWED WITHIN THIS SUBDIVISION.

ALL STREET RIGHTS-OF-WAY, RETENTION POND AREA AND DRAINAGE SERVITUDES AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PARISH OF ST. TAMMANY FOR THE PERPETUAL AND PROPER USE OF THE PUBLIC. EASEMENTS SHALL BE RESERVED FOR DRAINAGE & UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSE.

SIGNATURE FOR THIS SUBDIVISION IS TO BE OWNED AND MAINTAINED BY PARISH OF ST. TAMMANY

THIS PLAN IS CERTIFIED TO CONFORM TO THE STATE OF LOUISIANA RS:33-5051, AND  
THE LAWS AND ORDINANCES OF ST. TAMMANY PARISH, AND CERTIFIED TO BE CORRECT  
AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE  
SUPERVISION OF THE UNDERSIGNED.



23.379 AC.	107	3005'	CENTRAL
AREA	NO. OF LOTS	LENGTH OF STREETS	SEWER SYSTEM
3400 SQ. FT.	40' AVG.	60'	CENTRAL
AVG. LOT SIZE	LOT FRONTAGE	STREET WIDTH	WATER SYSTEM
ASPHALT	85' AVG.	PUD/A5	750'
ROAD SURFACE	LOT DEPTH	ZONING	MAX. BLK. LENGTH

BEDICO CREEK  
ULTIMATE SURFACE WATER DISPOSAL

FOR: \_\_\_\_\_

DEER CROSSING LLC  
CORPORATION \_\_\_\_\_

GREG INTRAVIA  
OFFICER \_\_\_\_\_

845 GALVEZ ST.  
MANDEVILLE, LA. 70448  
ADDRESS \_\_\_\_\_

APPROVAL: \_\_\_\_\_

CHAIRMAN PARISH PLANNING COMMISSION \_\_\_\_\_

SECRETARY PARISH PLANNING COMMISSION \_\_\_\_\_

PARISH ENGINEER \_\_\_\_\_

DATE FILED \_\_\_\_\_ FILE NO. \_\_\_\_\_

**Final Plans**  
**RECEIVED**  
**02/09/2024**  
**DEVELOPMENT**  
**ENGINEERING**

ENGINEERING  
REVIEW COPY  
FINAL PLAT

DEER CROSSING  
SECTION 4, T-7-S, R-10-E,  
ST. TAMMANY PARISH, LA.

REVISIONS		<b>KELLY J. McHUGH &amp; ASSOC., INC.</b> <b>CIVIL ENGINEERS &amp; LAND SURVEYORS</b> <b>845 GALVEZ ST. - MANDEVILLE, LA.</b> <b>626-5611</b>	
DATE	DATE		
		SCALE: 1" = 100'	DATE: 02-08-24
		DRAWN: DB	JOB NO.: 15-125
		CHECKED: KJM	DWG. NO.: 15-125-SUBD

LINE TABLE		LINE TABLE		RADIUS		LENGTH		CHORD BEARING & DIST.	
1	S 38°59' 44" W	20.58'	23.3	N 01°58' 22" E	28.23'	C1=R=10.00'	=15.71'	N 82°03' 57" W	14.14'
2	S 58°29' 47" W	23.09'	24.8	N 13°09' 57" E	28.23'	C1=R=10.00'	=3.80'	S 42°02' 27" W	3.78'
3	S 70°10' 20" W	29.01'	26.8	N 26°09' 57" E	28.23'	C3=R=60.00'	=1.94'	N 26°09' 57" W	1.94'
4	S 83°19' 42" W	35.01'	28.6	N 39°19' 57" E	28.23'	C5=R=100.00'	=0.90'	N 26°09' 57" W	3.78'
5	N 66°09' 15" W	30.29'	24.8	N 47°09' 45" E	29.59'	C5=R=100.00'	=3.80'	N 10°00' 17" W	3.78'
6	N 66°09' 15" W	30.29'	24.8	N 47°09' 45" E	29.59'	C5=R=100.00'	=3.80'	N 10°00' 17" W	3.78'
7	N 69°55' 11" W	30.26'	24.8	N 50°09' 45" E	30.74'	C7=R=130.00'	=10.43'	N 16°21' 08" W	69.57'
8	N 50°45' 00" W	29.35'	24.8	N 82°58' 55" E	30.74'	C8=R=15.00'	=37.47'	N 72°03' 46" W	28.46'
9	N 50°45' 00" W	29.35'	24.8	N 82°58' 55" E	30.74'	C8=R=15.00'	=37.47'	N 72°03' 46" W	28.46'
10	N 33°07' 40" W	15.41'	23.3	23. INTENTIONALLY OMITTED		C10=R=20.00'	=1.72'	E 61°02' 11" E	7.08'
11	N 21°35' 15" W	28.08'	24.8	S 3°58' 03" E	55.08'	C11=R=100.00'	=3.80'	S 82°54' 00" E	3.78'
12	N 10°18' 29" W	6.98'	24.8	S 16°08' 06" E	55.08'	C11=R=100.00'	=3.80'	S 82°54' 00" E	3.78'
13	N 10°17' 26" W	15.37'	24.8	S 3°58' 06" E	55.08'	C11=R=100.00'	=3.80'	S 82°54' 00" E	3.78'
14	N 10°10' 01" W	28.89'	24.8	S 24°24' 16" E	28.92'	C14=R=10.00'	=15.71'	N 07°56' 03" W	14.14'
15	N 10°10' 01" W	28.89'	24.8	S 24°24' 16" E	28.92'	C14=R=10.00'	=15.71'	N 07°56' 03" W	14.14'
16	N 10°31' 36" E	11.63'	24.8	S 31°05' 34" E	29.47'	C16=R=150.00'	=7.30'	S 16°58' 07" W	17.20'
17	N 10°31' 36" E	11.63'	24.8	S 31°05' 34" E	29.47'	C16=R=150.00'	=7.30'	S 16°58' 07" W	17.20'
18	N 57°49' 45" W	33.10'	24.8	S 03°08' 59" W	40.57'	C18=R=100.00'	=37.33'	S 43°04' 28" E	16.31'
19	N 57°49' 45" W	33.10'	24.8	S 03°08' 59" W	40.57'	C18=R=100.00'	=37.33'	S 43°04' 28" E	16.31'
20	N 45°36' 52" W	30.61'	24.8	S 33°12' 43" W	30.67'	C19=R=100.00'	=12.41'	S 36°26' 52" E	11.63'
21	N 45°36' 52" W	30.61'	24.8	S 33°12' 43" W	30.67'	C19=R=100.00'	=12.41'	S 36°26' 52" E	11.63'
22	N 21°29' 00" W	30.10'	24.8	S 37°07' 53" E	9.94'	C21=R=10.00'	=22.02'	S 63°58' 35" W	17.83'
23	N 09°34' 10" W	30.10'	24.8	S 42°56' 03" W	158.53'	C22=R=100.00'	=19.00'	S 33°33' 08" E	16.27'

A certain parcel of ground situated in Section 4, Township 7--South, Range--10--East, Greensburg Land District, St. Tammany Parish, Louisiana and more fully described as follows:

The beginning of the 1/4 Section Corner common to Sections 4 and 9, Township 7--South, Range--10--East and measure North 00° 22' 41" West 152° 49' 19" to the Point of Beginning

From the Point of Beginning measure

Thence South 49°16'35" West a distance of 368.79 feet to a point;

Thence S 52°56' 03" West a distance of 505.50 feet to a point;

Thence South 37°01'53" East a distance of 8.94 feet to a point;

Thence South 53°04'20" West a distance of 514.99 feet to a point of curve;

Thence follow the right curve to the left, a central angle of 100° 03'36", an arc length of 19.75 feet, and a chord which bears South 53°22' 24" West having a chord distance of 19.75 feet to a point on a line.

Thence N 00°53' 19" West a distance of 850.00 feet to a point;

Thence South 89°26' 19" West a distance of 630.16 feet to a point;

Thence North 00°49' 52" West a distance of 632.16 feet to a point on a curve;

Thence follow the right curve to the left, a central angle of 100° 03'36", an arc length of 615.20 feet, and a chord which bears South 71°14' 44" East having a chord distance of 615.18 feet to a point of tangency;

Thence S 74°02' 24" East a distance of 100.00 feet to the Point of Beginning

Thence South 01°02' 55" East a distance of 49.89 feet to the POINT OF BEGINNING, and containing 1,018,389.36 square feet or 23.3790 acre(s) of land, more or less.

1. THIS SUBDIVISION SHALL BE SERVED BY SEWER AND WATER FACILITIES PROVIDED BY TAMMANY UTILITIES (OFFSITE)
2. THIS PROPERTY IS LOCATED IN FLOOD ZONE C BASE FLOOD ELEVATION - N/A  
RE: F.I.R.M. PANEL NO. 225205 0250 C  
REVISED 10-1-1984
3. A.T. & T. AND OTHER UTILITY COMPANIES WILL BE ALLOWED TO PLACE STRUCTURES AND/OR EQUIPMENT WITHIN THE AREAS DESIGNATED AS "GREENSPACE"
4. THE WALKING TRAIL SHALL BE SURFACED WITH AN AGGREGATE MATERIAL AROUND THE ATHLETIC FIELD AND BASKETBALL COURT AREAS. THE TRAIL AROUND THE ATTENTION AREA SHALL BE GRASS/EARTH SURFACE.
5. THE "ACTIVE AMENITIES" SHALL BE INSTALLED UPON THE ISSUANCE OF THE FIFTH OCCUPANCY CERTIFICATE.



**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of March 8, 2024)*

CASE NO.: 2024-3741-FP

SUBDIVISION NAME: Bonterra Subdivision, Phase 2

DEVELOPER: Lynn Levy Land Co., LLC  
P.O. Box 494  
Greenwell Springs, LA 70739

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

SECTION: 31

WARD: 8

TOWNSHIP: 8 SOUTH

PARISH COUNCIL DISTRICT: 9

RANGE: 15 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 on the east side of North Military Road/LA Highway 1090, north of Interstate 12, Slidell, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 16.072 Acres

NUMBER OF LOTS: 65 Lots

AVERAGE LOT SIZE: 6,000 Sq. Ft. (typically 50' x 120')

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: C & A4

NUMBER OF POSTPONEMENTS: 0

**STAFF COMMENTARY:**

**Department of Planning and Development**

Periodic inspections have been made by this office during construction and the final inspection was made on February 29, 2024. The inspection disclosed that all of the asphalt roads are constructed, and the subsurface drainage is functioning.

Staff recommends the postponement of this submittal for one (1) month due to the following uncompleted items that existed at the time of the final inspection and review. Planning Commission approval shall be subject to the following items #1 - #11 being completed before plats are signed:

**General Comments:**

1. Provide As-Built Plans for the improvements performed on Military Road.
2. Replace/Repair all damaged and leaning signage throughout this phase of Bonterra.
3. Provide inlet protection at each catch basin where missing throughout this phase of Bonterra.
4. The area of the pond between the Cemetery/Parcel G-8 and Parcel G-5 has been filled and is impeding the functionality of the pond as it was modeled. Regrade area to provided continuity through both sides of the pond.
5. The median at the roundabout in the vicinity of Lot #25 needs to be filled and vegetated once regraded.
6. All the greenspaces within this phase of Bonterra need to be vegetated.
7. Provide testing results for the base fill material, asphalt pavement, utility trench bedding and backfill.

**Final Plat:**

8. The Final Plat needs to be updated to reflect and account for the comments and markup summary issued to the developer and the engineer of record on March 11, 2024.

**Paving & Drainage Plan:**

9. The Paving & Drainage Plan needs to be updated to reflect and account for the comments and markup summary issued to the developer and the engineer of record on March 11, 2024.

**Sewer & Water Plan:**

10. Provide a letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system from the utility provider.
11. Provide the clear water test reports for this phase of Bonterra.

**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 2,556 linear feet x \$22.00 per linear foot for a total of \$56,232.00 for a period of two (2) years.

Mandatory Developmental Fees are required as follows:

Road Impact Fee = \$1,077.00 per lot x 65 lots = \$70,005.00

Drainage Impact Fee = \$1,114.00 per lot x 65 lots = \$72,410.00

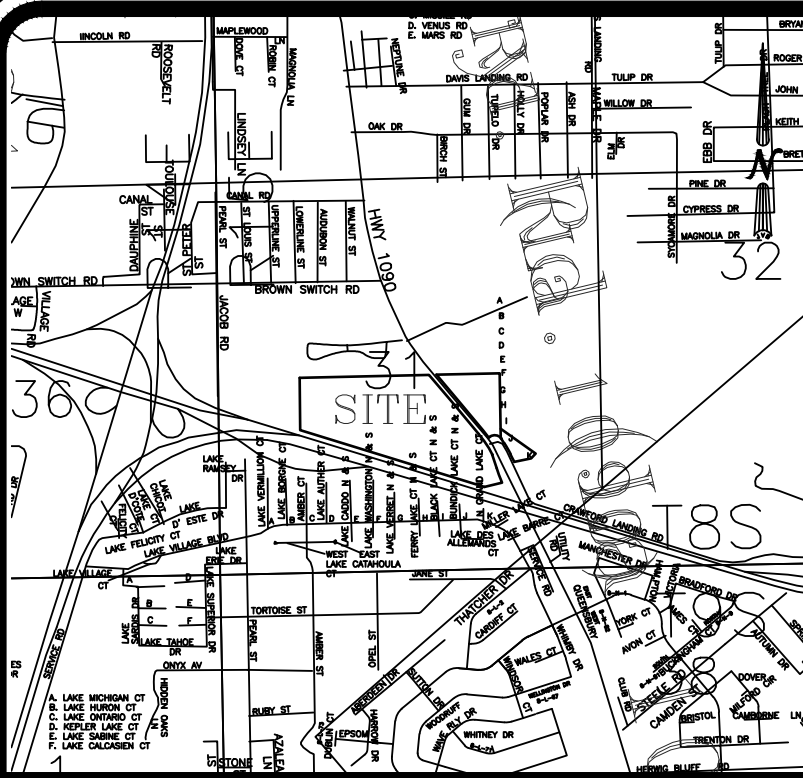
Fees are due before subdivision plats can be signed.

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 March 18, 2024 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



FINAL PLAT OF  
**BONTERRA, PHASE 2**  
A PLANNED UNIT DEVELOPMENT  
LOCATED IN SECTION 31, T-8-S, R-15-E,  
ST. TAMMANY PARISH, LOUISIANA



VICINITY MAP  
NOT TO SCALE

This point is N88°40'16"E-1176.24' from the Quarter Section corner common to Section 31, Township 8 South, Range 15 East and Section 36, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana

- NOTE:
1. DEVELOPER TO ERECT AND MAINTAIN 6" WOODEN FENCE ALONG AND/OR ROAD, DRIVE, INTERIOR BOUNDARY OF SUBDIVISION, SAID FENCE TO BE ASSIGNED TO THE HOA AT LATER DATE.
  2. ALL GREENSPACE AND OPEN AREAS SHALL BE MAINTAINED BY THE HOA.
  3. IF NECESSARY, DRAINAGE ENTERING THE SUBDIVISION AT THE NW CORNER WILL BE SUB-SURFACE BUT ONLY TO THE EXTENT NECESSARY TO ALLOW 6" FENCE TO EXTEND TO THE NW CORNER.

P.O.B.  
PHASE 2,  
PART 1

25' NO CUT BUFFER

INTERSTATE HIGHWAY NO. 10

PHASE 2, PART 1

PHASE 2, PART 1

PHASE 2, PART 1

PHASE 2, PART 1

PHASE 2, PART 1

PHASE 2, PART 1

PHASE 2, PART 1

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PHASE 2, PART 1

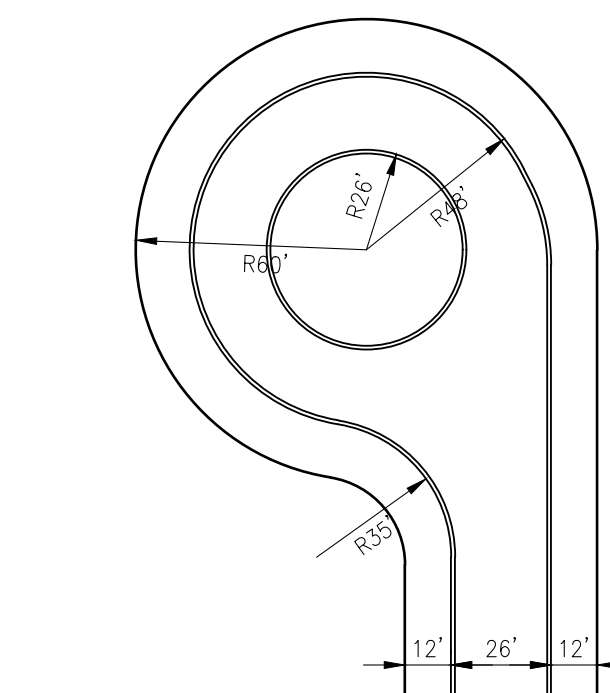
PHASE 2, PART 1

THE NUMBER OF LOTS/UNITS MAY BE ESTABLISHED IN ACCORDANCE WITH THE MAXIMUM NET DENSITY OF THE UNDERLYING ZONING CLASSIFICATION AS APPLIED TO THE FOLLOWING FORMULA:  
TOTAL AREA x 0.75 = MAXIMUM NET DENSITY x LOTS (UNITS)  
58.91 ACRES x 0.75 = 44.18 x 6 = 265 LOTS ALLOWED (A-4-A UNDERLYING ZONING)  
ALSO  
6.926 ACRES x 0.75 = 5.19 x 0.2 = 1 LOT ALLOWED (A-1 UNDERLYING ZONING)  
TOTAL LOTS ALLOWED = 266 LOTS

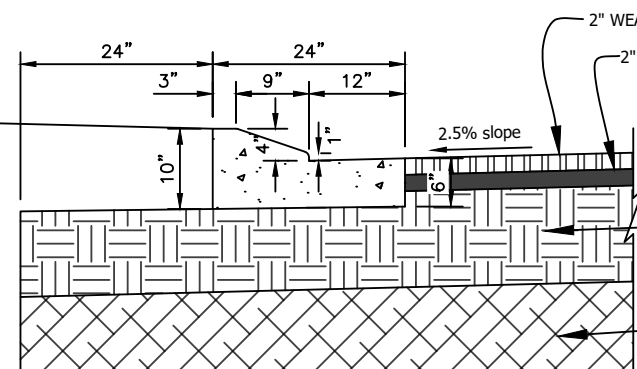
RECREATION:  
WITHIN THE GREENSPACE THERE SHALL BE ACTIVE AND PASSIVE RECREATION. ACTIVE RECREATION SHALL BE OPEN AREAS AND PLAYGROUND EQUIPMENT. PASSIVE RECREATION SHALL BE REMAINING GREENSPACE FOR ENJOYING THE NATURE AND WOODED AREAS.

GREENSPACE REQUIRED = 65.836 x 25% = 16.46 ACRES

GREENSPACE PROVIDED = 20.46 ACRES  
(Includes 50% of Pond)



TYPICAL  
CUL-DE-SAC  
DETAIL



TYPICAL ROAD SECTIONS

NOTE

1. ALL STRUCTURES, DRIVES, ROADS, SHEDS, ETC. LOCATED WITHIN SUBDIVISION BOUNDARY SHALL BE DEMOLISHED AND REMOVED FROM SITE AND DISPOSED OF IN AN APPROVED MANNER.
2. ENTIRE PARCEL G-7 IS A DEDICATED DRAINAGE AND ACCESS SERVITUDE FOR THE EXCAVATION AREA AND NATURAL DRAINAGE WAY.

25' NO CUT BUFFER

PHASE 2, PART 2

PHASE 2, PART 2

PHASE 2, PART 2

PHASE 2, PART 2

PHASE 2, PART 2

PHASE 2, PART 2

PHASE 2, PART 2

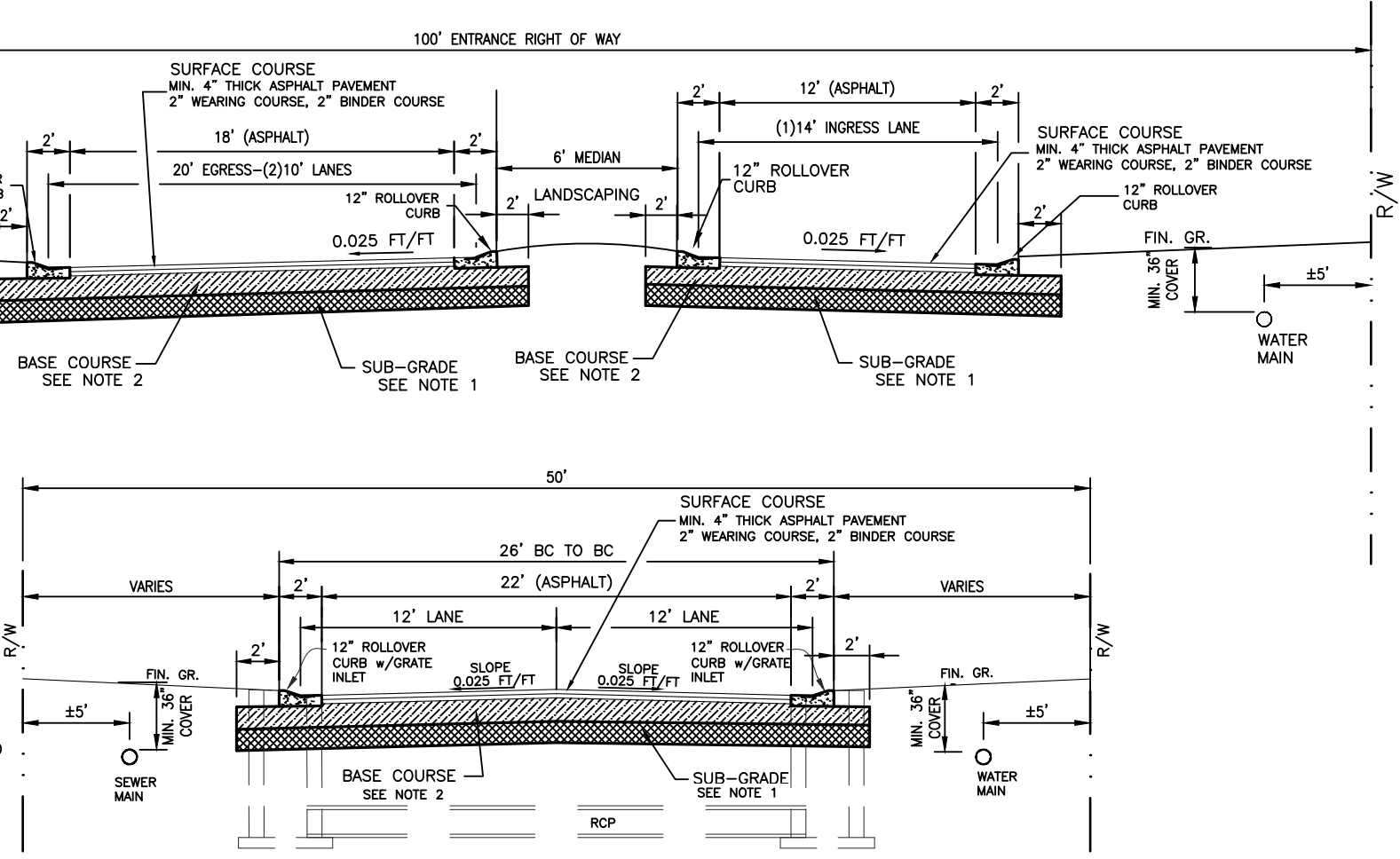
PHASE 2, PART 2

PHASE 2, PART 2

PHASE 2, PART 2

PHASE 2, PART 2

PHASE 2, PART 2



TYPICAL ROAD SECTIONS

RESTRICTIVE COVENANTS

1. EACH UNIT/SITE WILL NOT HAVE MORE THAN ONE DWELLING.
2. FRONT BUILDING SETBACK SHALL NOT BE LESS THAN 15' FROM EACH FRONT LOT LINE. THE REAR SETBACK SHALL NOT BE LESS THAN 10' FROM EACH REAR LOT LINE, EXCEPT LOTS 25-76 SHALL BE 30', 173-211', 196-25' & 216-15' FROM EACH REAR LOT LINE OR AS SHOWN. THE SIDE STREET SETBACK SHALL BE 5' FROM THE SIDE SETBACK SHALL NOT BE LESS THAN 5' FROM EACH SIDE LOT LINE. CONSTRUCTION OF FENCE(S), POOL(S), ACCESSORY STRUCTURE(S), OR OTHER OBSTRUCTIONS BETWEEN REAR SETBACK AND PROPERTY LINE FOR LOTS WITH PUBLIC SERVITUDES ENCUMBERING THEM IS PROHIBITED.
3. CONSTRUCTION OF ANY NATURE IS PROHIBITED IN DRAINAGE EASEMENTS AND STREET RIGHT-OF-WAYS.
4. NO NOXIOUS OR OFFENSIVE ACTION SHALL BE CARRIED UPON ANY UNIT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF UNITS AS DUMPS OR JUNK CAR STORAGE.
5. THE MINIMUM FINISH FLOOR ELEVATIONS REQUIRED SHALL BE 13.0' ABOVE MEAN SEA LEVEL. MAXIMUM BUILDING HEIGHT TO BE 35'.
6. DRIVEWAY CULVERTS ARE NOT REQUIRED BECAUSE SUBDIVISION HAS SUBSURFACE DRAINAGE.
7. MOBILE HOMES ARE NOT PERMITTED TO OCCUPY LOTS AS A RESIDENCE IN THIS SUBDIVISION.
8. ACCESSORY BUILDINGS WITH A SIZE OF LESS THAN 5% OF THE AREA OF THE LOT ON WHICH THE MAIN BUILDING IS SITUATED MAY BE LOCATED FIVE (5) FEET FROM THE NEAREST INTERIOR SIDE & REAR LOT LINES PROVIDED THE BUILDING LENGTH DOES NOT EXCEED THIRTY (30) FEET & THE BUILDING HEIGHT DOES NOT EXCEED 20 FEET.
9. TELECOMMUNICATION CABINET IS PERMITTED TO BE LOCATED WITHIN THE GREENSPACE. A 40 FOOT WIDE STRIP IN THE GREENSPACE ADJACENT TO THE SUBDIVISION ENTRANCE SHALL BE BEAUTIFIED TO INCLUDE CLEARING, GRASSING, POWER, WATER, LANDSCAPING AND SIGNAGE FOR THE SUBDIVISION.
10. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S). ALL AS APPROVED BY THE ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES. PARISH. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
11. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY NEARER THAN 60 FEET FROM CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHT OF WAY INTERSECT.
12. ALL INFRASTRUCTURE INCLUDING DRAINAGE, PONDS, ROADWAYS, SHALL BE MAINTAINED BY THE PUBLIC (STP) THE I.O.A. SHALL MAINTAIN GREENSPACES, UTILITIES AND THEIR SERVITUDES SHALL BE MAINTAINED BY THE RESPECTIVE UTILITY COMPANIES.
13. ALTHOUGH THE "POND" SHOWN HEREON HAS BEEN DEDICATED TO ST. TAMMANY PARISH, ST. TAMMANY TAKES NO RESPONSIBILITY AND/OR LIABILITY WHATSOEVER FOR ANY LOSS OR DAMAGES OCCURRING TO THIRD PARTIES WHO UTILIZE SAID POND. AS SAID POND IS FOR DETENTION PURPOSES ONLY, AND ACCORDINGLY NO FORM OF RECREATION (FISHING, SWIMMING, BOATING, ETC.) IS AUTHORIZED, AND ACCORDINGLY EACH LOT OWNER ABUTTING SAID POND, AS WELL AS ITS GUESTS, INVITEES, AND THE LIKE, SHALL HAVE NO CLAIM AGAINST ST. TAMMANY PARISH FOR ANY AND ALL LIABILITY ARISING FROM SAID "POND".
14. EACH LOT THAT ABUTS (TO THE REAR) THE "POND" SHOWN HEREON SHALL HAVE THE RIGHT TO ERECT A SECURITY AND/OR PRIVACY FENCE ALONG THE REAR PROPERTY LINE IF DEEMED NECESSARY, WITH PRIOR WRITTEN APPROVAL OF THE HOMEOWNERS ASSOCIATION, AND IN ACCORDANCE WITH ST. TAMMANY PARISH ORDINANCES.
15. ALL LOTS ABUTTING MILITARY ROAD (LA. HWY. NO. 1090) SHALL HAVE A PRIVACY FENCE ALONG THE REAR PROPERTY LINE.
16. ASSUMING LADOTO AND OTHER APPROPRIATE UTILITY PROVIDERS GRANT WRITTEN APPROVAL THEREOF, DEVELOPER SHALL PLANT OAK TREES (BEING 6-8 FEET IN INITIAL HEIGHT, 60 FEET APART) ON THE WEST SIDE OF LA. HWY. NO. 1090 (MILITARY ROAD), BEHIND THE DITCH AND BETWEEN THE ABUTTING REAR PROPERTY LINES OF LOTS, AT APPROXIMATE 60 FOOT INTERVALS (EXCEPT FOR THE ENTRANCE WAY AREA INTO BONTERRA SUBDIVISION).
17. UNDERGROUND UTILITIES SHALL BE PROVIDED.
18. MAXIMUM HEIGHT OF BUILDING SHALL BE 35'.
19. NO LOT SHALL BE FURTHER SUBDIVIDED UNLESS OTHERWISE APPROVED BY ST. TAMMANY PARISH PLANNING COMMISSION AND THE DEPARTMENT OF ENVIRONMENTAL SERVICES.
20. ADDITIONAL COVENANTS RECORDED IN C.O.B. \_\_\_\_\_, F.O.L.O. \_\_\_\_\_, AND C.O.B. \_\_\_\_\_, F.O.L.O. \_\_\_\_\_.

\*ADDITIONAL RESTRICTIVE COVENANTS MAY BE IMPOSED ON THE ABOVE PARCELS BY SEPARATE WRITTEN AND RECORDED INSTRUMENT.

CERTIFICATION  
THIS MAP IS CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THIS GROUND UNDER SUPERVISION OF THE UNDERSIGNED.

SEAN M. BURKES - LA P.L.S. No. 4785

THIS PLAN IS CERTIFIED TO CONFORM TO THE PROVISIONS OF THE STATE OF LOUISIANA LA RS.33.3001 AND LAWS AND ORDINANCES OF THE PARISH OF ST. TAMMANY WITH WAIVERS.

SEAN M. BURKES - LA P.E. No. 27642

BE IT RESOLVED, BY THE UNDERSIGNED OWNER OF THE LAND AS SHOWN AND DESCRIBED HEREON, THAT HE DOES DECLARE THIS TO BE A TRUE AND ACCURATE MAP OF:

BONTERRA

THE STREET RIGHT-OF-WAY INCLUDING STREETS, TRAFFIC SIGNAGE AND POSTS AS SHOWN IN THIS DEVELOPMENT IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USES. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSES.

JONATHAN STARRS-MEMBER/MANAGER DATE

FOR  
LYNN LEVY LAND CO. LLC

APPROVAL

PARISH PLANNING COMMISSION CHAIRMAN DIRECTOR OF PARISH ENGINEERING

PARISH PLANNING COMMISSION SECRETARY CLERK OF COURT

DATE FILED FILE NUMBER

PHASE 2 = 16.072 AC. PHASE 2 = 65 PHASE 2 = 2,556 LF

AREA NO. OF LOTS LGTH. OF STREETS

MIN. LOT SIZE NO. OF PHASES A-4-A/P/UD

ASPHALT w/CONC. CURE & GUTTER 50' ROW STREET WIDTH A-1-PUD

ROAD SURFACING CENTRAL UTILITIES INC. OF LA. CENTRAL UTILITIES INC. OF LA.

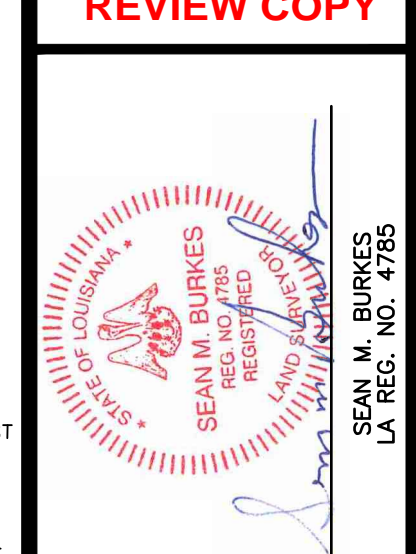
NO. OF BLOCKS SEWAGE SYSTEM WATER SYSTEM

FLOOD ZONE NOTE

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA. F.I.R.M. COMMUNITY MAP NO. 2225205 0440 D, DATED: 4/21/99 FLOOD ZONE: G & A4; BASE FLOOD ELEVATION: N/A & 12'.

NOTES:  
1. ALL LOTS SUBJECT TO A 10' EASEMENT ADJACENT TO STREET RIGHT OF WAY.  
2. ULTIMATE DISPOSAL OF WATER IS WEST PEARL RIVER.  
3. [Symbol] DENOTES MUNICIPAL NUMBER.  
4. BENCHMARK: MAG NAIL; ELEV. =14.97'; DATUM: NAVD83 (NEAR N.E. CORNER)  
5. JURISDICTIONAL WETLANDS ARE LOCATED ON THIS PROPERTY.  
6. SEWER AND WATER PROVIDED AND MAINTAINED BY UTILITIES INC. OF LOUISIANA LOCATED OFFSITE.

FINAL PLANS  
RECEIVED  
2/16/2024  
DEVELOPMENT  
ENGINEERING  
ENGINEERING  
REVIEW COPY



J.V. Burkis & Associates, Inc.  
SURVEYING ENGINEERING • ENVIRONMENTAL  
1805 Shortcut Highway  
Sibley, Louisiana 70458  
E-mail: jvbassess@jvbassess.com  
Phone: 985-649-4075 Fax: 985-649-4154

NO.	REVISIONS	DATE	BY	CHKD.
1	11/22/2023	RMK	SHB	
2	02/12/2024	RMK	SHB	
3	02/12/2024	RMK	SHB	
4	02/12/2024	RMK	SHB	
5	02/12/2024	RMK	SHB	

FINAL PLAT OF  
BONTERRA SUBDIVISION, PHASE 2  
SECTION 31, T8S, R15E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LOUISIANA

LYNN LEVY LAND CO. LLC

DATE: 09.17.2021

DRAWN BY: RMK CHECKED BY: SMB

DWG. NO. 20190242

SHEET 2 OF 20



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# **OLD BUSINESS**

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## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

March 7, 2024

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

OLD BUSINESS  
March 18, 2024 Agenda

Re: Enter Parish R.O.W. Resolution No. 20-007- 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.

Honorable Commissioners,

The above referenced resolution was adopted on February 11, 2020. The resolution states "that the petitioner submit all documentation required within ONE (1) year from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission."

Previously this case received an extension of the adoption date to March 8, 2022 under "Old Business" at the March 8, 2022 Planning Commission Meeting. The following action is required by the Planning Commission to allow the petitioner to proceed with this project.

ACTION REQUIRED: Extend adoption date to March 18, 2024, thereby extending the ONE (1) year submittal of documentation to March 18, 2025 and the completion date to March 18, 2026.

The petitioner's engineer, Mr. Franz Zemmer, P.E, has requested an extension of time to submit required documentation (see attached email dated January 30, 2024).

The Department of Engineering - Development has no objection to this extension.

Sincerely,

  
Daniel P. Hill, P.E.  
Director, Department of Engineering

Attachments: St. Tammany Parish Planning Commission Resolution No. 20-007  
Email dated January 30, 2024 from Mr. Franz Zemmer, P.E.

*Previous old business letter requesting an extension of one (1) year to submit the required documentation and two (2) years to perform the work.*

xc: Honorable Michael Cooper  
Honorable Arthur Laughlin  
Mr. Ross Liner, AICP, PTP, CFM  
Mr. Jay Watson, P.E.  
Ms. Helen Lambert  
Mr. Earl Magner

Mr. Theodore Reynolds, P.E.  
Ms. Maria Robert, P.E.  
Mr. Chris Cloutet, P.E.  
Mr. Randy Craighead, Church of the King  
Mr. Franz Zemmer, P.E., Richard C. Lambert Consultants, LLC  
Mr. Jeff Schoen, Jones Fussell, LLP

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. 20-007

**TITLE: A RESOLUTION AUTHORIZING CHURCH OF THE KING,  
TO ENTER PARISH RIGHT-OF-WAY.**

**SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO CHURCH OF THE  
KING, 22205 LITTLE CREEK ROAD, MANDEVILLE, LA 70471 OR  
ASSIGNEES TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY  
THE PORTION OF LITTLE CREEK ROAD LOCATED BETWEEN  
COMMERCE BOULEVARD AND DREAM TEAM DRIVE, FOR THE  
PURPOSE OF INSTALLING SUBSURFACE DRAINAGE.  
WARD 4, DISTRICT 5**

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

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and/or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish releases the Performance Obligation.
5. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right-of-way.
6. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
7. That the petitioner post a Performance Obligation in the amount of \$10,400 for a period of one (1) year.
8. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the R.O.W. by (an) individual (s) until the time that the project is satisfactorily completed.
9. That the petitioner submit as-built drawings certifying that the subsurface drainage is constructed in accordance with the approved drawing(s).



10. That the petitioner submit all documentation required within ONE (1) year from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be required to reapply for permission.

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

MOVED FOR ADOPTION BY MR. RONALD RANDOLPH, SECONDED BY MR. WELDON CRAWFORD; A VOTE THEREON RESULTED IN THE FOLLOWING:

YEA: MR. THOMAS SEEGER, MR. KENNETH RESS, MS. NELWYN MCINNIS,  
MR. RAY BERNIE WILLIE, MR. TODD RICHARD, MR. DAVID DOHERTY,  
MR. WELDON CRAWFORD, MR. KIRK DRUMM, MR. RONALD RANDOLPH

NAY: NONE

ABSTAIN: NONE

ABSENT: MR. PATRICK FITZMORRIS

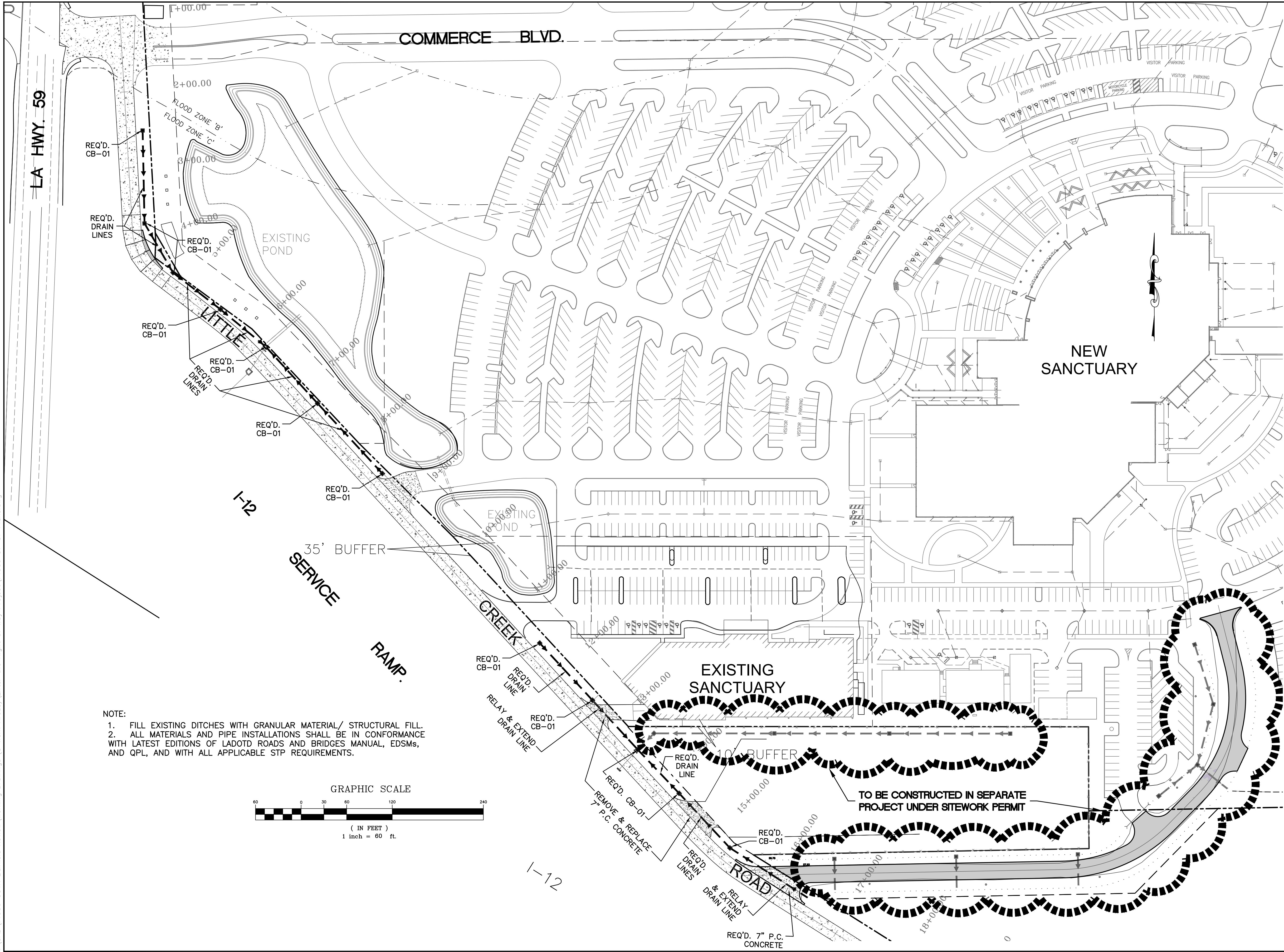
AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 11TH DAY OF FEBRUARY, 2020 AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

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

ATTEST:

  
\_\_\_\_\_  
ROSS P. LINER, SECRETARY  
ST. TAMMANY PARISH PLANNING COMMISSION







## Theodore C. Reynolds

---

**From:** Franz Zemmer <fzemmer@rclconsultants.com>  
**Sent:** Tuesday, January 30, 2024 5:08 PM  
**To:** Theodore C. Reynolds  
**Cc:** 'rcraighead@churchoftheking.com'; 'tnaquin@byronetalbot.com'; 'Scotty Chabert'; Shelby R. Vorenkamp; Daniel P. Hill  
**Subject:** RE: Little Creek Road - Enter the Right-of-Way (Res. #20-007) Unlimited Work Order

**WARNING!! St. Tammany Parish Government THIS EMAIL IS FROM AN EXTERNAL SENDER! Do you trust this email? If you are unsure DO NOT click any links and NEVER input your username and password!!**

Ted,

Upon review of the Enter the Right of Way (Resolution #20-007), we have noticed that it is set to expire on March 8, 2024. COTK has installed 300 LF of the subsurface drainage and intends to install the remainder as detailed in the original construction documents. However, due to budget and time constraints they have not been able to complete the installation but intends to over the next two years as funds become available.

Please extend the Little Creek Road Enter the Right of Way (Resolution #20-007) Unlimited Work Order and Performance Obligation for another two years (preferably) or at least one year if that is the maximum that it can be extended upon our request.

Thanks,



**Franz “Frank” J. Zemmer, P.E.**

**Office:** (985) 727-4440 | **Direct:** (985) 727-4449

[fzemmer@rclconsultants.com](mailto:fzemmer@rclconsultants.com) | [www.rclconsultants.com](http://www.rclconsultants.com)

900 W. Causeway Approach | Mandeville, LA 70471

**RICHARD C. LAMBERT CONSULTANTS, LLC**



[RCLC ShareFile](#)

[Upload Link](#)

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**From:** Franz Zemmer  
**Sent:** Monday, February 14, 2022 4:36 PM  
**To:** Theodore C. Reynolds <tcreynolds@stpgov.org>  
**Cc:** rcraighead@churchoftheking.com; tnaquin@byronetalbot.com; Scotty Chabert <schabert@churchoftheking.com>; Shelby R. Vorenkamp <srvorenkampdev@stpgov.org>; Daniel P. Hill <dphill@stpgov.org>; Brandon Himel <bhimel@byronetalbot.com>  
**Subject:** RE: Little Creek Road - Enter the Right-of-Way (Res. #20-007) Unlimited Work Order

Ted,

RCLC, on behalf of COTK, is requesting the extension of Little Creek Road Enter the Right of Way (Resolution #20-007) Unlimited Work Order and Performance Obligation for another year. Byron E. Talbot is the contractor performing the subsurface drainage along Little Creek Road. They have started the work but are not complete at this time.

Thanks,



**Franz "Frank" J. Zemmer, P.E.**

**Office:** (985) 727-4440 | **Direct:** (985) 727-4449

[fzemmer@rclconsultants.com](mailto:fzemmer@rclconsultants.com) | [www.rclconsultants.com](http://www.rclconsultants.com)

900 W. Causeway Approach | Mandeville, LA 70471

RICHARD C. LAMBERT CONSULTANTS, LLC



[RCLC ShareFile](#)

[Upload Link](#)

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**From:** Christopher P. Tissue <[cptissue@stpgov.org](mailto:cptissue@stpgov.org)>

**Sent:** Wednesday, October 20, 2021 2:38 PM

**To:** Franz Zemmer <[fzemmer@rclconsultants.com](mailto:fzemmer@rclconsultants.com)>; Theodore C. Reynolds <[tcreynolds@stpgov.org](mailto:tcreynolds@stpgov.org)>

**Cc:** [rcraighead@churchoftheking.com](mailto:rcraighead@churchoftheking.com); [tnaquin@byronetalbot.com](mailto:tnaquin@byronetalbot.com); Scotty Chabert <[schabert@churchoftheking.com](mailto:schabert@churchoftheking.com)>;

Shelby R. Vorenkamp <[srvorenkampdev@stpgov.org](mailto:srvorenkampdev@stpgov.org)>; Daniel P. Hill <[dphill@stpgov.org](mailto:dphill@stpgov.org)>

**Subject:** RE: Little Creek Road - Enter the Right-of-Way (Res. #20-007) Unlimited Work Order

Frank,

Upon further review of the Little Creek Road Enter the Right of Way (Resolution #20-007), the Unlimited Work Order is valid for a period of 2 years from April 13, 2020 and the security in place for the performance obligation is cash; as such, the Unlimited Work Order and Performance Obligation are still currently active. This item will not be placed on the November Planning Commission agenda as no additional approval is needed to begin construction of the approved plans. Please notify this office when you plan to commence construction.

Let me know if you have any questions or would like to discuss,

Thanks,



**Chris Tissue, P.E.**

Assistant Director - Development

Department of Engineering

**St. Tammany Parish Government**

21454 Koop Drive, Suite 1B

Mandeville, LA 70471

p: 985.898.2552 e: [cptissue@stpgov.org](mailto:cptissue@stpgov.org)

[www.stpgov.org](http://www.stpgov.org)

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**From:** Christopher P. Tissue

**Sent:** Friday, October 15, 2021 9:48 AM

**To:** 'Franz Zemmer' <[fzemmer@rclconsultants.com](mailto:fzemmer@rclconsultants.com)>; Theodore C. Reynolds <[tcreynolds@stpgov.org](mailto:tcreynolds@stpgov.org)>

**Cc:** 'rcraighead@churchoftheking.com' <[rcraighead@churchoftheking.com](mailto:rcraighead@churchoftheking.com)>; 'tnaquin@byronetalbot.com'

<[tnaquin@byronetalbot.com](mailto:tnaquin@byronetalbot.com)>; 'Scotty Chabert' <[schabert@churchoftheking.com](mailto:schabert@churchoftheking.com)>

**Subject:** RE: Little Creek Road - Enter the Right-of-Way (Res. #20-007) Unlimited Work Order

Frank,



Your request was received. You will be placed on the agenda for the November Planning Commission meeting. I will follow up with you if we need anything additional and with the exact meeting date.

Thank you,



**Chris Tissue, P.E.**

Assistant Director - Development  
Department of Engineering  
**St. Tammany Parish Government**  
21454 Koop Drive, Suite 1B  
Mandeville, LA 70471  
p: 985.898.2552 e: [cptissue@stpgov.org](mailto:cptissue@stpgov.org)  
[www.stpgov.org](http://www.stpgov.org)

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**From:** Franz Zemmer <[fzemmer@rclconsultants.com](mailto:fzemmer@rclconsultants.com)>

**Sent:** Thursday, October 14, 2021 4:33 PM

**To:** Christopher P. Tissue <[cptissue@stpgov.org](mailto:cptissue@stpgov.org)>; Theodore C. Reynolds <[tcreynolds@stpgov.org](mailto:tcreynolds@stpgov.org)>

**Cc:** [rcraighead@churchoftheking.com](mailto:rcraighead@churchoftheking.com); [tnaquin@byronetalbot.com](mailto:tnaquin@byronetalbot.com); Scotty Chabert <[schabert@churchoftheking.com](mailto:schabert@churchoftheking.com)>

**Subject:** RE: Little Creek Road - Enter the Right-of-Way (Res. #20-007) Unlimited Work Order

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**\*\*\*\*\*EXTERNAL EMAIL: Please do not click on links or attachments unless you know the content is safe.\*\*\*\*\***

---

Chris,

Please add us to the next Planning Commission Meeting for the Enter the ROW approval request for subsurface drainage improvements along Little Creek Road.

Thanks,

**Franz "Frank" J. Zemmer, P.E.**

**Design Manager**

RICHARD C. LAMBERT CONSULTANTS, LLC

900 West Causeway Approach.

Mandeville, LA 70471

Direct Line: 985-727-4449

Mobile: 985-264-4307

Phone: 985.727.4440 Fax: 985.727.4447

email: [fzemmer@rclconsultants.com](mailto:fzemmer@rclconsultants.com)

[Click Here For a Map to Our Office](#)

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**From:** Christopher P. Tissue <[cptissue@stpgov.org](mailto:cptissue@stpgov.org)>

**Sent:** Thursday, October 14, 2021 4:29 PM

**To:** Franz Zemmer <[fzemmer@rclconsultants.com](mailto:fzemmer@rclconsultants.com)>; Theodore C. Reynolds <[tcreynolds@stpgov.org](mailto:tcreynolds@stpgov.org)>

**Cc:** [rcraighead@churchoftheking.com](mailto:rcraighead@churchoftheking.com); [tnaquin@byronetalbot.com](mailto:tnaquin@byronetalbot.com); Scotty Chabert <[schabert@churchoftheking.com](mailto:schabert@churchoftheking.com)>

**Subject:** RE: Little Creek Road - Enter the Right-of-Way (Res. #20-007) Unlimited Work Order

Frank,

Please respond to this email with a request to be added to the next Planning Commission agenda as the Unlimited Work Order has expired and a new approval is required.

Let me know if you have any questions.

Thanks,



**Chris Tissue, P.E.**

Assistant Director - Development  
Department of Engineering  
**St. Tammany Parish Government**  
21454 Koop Drive, Suite 1B  
Mandeville, LA 70471  
p: 985.898.2552 e: [cptissue@stpgov.org](mailto:cptissue@stpgov.org)  
[www.stpgov.org](http://www.stpgov.org)

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**From:** Franz Zemmer <[fzemmer@rclconsultants.com](mailto:fzemmer@rclconsultants.com)>  
**Sent:** Friday, October 08, 2021 10:10 AM  
**To:** Christopher P. Tissue <[cptissue@stpgov.org](mailto:cptissue@stpgov.org)>; Theodore C. Reynolds <[tcreynolds@stpgov.org](mailto:tcreynolds@stpgov.org)>  
**Cc:** [rcraighead@churchoftheking.com](mailto:rcraighead@churchoftheking.com); [tnaquin@byronetalbot.com](mailto:tnaquin@byronetalbot.com); Scotty Chabert <[schabert@churchoftheking.com](mailto:schabert@churchoftheking.com)>  
**Subject:** FW: Little Creek Road - Enter the Right-of-Way (Res. #20-007) Unlimited Work Order

---

\*\*\*\*\*EXTERNAL EMAIL: Please do not click on links or attachments unless you know the content is safe.\*\*\*\*\*

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Chris and Ted,

Due to delays in funding, the start of construction for the improvements along Little Creek Road were delayed. However, the church now has the funds available to begin. Please let us know if there is anything we need to do prior to the commencement of this work.

Thanks,

**Franz "Frank" J. Zemmer, P.E.**

**Design Manager**

RICHARD C. LAMBERT CONSULTANTS, LLC

900 West Causeway Approach.

Mandeville, LA 70471

Direct Line: 985-727-4449

Mobile: 985-264-4307

Phone: 985.727.4440 Fax: 985.727.4447

email: [fzemmer@rclconsultants.com](mailto:fzemmer@rclconsultants.com)

[Click Here For a Map to Our Office](#)

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**From:** Theodore C. Reynolds <[tcreynolds@stpgov.org](mailto:tcreynolds@stpgov.org)>  
**Sent:** Wednesday, April 15, 2020 9:51 AM  
**To:** Pastor Randy Craighead - Church of The King ([rcraighead@churchoftheking.com](mailto:rcraighead@churchoftheking.com))  
<[rcraighead@churchoftheking.com](mailto:rcraighead@churchoftheking.com)>; Franz Zemmer <[fzemmer@rclconsultants.com](mailto:fzemmer@rclconsultants.com)>  
**Cc:** Christopher P. Tissue <[cptissue@stpgov.org](mailto:cptissue@stpgov.org)>; Theodore C. Reynolds <[tcreynolds@stpgov.org](mailto:tcreynolds@stpgov.org)>; Chris A Cloutet <[cacloutet@stpgov.org](mailto:cacloutet@stpgov.org)>; Regan K. Contois <[rkcontois@stpgov.org](mailto:rkcontois@stpgov.org)>; Ross P. Liner <[rliner@stpgov.org](mailto:rliner@stpgov.org)>; Shelby R. Vorenkamp <[svorenkampdev@stpgov.org](mailto:svorenkampdev@stpgov.org)>; Maria T. Robert <[mtrobert@stpgov.org](mailto:mtrobert@stpgov.org)>; [mdelis@churchoftheking.com](mailto:mdelis@churchoftheking.com); Jay Watson <[jwatson@stpgov.org](mailto:jwatson@stpgov.org)>; Rykert Toledano <[rtoledano@stpgov.org](mailto:rtoledano@stpgov.org)>; Helen Lambert <[hlambert@stpgov.org](mailto:hlambert@stpgov.org)>; Shannon Davis <[shannondavis@stpgov.org](mailto:shannondavis@stpgov.org)>; Glenn Delatte <[gdelatte@stpgov.org](mailto:gdelatte@stpgov.org)>; Jeff Schoen <[jds@jonesfussell.com](mailto:jds@jonesfussell.com)>  
**Subject:** Little Creek Road - Enter the Right-of-Way (Res. #20-007) Unlimited Work Order

Pastor Randy,

Attached please find an Unlimited Work Order for the Little Creek Road – Enter the Parish Right-of-Way Resolution #20-007.



Should you have any questions, please advise.

Thank you,



**Theodore C. Reynolds, P.E.**

Development Engineer II  
Department of Planning and Development  
**St. Tammany Parish Government**  
21490 Koop Drive, Mandeville, LA 70471  
p: 985.809.7448 e: [tcreynolds@stpgov.org](mailto:tcreynolds@stpgov.org)  
[www.stpgov.org](http://www.stpgov.org)

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## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

March 11, 2024

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

OLD BUSINESS  
*March 18, 2024 Agenda*

Re: Enter Parish R.O.W. Resolution No. 22-043- Request to Enter the Parish Right-of-Way for the unopened portion of Henry Clay Street, Town of Mandeville (UNINCORPORATED)

Honorable Commissioners,

The above referenced resolution was adopted on April 12, 2022. The resolution states "that the petitioner submit all documentation required within ONE (1) year from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission."

As of the date of this letter, our office has not received the required documentation. Since the time has expired for the petitioner to furnish all documentation, the following action is required by the Planning Commission to allow the petitioner to proceed with this project:

ACTION REQUIRED: Extend adoption date to March 18, 2024, thereby extending the ONE (1) year submittal of documentation to March 18, 2025 and the completion date to March 18, 2026.

The petitioner, Mr. Dilso Caetano Concalves, has requested an extension of time to submit required documentation (see attached email dated January 26, 2024).

The Department of Engineering - Development has no objection to this extension.

Sincerely,

A handwritten signature in blue ink, appearing to read "Daniel P. Hill", is written over the typed name and title.

Daniel P. Hill, P.E.  
Director, Department of Engineering

*Attachments: St. Tammany Parish Planning Commission Resolution No. 22-043  
Email dated January 26, 2024 from Mr. Dilso Caetano Goncalves, requesting an extension of one (1) year to submit the required documentation and two (2) years to preform the work*

xc: Honorable Michael Cooper  
Honorable Pat Phillips  
Mr. Ross Liner, AICP, PTP, CFM  
Mr. Jay Watson, P.E.  
Ms. Helen Lambert  
Ms. Maria Robert, P.E.  
Mr. Chris Cloutet, P.E.



Dilso Caetano Goncalves, owner of 2322 Henry Clay St, Mandeville, LA 70448, Asks St Tammany Parish permission to extend the terms of the Resolution Planning Commission Series - 22-043.

A Resolution authorizing Dilso Caetano Goncalves, to enter the PARISH RIGHT-OF-WAY.

The Resolution period to submit the documentation expired on April 12, 2023.

Mr. Goncalves, is asking for an extension for the period to submit the documentation as well an extension to complete the work project.

*Dilso Caetano Goncalves* 01/26/24

**Dilso Caetano Goncalves**  
Property Owner



ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. 22-043

**TITLE: A RESOLUTION AUTHORIZING DILSO CAETANO GONCALVES, TO ENTER PARISH RIGHT-OF-WAY.**

**SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO DILSO CAETANO GONCALVES, 230 SANTOS STREET, MANDEVILLE, LA 70448 OR ASSIGNEES TO ENTER THE PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF HENRY CLAY STREET, TOWN OF MANDEVILLE (UNINCORPORATED) SUBDIVISION, FOR THE PURPOSE OF GAINING ACCESS TO PROPERTY. WARD 4, DISTRICT 10.**

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

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

6. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.
7. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
8. That the petitioner post a Performance Obligation in the amount of \$4,000.00 for a period of one (1) year.
9. That the petitioner agrees to post a Warranty Obligation upon completion of the project in the amount of \$2,200.00 for a period of two (2) years.
10. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual (s) until the time that the access is upgraded to Parish standards and accepted into the Parish's Selective Road Maintenance System.
11. That the petitioner and any assignees agrees to provide maintenance for this access at his/her own expense until such time as the Parish agrees to accept this portion of right of way into the Parish's Selective Road Maintenance System.
12. Petitioner acknowledges and accepts full responsibility for the installation and maintenance of drainage, specifically from the on-site mechanical sewerage treatment plants, on the public right of way he/she seeks permission to enter.
13. That the petitioner agrees to provide the Parish with the necessary drainage and utility servitude along the roadways being constructed.
14. That the petitioner shall submit a copy of the current owner's deed.
15. That the petitioner shall produce proof that the right of way is dedicated to the Parish.
16. That the petitioner shall produce from the U.S. Army Corps of Engineers either: a written statement that the road is not in a wetland area, within the meaning of Section 404 of the Federal "Clean Water Act" or a Section 404 Permit under the Federal "Clean Water Act" authorizing the opening of the portion of the right of way in question.
17. That the petitioner shall submit a site plan of Petitioner's property and the unopened right of way.
18. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE, WARD 4 DISTRICT 10.
19. That the petitioner submit as-built drawings certifying that road is constructed within the Parish right of way.
20. That the petitioner submit all documentation required within ONE (1) year from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission.



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

MOVED FOR ADOPTION BY MR. PATRICK FITZMORRIS, SECONDED BY MR. PHILLIP TRUXILLO; A VOTE THEREON RESULTED IN THE FOLLOWING:

YEA: MR. DAVE DOHERTY, MR. PATRICK FITZMORRIS, MR. TOM SEEGER, MR. PHILLIP TRUXILLO, MS. NELWIN MCINNIS, MR. BERNIE WILLIE, MR. WELDON CRAWFORD, MR. PAUL BARCELONA, MR. CHRIS SMAIL, MR. RONALD RANDOLPH

NAY: N/A

ABSTAIN: N/A

ABSENT: MR. KENNETH RESS

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 12TH DAY OF APRIL, 2022, AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.



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

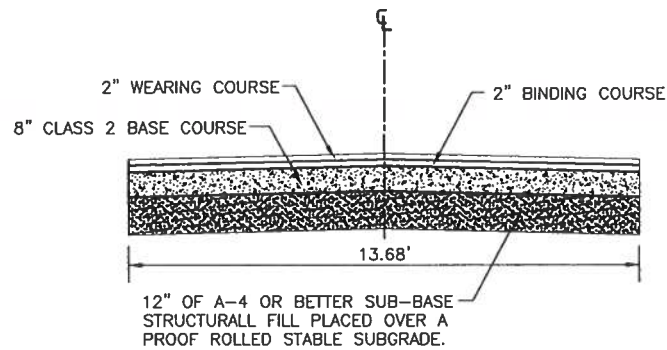
ATTEST:



ROSS P. LINER, AICP, PTP, CFM, SECRETARY  
ST. TAMMANY PARISH PLANNING COMMISSION

Enter R.O.W. Project  
PLANS  
RECEIVED  
02/18/2022  
DEVELOPMENT  
ENGINEERING

ENGINEERING  
REVIEW COPY

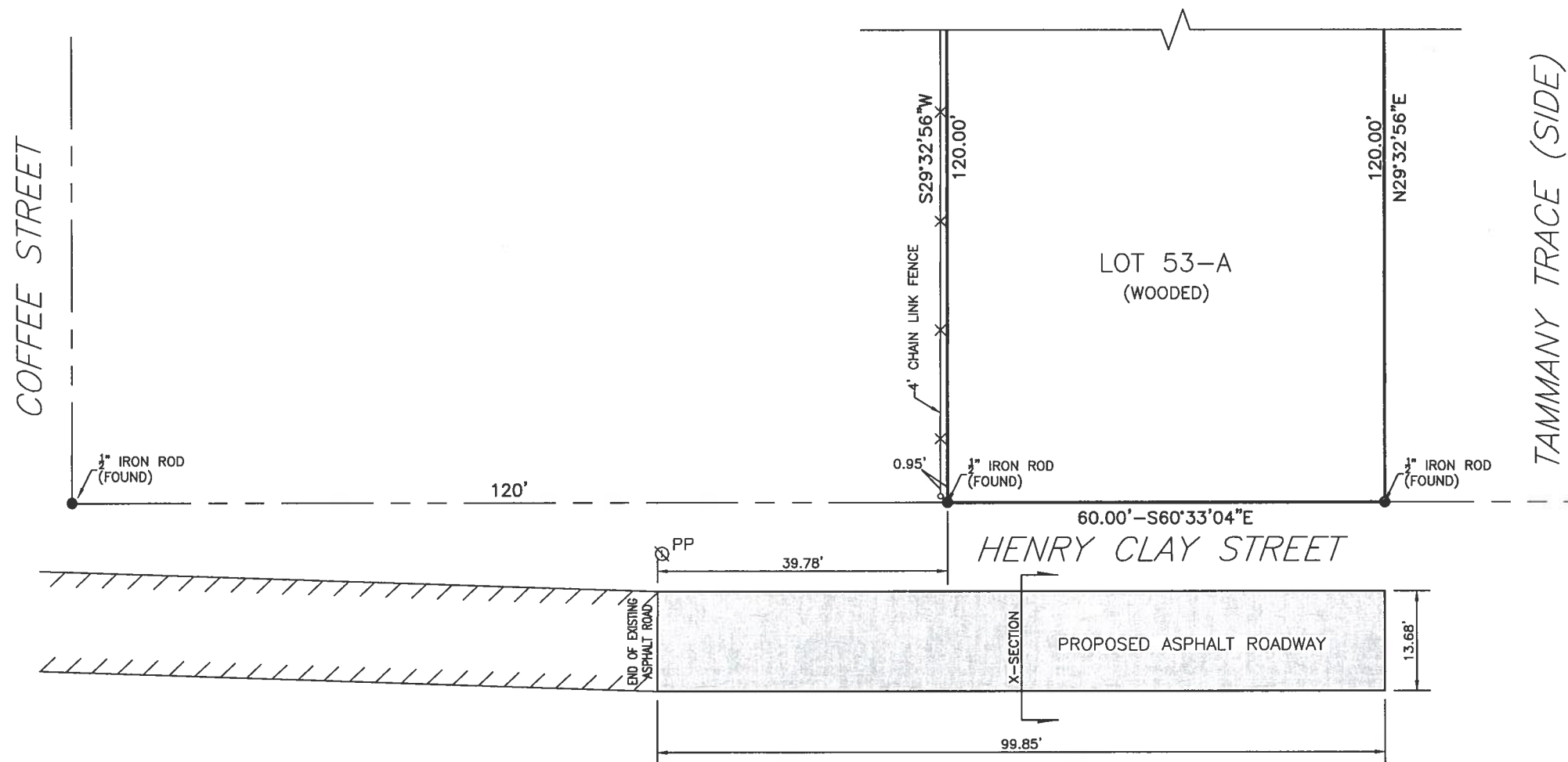


X-SECTION  
SCALE: 1" = 5.0'

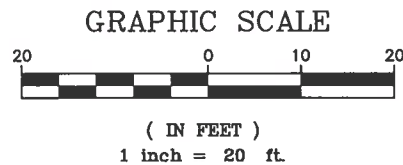
One  
Call before  
you dig.  
1-800-872-6080

NOTE:

1. CONTRACTOR SHALL VERIFY EXACT LOCATION OF UTILITIES PRIOR TO START OF CONSTRUCTION. SHOULD CONFLICT EXIST, CONTRACTOR SHALL CONTACT PROJECT ENGINEER FOR RESOLUTION.



PLAN  
SCALE: 1" = 20'



PROPOSED ROADWAY  
DESIGN

**McKay & Associates, L.L.C.**  
ENGINEERING ~ LAND SURVEYING  
7216 W. Judge Perez Drive, Arabi, LA 70032 (504) 509-7603

REV.	DATE	REVISED	DRAWN

**McKay & Associates, L.L.C.**  
7216 W. Judge Perez Drive  
Arabi, La. 70032  
ph. (504) 509-7603

NOTES

1. ROADWAY MATERIALS SHALL BE FROM APPROVED SOURCES IN ACCORDANCE WITH THE LOUISIANA STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES (LSSRB), LATEST EDITION.
2. MINIMUM ROADWAY SECTIONS FOR LIGHTLY TRAVELED SUBDIVISION STREETS SHALL CONSIST OF THE FOLLOWING:
  - 3.1. FLEXIBLE PAVEMENT.
    - 3.1.1. FOUR INCHES OF ASPHALTIC CONCRETE UNDERLAIN BY EIGHT INCHES OF CLASS II BASE OVER A MINIMUM OF 12 INCHES OF A-4 OR BETTER SUB-BASE STRUCTURAL FILL PLACED OVER A PROOF ROLLED STABLE SUBGRADE.
    - 3.1.2. AN ALTERNATIVE TO THE AGGREGATE BASE AND SUB-BASE, TEN INCHES OF THE SUBGRADE OR FILL MAY BE TREATED WITH CEMENT. OTHERWISE, STRUCTURAL FILL MAY BE PLACED AND TREATED WITH CEMENT. THE APPROPRIATE PERCENT OF CEMENT SHALL BE DETERMINED BY AN APPROVED TESTING LABORATORY AND APPROVED BY THE PARISH DEPARTMENT OF ENGINEERING.



OWNER

DILSO GONCALVES

LOCATION

LOT 53-A, SQUARE 232A  
TOWN OF MANDEVILLE  
ST. TAMMANY PARISH,  
LA

SCALE SHEET NUMBER

AS SHOWN

DATE

2/14/2022

JOB NO.

21-617a



# **NEW BUSINESS**

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# MEMORANDUM



**To:** St. Tammany Parish Council and Administration  
**CC:** Ross Liner, Director of Planning and Development Department  
**From:** Alexandra “Alex” Gelpi Carter, AICP, Desire Line President and CEO  
**Date:** March 11, 2024  
**RE:** **Implementation of the UDC; Next Steps: Housekeeping Text Amendment Study**

---

To support the successful review and interpretation of the **UDC Housekeeping Text Amendment Study**, please find herein a professional assessment of the text amendment process and recommendations currently underway to support local consideration and decision-making.

## ***What is a Housekeeping Text Study?***

As part of the Council’s deliberation and adoption of Part II: The Unified Development Code (UDC) on December 18, 2023, via Ordinance No. 23-5339 (unanimously approved, with 1 absent); there was a decision to avoid continuous delay associated with edits involving over 600 pages of proposed code language. To this effect, the UDC was approved by the Council with the understanding that the Code would become effective July 1, 2024, after a final “housekeeping” study was completed to address any remaining comments, corrections, or clarifications. This was an important step that has saved time, money, and allowed the parish, stakeholders, and the project team to focus efforts on the remaining items and to address inconsistencies in a document that is considered “static,” while also preparing the Parish for UDC implementation on July 1, 2024.

## ***Why is the Housekeeping Study Necessary?***

One main focus of the housekeeping study is to facilitate the resolution of comments provided by stakeholders in late 2023, as well as to address minor edits not yet fully resolved or incorporated. In addition to comments requiring more deliberation and understanding, it is a common practice to find areas of adopted Code that may have been unintentionally amended as part of a comprehensive rewrite and to delay the effective date of implementation in order to address these issues “as the dust settles.”

## ***Engagement***

When conducting a housekeeping study, there is a balance that must be struck with regards to engagement. To this effect, it is not necessary to re-engage everyone—*because 1,000 new issues will arise*. It is more important to deliberately facilitate the discussions needed to resolve (or agree to disagree on) open issues discussed in the final stages of a comprehensive code’s adoption. It is also important to allow a focused workflow, so minute details can be addressed and resolved that may have been overlooked during the comprehensive update. Because engagement efforts are more focused, it is crucial to document and explain changes as deliberately and clearly as possible. To this effect, fully explained, formatted, tracked changed code amendments are included within the staff report, as Attachment A.

## ***Comments and edits***

With regards to comments and edits captured in Attachment A of the staff report: success is measured in compromise; i.e., if everyone feels as though they sacrificed some but also experienced some wins, it’s likely the process was a success. This is an accurate characterization of the Housekeeping study recommendations. The most significant proposed change is a reduction in size and placement of a landscaped buffer (referred to as a “Natural Area Requirement”) surrounding residential subdivisions.

During the course of the UDC’s development, the Natural Area Requirement was a topic that experienced both heightened support by some and disfavor from others. At the December 7 and December 18 Council meetings when

this issue was discussed, Council leadership stressed the need to **compromise and better utilize incentives** to achieve the goals associated with the Natural Area Requirement (i.e. improve the parish's tree canopy, preserve trees, as well as enhance and maintain community character and environmental quality, etc.). While the Natural Area Requirement was reduced from 50' surrounding a residential subdivision (respectively) to 50' along any external, street-facing, subdivision border; parish staff were able to utilize developers' request to consider both increased density and lower impact fees as a predictable tool to preserve more green space, increase connectivity, provide more public and civic spaces, promote development of more housing options, and better ensure a balanced approach to development. The proposed Code essentially aims to establish a new relationship between developers and the community, where if a developer receives a density or impact fee credit, it is in direct response from their provision of additional community benefits above and beyond what is required.

Additional edits and comments were addressed within the UDC Housekeeping study, but all are relatively minor and reflect the spirit of the Natural Area requirement. For example, Ch. 900 – Infrastructure edits clarify a significant number of infrastructure standards to increase predictability and accountability for future development applications, while also requiring recreational amenities. In contrast, difficult and overly burdensome landscaping requirements for tree surveys and tree preservation as part of residential subdivision development were improved with the intent to rely more heavily on Major Subdivision Incentives.

To build public trust around new dynamics proposed in the UDC Housekeeping study, the use of incentives should be monitored, measured, and evaluated as the Code is implemented to ensure density and fee credits are met with meaningful community benefits. Similarly, parish staff should undertake limited and regular UDC training that supports more predictable and consistent Code interpretations, which will help to avoid unnecessary deliberation and support a positive permitting experience for all in the parish—residents and developers alike.

### *Next Steps*

Updates to Part I of the Code of Ordinances. In addition to addressing unresolved comments and edits in Part II: UDC, the project team is actively reviewing and developing an ordinance with Parish Administration to ensure Part I of the Code of Ordinances correctly references and works in alignment with the adopted UDC. While not in the purview of the Planning and Zoning Commission, the Council will be presented with both the Housekeeping study (and its accompanying ordinance), as well as an ordinance that addresses alignment with Part I.

Planned Unit Developments (PUD). Despite much debate, it is important to note that no changes are being proposed to the Planned Unit Development District at this time. It remains adopted as a zoning district, processed like a major subdivision application in three phases, that allows flexibility in proposed development patterns provided the proposal includes a mix of uses, demonstrates innovative planning and development techniques, and does not represent a development pattern that would otherwise be permitted in another zoning district in the UDC. Proposed amendments to the PUD require separate focus and attention, and training and preparation for the implementation of the UDC in July is the priority item to support next steps.

It has been a pleasure working in partnership with the Parish Council, Planning and Zoning Commission, Parish Administration, stakeholders and the public to advance this project. Thank you for the continued opportunity to support St. Tammany Parish. Should you be interested in more detail, the staff report is forthcoming and will provide a more detailed overview of all proposed changes to the UDC.

Sincerely,



Alexandra G. Carter  
President & CEO, Desire Line LLC  
P: 504-388-0482  
E: [AlexGelpiCarter@Desire-Line.com](mailto:AlexGelpiCarter@Desire-Line.com)  
[www.Desire-Line.com](http://www.Desire-Line.com)



# TEXT STUDY STAFF REPORT

Unified Development Code



# PLANNING & DEVELOPMENT

Ross Liner  
Director

MICHAEL B. COOPER  
PARISH PRESIDENT

985-898-2529

21454 Koop Drive, Suite 1B, Mandeville, LA 70471

stpgov.org/planning

**Study Title:** UDC: Phase 2 – “Housekeeping” Text Amendments

**Public Notice:** 2/21/2024; 2/28/2024; 3/6/2024

**Purpose:** To address public comments, improve Code Administration, make minor changes and corrections, and clarify the St. Tammany Parish Code of Ordinances: Part II Unified Development Code (UDC), which was adopted on December 18, 2023, via Ordinance No. 23-5339 prior to its effective date on July 1, 2024.

**Planning Commission Hearing:** 3/18/2024

Recommendation: Approved

**Zoning Commission Hearing:** 3/18/2024

Recommendation: Approved

**Parish Council:**

Recommendation:

**Location:** Parishwide

## FINDINGS

1. *Context.* To improve land management in St. Tammany Parish, the Parish Council adopted Part II: The Unified Development Code (UDC) on December 18, 2023, via Ordinance No. 23-5339 (unanimously approved, with 1 absent), to streamline, simplify, and improve overall code navigation and to reduce permitting confusion, remove redundancy, and align parish procedures. This work addressed much needed policy amendments, procedural clarification, code reorganization, as well as updates that provided regulation consistency with regards to code terminology, references, and formatting.
2. *Remaining Comments.* As part of the UDC development process, stakeholder meetings were conducted over more than a 6-month period, and the draft UDC was made available for online comment from March to October 2023. Comments received (having consensus) were incorporated into the proposed UDC and presented to the Planning Commission and Parish Council in late 2023. As part of this process, tracked changes of all edits were posted publicly and continuously highlighted in documents to elevate where changes were being made in comparison to documents posted in March 2023. In meetings in December 2023, stakeholders commented that more time was required to fully appreciate how, when, and if their comments were incorporated as requested.<sup>1</sup> This stakeholder feedback and the associated comments are the focus of this housekeeping study, with additional corrections and references updated to support UDC implementation in July 2024.
3. *Engagement.* In January and February, parish staff completed review of the adopted UDC to isolate additional edits or changes, met with the Parish Council to discuss the Housekeeping process, and conducted a series of meetings with stakeholders to discuss comments, deliberate over resolution, and ultimately reach consensus on proposed changes presented herein.
4. *Comment Summary.*
  - a. *Requirement of a 50' Natural Area or managed buffer around residential subdivisions.* While supported by the general public and parish staff to preserve and support natural areas, tree canopy, wildlife habitat, and drainage; commentors in late 2023 claimed this natural buffer would become inaccessible greenspace, fire hazards, or dead zones. They suggested reducing this area to only the front of a development along an external road, that it count towards greenspace requirements, and that utilities be permitted within this area. See No. 5 below “Policy decisions” for more detail on the outcome of these deliberations.
  - b. *Planned Unit Developments (PUD).* The PUD is a zoning district that requires: (1) a mix of uses (residential and commercial), (2) at least 30 acres of proposed development, and (3) a demonstrated innovative planning technique not otherwise permitted in zoning districts of the UDC. Commentors in late 2023 advised that—as adopted—the UDC would eliminate PUDs in the parish and suggested to control density by: (1) capping

<sup>1</sup> Refer to Attachment B – Letter from St. Tammany Chamber of Commerce

the number of lots per acre on residential zoned areas of PUDs to 3 single-family lots per acre and (2) reducing the required minimum acreage from 30 to 10 acres. See No. 5 “Policy decisions” for more detail on the outcome of these deliberations. No change is proposed to the PUD requirements in the UDC at this time.

- c. *Building and height restrictions.* Commentors in late 2023 correctly pointed out inconsistencies in height and maximum building sizes in the Planned Business Campus District (PBC). Such changes are incorporated in proposed recommendations.
- d. *Contiguous, substandard lot regulations.* Commentors in late 2023 requested these standards be reincorporated into the UDC to promote housing affordability and address long-standing site constraints for lots subdivided before the Code of Ordinances was adopted. Such changes are incorporated in proposed recommendations.
- e. *Major Subdivisions.* Commentors in late 2023 requested redefining what constitutes a “Major Subdivision” and their associated requirements be applicable for developments over 100 lots, not 25. No change is proposed to increase the size of a Major Subdivision in the parish as part of this Study.
- f. *Tree Surveys.* Commentors in late 2023 requested reducing the requirement for tree surveys and tree preservation efforts for Major Subdivisions because of the impracticality of preserving trees when utilizing fill. These changes have been reasonably incorporated; see No. 5 “Policy decisions” for more detail on the outcome of these deliberations.
- g. *12-month probation period if performing work without a permit or work order.* Commentors advised that a 12-month probation period was severe and requested a fine or similar penalty that was less likely to put local businesses out of work. Fines for the first and second penalty have been incorporated, but a probation period is maintained for the third offense to avoid a “pay to cut” approach for those willing to pay a fine.
- h. *Greenspace requirements.* Commentors requested that the Greenspace requirements for a Major Subdivision be partially met by the proposed Natural Area requirement. See No. 5 “Policy decisions” for more detail on the outcome of these deliberations.
- i. *4’ paved shoulders.* Commentors requested removal of a perceived requirement for 4’ paved shoulders on uncurbed roadways due to increased costs and runoff. This issue was resolved by clarifying graphics in Ch. 900 and confirming that neither the old Code, nor the UDC, require paved 4’ shoulders on uncurbed roadways.
- j. *Directional drilling.* Commentors requested directional drilling under roadways be allowed to be uncased as per DOTD standards. Such changes are incorporated in proposed recommendations.
- k. *Traffic Impact Analysis (TIA).* Commentors requested UDC standards be consistent with DOTD standards. Parish staff have demonstrated the UDC’s TIA alignment with DOTD standards. No change is proposed to the TIA requirements as part of this Study.

## 5. *Policy decisions.*

Proposed **Incentives for Major Subdivisions** (shown below as an excerpt from proposed text changes) became a consensus building point in early 2024 deliberations. Through the implementation of such incentives, tree survey and natural area requirements were reasonably reduced to reflect a policy decision to more proactively incentivize community benefits through credits that allow reductions in lot area and impact fees.

With the implementation of Major Subdivision Incentives, the Parish aims to leverage developers desire to reduce impact fees and lot area to construct more sidewalks, develop more green space, dedicate more civic and public spaces, increase housing choices, and improve connectivity to reduce long-term traffic, congestion, and enhance public health. To maximize the effectiveness of proposed major subdivision incentives, allowances for waivers are removed to reduce lot width and area, and a new Greenspace requirement for active recreational amenities has been included in the code for PUDs and major subdivisions involving 25 lots or more.



**Exhibit 600-3-3 Incentives for Major Subdivisions.**

PROVISION	INCENTIVE	THRESHOLD / CLARIFICATIONS
Additional Natural Area Preserved	Either a 5 percent decrease in minimum lot width or area <u>or</u> 5 percent credit on the total impact fee for every 5 percent of additional natural area preserved.	<ul style="list-style-type: none"> <li>Only additional natural area beyond that which is required can count towards the incentive.</li> <li>No more than 20 percent of the total impact fees assessed for the subdivision may be credited.</li> <li>Both lot width/area and impact fee incentives may be applicable for a maximum of 20 percent lot width or area reduction and 20 percent credit towards impact fees.</li> </ul>
Internal Subdivision Street Canopy	5 percent decrease in minimum lot width or area for every 2,000 linear feet of internal streets planted with 1 Class A or 1 Class B tree per every 30 ft.	<ul style="list-style-type: none"> <li>Preserved trees contributing to the internal subdivision canopy can count towards the incentive, provided they meet minimum requirements associated with “Tree Preservation Credit” - Section 600-3.3(D)(1).</li> <li>All sections of roadway or areas planted with street trees associated with this incentive must be dedicated and maintained by the HOA and include an irrigation plan.</li> </ul>
Sidewalk Construction	10 percent decrease in minimum lot width or area when sidewalks are provided throughout at least 50 percent of the subdivision.	<ul style="list-style-type: none"> <li>Maximum 10 percent credit.</li> <li>50 percent of the subdivision includes all internal roads having sidewalks on one side constructed in accordance with the requirements of this UDC.</li> </ul>
Dedication of Public Space for Civic and/or Recreational Use	15 percent decrease in minimum lot width or area for dedication of space 3x the average lot area in the proposed subdivision.	<ul style="list-style-type: none"> <li>Maximum 15 percent credit.</li> <li>Examples of dedicated public space for civic and/or recreational uses includes providing land to accommodate a police station, library, fire station, post office, church, ballfield, playground, or similar use that is available for use by all residents of St. Tammany.</li> <li>Average lot area in the proposed subdivision shall be calculated using the mean average, not median or mode methods.</li> </ul>
Provision of Housing Choice Options	15 percent decrease in minimum lot width or area when at least 10 percent of units provided are not single-family dwellings.	<ul style="list-style-type: none"> <li>Maximum 15 percent credit.</li> <li>Provision of housing choice options includes development of multi-family, duplexes, condos, and/or townhomes.</li> <li>When the calculation of 10 percent of units results in less than 1 unit, a duplex will satisfy this requirement.</li> <li>When 10 percent results in fraction of a unit (i.e. 1.3 units), the applicant shall round up to the next whole number to be eligible for this incentive.</li> </ul>

Increasing Connectivity via Pedestrian Ways, Open Space, and Internal Streets	5 percent decrease in minimum lot width or area when at least 3 connections are demonstrated in plans.	<ul style="list-style-type: none"> <li>Maximum 5 percent credit.</li> <li>Connections must link the proposed subdivision to adjacent areas, such as to existing subdivisions, commercial areas, recreational amenities, or Natural Areas.</li> <li>Connections can be established via:               <ol style="list-style-type: none"> <li>(1) Sidewalks, where sidewalks must meet the minimum requirements of this UDC and be at least 25 percent the total length of interior streets to qualify as a connection.</li> <li>(2) Streets, where only proposed connections to streets that are external to the proposed subdivision qualify as a connection. A maximum 2 street connections can count towards this credit.</li> <li>(3) Open spaces or Natural Areas that are strategically placed abutting existing Natural Areas on adjacent sites.</li> </ol> </li> <li>Proposed connections that are internal to the proposed subdivision and do not provide increased connectivity to surrounding areas do not qualify for this incentive.</li> </ul>
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- Edits and clarification.* In addition to addressing comments from late 2023, this housekeeping study includes minor amendments throughout the UDC that were not fully incorporated or require correction to support Code consistency. These are described in detail within the recommendation section of this report and in **Attachment A**.
- Task alignment.* While outside of the Planning and Zoning Commissions' authority, the effort to implement the UDC beginning July 1, 2024 also requires all references and requirements in Part I of the Code of Ordinances to correctly align with the recently adopted UDC. A separate ordinance is being prepared to this effect and will be made available to the Planning and Zoning Commission for reference as part of the Council's review and decision-making on this Study in the Spring.

**CONSISTENCY WITH THE COMPREHENSIVE PLAN:** This Text Study advances the Comprehensive Plan Goals and Objectives, specifically Land Use and Development Goals and Strategies: Goal 2 – Policy 2, which reads “The Unified Development Code and Subdivision Ordinances shall be updated continuously to reflect updated Comprehensive Plan goals, policies, and strategies.”

**RECOMMENDATION:** Update Part II: Unified Development Code consistent with Parish Administration, Parish Council, the Planning and Zoning Commission, public and stakeholder feedback, and best planning and engineering practices—to address remaining comments presented to the Parish Council in December 2023 (as deliberated and resolved in February and March of 2024), as well as to make minor changes and corrections, in order to best prepare for and support successful UDC implementation in July 2024. Proposed changes are summarized below and detailed in **Attachment A**:

#### CHAPTER 100 – ADMINISTRATION

- Amend Sec. 100-3.1 Commission Generally, to revert to the original representation of St. Tammany Parish on the Regional Planning Commission (prior to UDC adoption) and better reflect current practice, where the Parish President and two members of the Parish Council are members of the Regional Planning Commission.
- Amend Sec. 100-5 Definitions, to clarify that a Short Term Rental is a commercial use, to add a definition of Plantable Soil, and to renumber as needed.

#### CHAPTER 200 - PROCEDURES



3. Amend Sec. 200-3.5 Development Plan Review, to add more specific site plan requirements and better support UDC administration.
4. Amend Sec. 200-3.8 Land Clearing Applications, to clarify that a tree survey for land clearing permits for residential subdivisions is not required, not including duplexes or multi-family developments.

CHAPTER 300 – BUILDINGS AND CONSTRUCTION *(no changes)*

CHAPTER 400 – ZONING

5. Amend Sec. 400-2 Residential Zoning District Regulations to include references to minimum lot area requirements associated with legal nonconforming lots, specifically the contiguous lot regulations, and renumber as needed.
6. Amend Sec. 400-2.3 Two Family Residential Districts, to make wording consistent with similar districts regarding the prohibition of commercial uses.
7. Amend Sec. 400-2.4 Multiple-Family Residential Districts, to make wording consistent with similar districts regarding the prohibition of commercial uses.
8. Amend Sec. 400-3.1 Commercial Zoning Districts and Uses Established, to: (1) add multiple family to the list of permitted uses in HC-2, HC-2A, and HC-3 Highway Commercial Districts; (2) increase maximum building size for PBC Planned Business Campus District; (3) increase the maximum height in PBC Planned Business Campus District; (4) add a maximum building size for HC-3 and HC-4 Highway Commercial Districts; and (5) renumber as needed.
9. Amend Sec. 400-3.4 Planned Business Campus District, to: (1) increase maximum building size, (2) increase maximum building height, and (3) renumber as needed.
10. Amend Sec. 400-3.5 Highway Commercial Districts, to add Dwelling, Multiple Family to the list of permitted uses in HC-2, HC-2A and HC-3 Highway Commercial Districts and to renumber as needed.
11. In Chapter 400 – Zoning, amend Sec. 400-3.5 Highway Commercial Districts to add a maximum building size for HC-3 and HC-4 Highway Commercial Districts and to renumber as needed.
12. Amend Sec. 400-4 Specialized Zoning District Regulations to remove the building size requirement from the CBF-1 Community-Based Facilities District.
13. Amend Sec. 400-5.1 Industrial Zoning Districts and Uses Established, to add an effective date (e.g.; July 1, 2024) for the prohibition of residential uses within the I-1 Light Industrial and Warehouse District.
14. Amend Sec. 400-8 Use Standards, to remove the reference to solar energy systems located in Historic Districts, and to renumber as needed.
15. Amend Sec. 400-7 Overlay Districts, specifically the Planned Corridor District to reincorporate standards that limit hours of operation within the Planned Corridor District for commercial uses abutting residential uses; and renumber as needed.

CHAPTER 500 – NONCONFORMITIES

16. Amend Sec. 500-2.1(A) to add a reference to procedures and requirements associated with the subdivision of substandard lots of records in Sec. 800-5.2; (2) reincorporate, clarify, and streamline regulations for contiguous lots of record; and (3) renumber as needed.

CHAPTER 600 – GENERAL DEVELOPMENT STANDARDS

17. Amend Sec. 600-3.1 Generally, to reduce and clarify requirements for managed buffer areas (specifically the 50-foot natural area requirement) and to remove the requirement to submit a tree survey for land clearing permits for residential subdivisions, not including duplexes or multi-family developments.
18. Amend Sec. 600-3.2 Land Clearing Standards, to: (1) clarify and reduce square footage requirements for natural areas; (2) add incentives for major subdivisions that encourage the preservation of additional natural areas, preservation and development of internal subdivision street canopies, and the development of sidewalks, active

public spaces and uses, and more housing choices; (3) clarify qualifications, required trees, and soil conditions for replanting plans; and (4) update graphics to reflect changes.

19. Amend Sec. 600-3.3 Tree Preservation and Mitigation, to: (1) remove the requirement for preparation and submittal of a tree survey for minor and major residential subdivisions, which reflects the approach of promoting such preservation through Major Subdivision Incentives; (2) clarify when hard fencing is required to protect existing trees and tree canopy preserved as part of Major Subdivision Incentives; (3) correct an outlier 6" caliper tree that should read 8;" (4) clarify replanting activities must take place in plantable soil; and (5) renumber as needed.
20. Amend Sec. 600-3.4 Landscape Regulations, to: (1) remove reference to a licensed Louisiana horticulturalist regarding preparation of landscape plans; (2) add language that clarifies all landscaped areas must be planted in plantable soil; (3) increase the number of required canopy trees from 4 to 6 in the street planting area; (4) increase and clarify requirements for vegetation provided along the banks of retention ponds; and (5) update graphics and renumber as needed.
21. Amend Sec. 600-5.1 Parking Requirements, to: (1) clarify short-term rentals are a commercial use, (2) remove tourist homes as a use, and (3) clarify parking space requirements for restaurants and amusement establishments.

#### CHAPTER 700 – COASTAL MANAGEMENT (no changes)

#### CHAPTER 800 – SUBDIVISION REGULATIONS

22. Amend Sec. 800-1.1 General Provisions, to: (1) update and clarify increased fines for failure to obtain a permit or work order before conducting site work, followed by a probation period after a third violation; (2) clarify applicants accountability related to failure to obtain a work permit; (3) align exhibit naming conventions; and (4) renumber as needed.
23. Amend Sec. 800-1.2 Rights of Appeal, to align exhibit naming conventions.
24. Amend Sec. 800-2.1 Generally, to align exhibit naming conventions.
25. Amend Sec. 800-3 Major Subdivisions, specifically subsection 800-3.1 Generally, to remove the option to reduce lot area and width through an approved Planning and Zoning Commission waiver to better facilitate community benefits through the application of Major Subdivision Incentives.
26. Amend Sec. 800-3.5 As Built Plan Approval and Warranty Obligation, to require a statement be added to As Built Plans and each title or deed that acknowledges the entity responsible for providing and maintaining Native Canopy Trees in accordance with Sec. 600-3.4.
27. Amend Sec. 800-5 Dormant Subdivisions, to correct the title and include Legal Nonconforming Subdivisions.
28. Amend Sec. 800-5.2 Legal Nonconforming Subdivisions, to clarify legal nonconforming lots must connect to central sewer and water services.

#### CHAPTER 900 – INFRASTRUCTURE

29. Amend Sec. 900-2.3 Lot Standards, to clarify greenspace requirements and include new active recreation amenities within the required greenspace for newly created or extended subdivisions or PUDs with more than 25 lots. Add language to require all lots within newly created or extended subdivisions or PUDs with more than 25 lots provide a minimum of one planted tree within the front yard of each lot based on the average width of the properties within the subdivision.
30. Amend Sec. 900-3.2 General Planning and Layout Requirements for Streets, to: (1) replace Exhibit 900-3-2 to only require one 12 ft. ingress and reduce the radius requirement for dead-end streets; (2) replace Exhibit 900-3-4 to detail a 10 ft. wide minimum utility servitude and details within the 50 ft. wide right-of-way.
31. Amend Sec. 900-3.3 Street Design Requirements to replace Exhibit 900-3-6, Exhibit 900-3-7, Exhibit 900-3-8, Exhibit 900-3-9, Exhibit 900-3-10, Exhibit 900-3-11, Exhibit 900-3-12, Exhibit 900-3-13, Exhibit 900-3-14, Exhibit 900-3-15, and Exhibit 900-3-16 to: (1) correct inconsistencies between right-of-way widths, (2) remove minimum ditch bottom widths, (3) depict utilities on the cross sections, and (4) to renumber as needed.
32. Amend Sec. 900-3.7 Access, to specify procedures regarding cross-access agreements.



33. Amend Sec. 900-3.9 Traffic Signs and Control Devices, to align exhibit naming conventions.
34. Amend Sec. 900-5 Bikeway and Trails, to align exhibit naming conventions.
35. Amend Sec. 900-7.6 Construction Criteria Potable Water Systems, to correct a typo in the section name and address procedures and standards for directional drilling.
36. Amend Sec. 900-8.8 Construction Criteria for Sewerage Systems, to address procedures and standards for directional drilling.

**ATTACHMENT A**  
**PROPOSED AMENDMENTS**  
**TO**  
**PART II: UNIFIED DEVELOPMENT CODE**  
**ST. TAMMANY CODE OF ORDINANCES**  
*(anticipated UDC effective date: July 1, 2024)*



**Proposed Changes Key:****Blue and Bold Text** – Added Text~~Red and strikethrough text~~ - Deleted Text

Proposed amendments to St. Tammany Parish’s Code of Ordinances, Part II - Unified Development Code, include the following:

1. **In Chapter 100 – Administration, amend Sec. 100-3.1 Commission Generally, to revert to the original representation of St. Tammany Parish on the Regional Planning Commission (prior to UDC adoption) and better reflect current practice, where the Parish President and two members of the Parish Council are members of the Regional Planning Commission, to read as follows:**

SEC. 100-3.1 COMMISSION GENERALLY.

**D. Membership.**

\* \* \*

7. The 5 members from the Parish of St. Tammany shall include the following:

- a. **The Parish President;** ~~The Parish President shall appoint or designate any other member of the Parish Council in his stead to serve on, attend, or otherwise participate in his stead. The appointment or designation by the Parish President of a councilmember may be made without the need of parish ordinance or resolution. In the event the Councilmember does not desire to attend or participate, then the Parish President may appoint or designate any person other than a Parish Councilmember in his stead to serve, attend or participate without further approval or ratification by the Parish Council;–~~
- b. Two members **of the St Tammany Parish Council** ~~who must otherwise hold elected or appointed office in the parish~~, provided same is not otherwise prohibited by law, to be appointed by the Parish Council;

\* \* \*

2. **In Chapter 100 – Administration, amend Sec. 100-5 Definitions, to clarify that a Short Term Rental is a commercial use, to add a definition of Plantable Soil, and to renumber as needed, to read as follows:**

SEC. 100-5. – DEFINITIONS.

\* \* \*

*Commercial.* A land use or other activity involving the sale of goods or services for financial gain **including, without limitation, Short Term Rentals.**

\* \* \*

*Planned Unit Development.* A Planned Unit Development (PUD) is a zoning designation intended to create a built environment superior to that which is accomplished through conventional zoning districts and development standards. A PUD District is authorized by Parish Council Ordinance pursuant to the process outlined in **Chapter 200** of the UDC.

***Plantable soil.* Topsoil that contains organic material; is prepared with the intent to support vegetative growth and through the removal of rock, gravel, construction debris, and roots (as applicable); and is not primarily composed of inorganic matter (sand, silt and clay).**

*Plant Material.* Any plant including trees, vines, shrubs, Ground Covers and annuals or vegetation of any size, species, or description.

\* \* \*

*Short Term Rental.* A dwelling unit rented by guests for a period of less than 30 days. A short-term rental involves any establishment or person engaged in the **commercial** business of furnishing one or more sleeping rooms, cottages, cabins, or any other similar lodging to transient guests in a location including but not limited to a house, apartment, condominium, camp, cabin, or other building structure used as a residence. **A Short-Term Rentals is a nonresidential commercial use, not a residential use.**

\* \* \*

### Exhibit 100-~~13~~16 Yard Types Illustration.

\* \* \*

3. In Chapter 200 – Procedures, amend Sec. 200-3.5 Development Plan Review, to add more specific site plan requirements and better support UDC administration, to read as follows:

SEC. 200-3.5 DEVELOPMENT PLAN REVIEW.

#### B. Submittal Requirements.

1. All applications shall be filed with the Department of Planning and Development in accordance with the requirements of **Sec. 200-2.B** of this chapter and reviewed for completeness.
2. **Development Plan Review applications include submittal of a site plan with the following information clearly illustrated:**
  - a. **The project title;**
  - b. **Project planner and developer identified by name;**
  - c. **Boundaries of the property involved;**
  - d. **Plat with scale, date, north arrow, and general vicinity map illustrating existing land uses within 500 feet of the proposed development;**
  - e. **All existing physical site features including streets, buildings, watercourses, easements, parking spaces, service bays and loading areas, sidewalks, and signs.**
  - f. **Parking layout indicating the number of required and proposed parking spaces; the location of ingress, egress and access streets; the location of pedestrian and vehicular ways; and the proposed site circulation patterns indicating the movement of pedestrians, goods and vehicles.**
  - g. **A landscape plan detailing the total square footage of landscaping; the type, size and number of plants proposed; location of existing trees to be preserved; the location and dimensions of proposed planting beds, barrier curbs, sight triangles, fences, buffers and screening; and the elevation of all fences and type of materials to be used.**
  - h. **Table indicating the maximum permitted square footage of each land use and the proposed square footage of each land use within the property involved.**
  - i. **The proposed height and setback of all buildings or structures;**



- j. The location, dimensions, area, type of materials and elevations of all proposed signs and support structures;
  - k. Location of trash disposal system and details on proposed screening, including type, height and elevation of proposed dumpsters and fencing;
  - l. Site lighting illustrating the location, number, type, height and materials of fixtures;
  - m. Approved drainage plan by the Department of Engineering;
  - n. Utility Plan; and
  - o. If the proposed development proposed in phases, the application must indicate the project schedule, including the following minimum details:
    - i. The project phasing order;
    - ii. The approximate construction start date of each project phase;
    - iii. The infrastructure and on-site improvements that will be included in each phase delineated for the development, including but not limited to service areas, access drives, parking, landscaping, buildings, and other structures; and
    - iv. If phasing is not proposed at the time a Development Plan Review application is submitted, the project shall be reviewed as a single development review request and future phases involving the same of property must go through a separate development plan review when or if changes are proposed in the future.
4. In Chapter 200 – Procedures, amend Sec. 200-3.8 Land Clearing Applications, to clarify that a tree survey for land clearing permits for residential subdivisions is not required, not including duplexes or multi-family developments, to read as follows:

SEC. 200-3.8 LAND CLEARING APPLICATIONS.

\* \* \*

**B. Submittal Requirements.**

- 1. All applications shall be filed with the department of planning and development in accordance with the requirements of **Sec. 200-2.B** of this chapter and reviewed for completeness.
  - 2. In addition to the information required on parish-provided application forms, the land clearing application must include the following attachments:
    - a. Recorded boundary survey, with legal description.
    - b. Tree survey showing all live oaks and cypress 18 inches in caliper or larger **for commercial development, including multi-family and duplex developments over 0.5 acres.**
- \* \* \*
5. In Chapter 400 – Zoning, amend Sec. 400-2 Residential Zoning District Regulations to include references to minimum lot area requirements associated with legal nonconforming lots, specifically the contiguous lot regulations, and to renumber as needed, to read as follows:

SEC. 400-2 RESIDENTIAL ZONING DISTRICT REGULATIONS.

\* \* \*

## SEC. 400-2.2 SINGLE FAMILY RESIDENTIAL DISTRICTS.

**A. E Estate Residential District.**

\* \* \*

4. *Site and structure provisions.*

\* \* \*

e. *Rear yard.* There shall be a rear yard having a depth of not less than 25 feet.

f. ***Legal nonconforming lots of record. For applications meeting all minimum requirements described in Sec. 500-2.1 Legal Nonconforming Lots, contiguous lot regulations may apply and result in a limited decrease in lot area requirements to mitigate long-standing site development constraints.***

***g.*** *Maximum lot coverage.* The lot coverage of all principal and accessory buildings on a lot shall not exceed 50 percent of the total area of the lot.

\* \* \*

**B. R-1 Rural Residential District.**

\* \* \*

4. *Site and structure provisions.*

\* \* \*

b. *Minimum area regulations.*

\* \* \*

iv. *Rear yard.* There shall be a rear yard having a depth of not less than 25 feet.

v. ***Legal nonconforming lots of record. For applications meeting all minimum requirements described in Sec. 500-2.1 Legal Nonconforming Lots, contiguous lot regulations may apply and result in a limited decrease in lot area requirements to mitigate long-standing site development constraints.***

c. *Maximum lot coverage.*

\* \* \*

**C. R-2 Rural Residential District.**

\* \* \*

4. *Site and structure provisions.*

\* \* \*

b. *Minimum area regulations.*

\* \* \*

iv. *Rear yard.* There shall be a rear yard having a depth of not less than 25 feet.

v. ***Legal nonconforming lots of record. For applications meeting all minimum requirements described in Sec. 500-2.1 Legal Nonconforming Lots, contiguous lot regulations may apply and result in a limited decrease in lot area requirements to mitigate long-standing site development constraints.***



- vi. ~~h.~~ Maximum lot coverage.** The lot coverage of all principal and accessory buildings on a lot shall not exceed 50 percent of the total area of the lot.

\*            \*            \*

**D. L-1 Large Lot Residential District.**

\*            \*            \*

4. *Site and structure provisions.*

\*            \*            \*

- e. *Rear yard.* There shall be a rear yard having a depth of not less than 25 feet.

- f. ***Legal nonconforming lots of record. For applications meeting all minimum requirements described in Sec. 500-2.1 Legal Nonconforming Lots, contiguous lot regulations may apply and result in a limited decrease in lot area requirements to mitigate long-standing site development constraints.***

- g. ~~f.~~ Maximum lot coverage.** The lot coverage of all principal and accessory buildings on a lot shall not exceed 60 percent of the total area of the lot.

\*            \*            \*

**E. L-2 Large Lot Residential District.**

\*            \*            \*

4. *Site and structure provisions.*

\*            \*            \*

- e. *Rear yard.* There shall be a rear yard having a depth of not less than 25 feet.

- f. ***Legal nonconforming lots of record. For applications meeting all minimum requirements described in Sec. 500-2.1 Legal Nonconforming Lots, contiguous lot regulations may apply and result in a limited decrease in lot area requirements to mitigate long-standing site development constraints.***

- g. ~~f.~~ Maximum lot coverage.** The lot coverage of all principal and accessory buildings on a lot shall not exceed 60 percent of the total area of the lot.

\*            \*            \*

**F. S-1 Suburban Residential District.**

\*            \*            \*

4. *Site and structure provisions.*

\*            \*            \*

- e. *Rear yard.* There shall be a rear yard having a depth of not less than 25 feet.

- f. ***Legal nonconforming lots of record. For applications meeting all minimum requirements described in Sec. 500-2.1 Legal Nonconforming Lots, contiguous lot regulations may apply and result in a limited decrease in lot area requirements to mitigate long-standing site development constraints.***

- g. ~~f~~ Maximum lot coverage.** The lot coverage of all principal and accessory buildings on a lot shall not exceed 60 percent of the total area of the lot.

\* \* \*

#### **G. S-2 Suburban Residential District.**

\* \* \*

##### **4. Site and structure provisions.**

\* \* \*

- e. *Rear yard.* There shall be a rear yard having a depth of not less than 25 feet.
- i. *Standard requirement.* There shall be a rear yard having a depth of not less than 25 feet.
- ii. *Special requirement.*
- (A) *Lakeview Drive, Slidell.* Except as provided in Sec. 400-2.2.G.4.e.ii.B below, all properties fronting the south side of Lakeview Drive shall adhere to the standard rear yard requirements and, in addition, shall not extend the distance of the primary structure on the property more than 135 feet lakeward of the front property line adjacent to the Lakeview Drive right-of-way.
- (B) All properties with road frontage along Lakeview Drive where any portion of said frontage is within 700 feet of the eastern right-of-way of U.S. Highway 11 may have a primary structure located beyond the setback provided for in Sec. 400-2.2.G.4.e.ii.A above, except that no primary structure shall be located more than 350 feet from the front property line.
- f. ***Legal nonconforming lots of record. For applications meeting all minimum requirements described in Sec. 500-2.1 Legal Nonconforming Lots, contiguous lot regulations may apply and result in a limited decrease in lot area requirements to mitigate long-standing site development constraints.***
- g. ~~f~~ Maximum lot coverage.** The lot coverage of all principal and accessory buildings on a lot shall not exceed 60 percent of the total area of the lot.

\* \* \*

#### **SEC. 400-2.3 TWO-FAMILY RESIDENTIAL DISTRICTS.**

##### **A. TF Two-Family Residential District.**

\* \* \*

##### **4. Site and structure provisions.**

\* \* \*

- e. *Rear yard.* There shall be a rear yard having a depth of not less than 25 feet.
- f. ***Legal nonconforming lots of record. For applications meeting all minimum requirements described in Sec. 500-2.1 Legal Nonconforming Lots, contiguous lot***



**regulations may apply and result in a limited decrease in lot area requirements to mitigate long-standing site development constraints.**

- g. ~~f~~** *Maximum lot coverage.* The lot coverage of all principal and accessory buildings on a lot shall not exceed 50 percent of the total area of the lot.

\* \* \*

#### SEC. 400-2.4 MULTIPLE-FAMILY RESIDENTIAL DISTRICTS.

##### A. M-L Low Multiple-Family District.

\* \* \*

4. *Site and structure provisions.*

\* \* \*

- c. *Required yards.*

\* \* \*

- d. ***Legal nonconforming lots of record. For applications meeting all minimum requirements described in Sec. 500-2.1 Legal Nonconforming Lots, contiguous lot regulations may apply and result in a limited decrease in lot area requirements to mitigate long-standing site development constraints.***

- e. ~~f~~** *Maximum lot coverage.* The lot coverage of all principal and accessory buildings on a lot shall not exceed 50 percent of the total area of the lot.

\* \* \*

##### B. M-M Medium Multi-Family Residential District.

\* \* \*

4. *Site and structure provisions.*

\* \* \*

- c. *Required yards.* ~~Minimum area regulations.~~

\* \* \*

- d. ***Legal nonconforming lots of record. For applications meeting all minimum requirements described in Sec. 500-2.1 Legal Nonconforming Lots, contiguous lot regulations may apply and result in a limited decrease in lot area requirements to mitigate long-standing site development constraints.***

- e. ~~f~~** *Maximum lot coverage.* The lot coverage of all principal and accessory buildings on a lot shall not exceed 50 percent of the total area of the lot.

\* \* \*

##### C. M-H High Multi-Family Residential District.

\* \* \*

4. *Site and structure provisions.*

\* \* \*

- c. *Required yards.* ~~Minimum area regulations.~~

\* \* \*

- d. *Legal nonconforming lots of record.* For applications meeting all minimum requirements described in Sec. 500-2.1 Legal Nonconforming Lots, contiguous lot regulations may apply and result in a limited decrease in lot area requirements to mitigate long-standing site development constraints.

- e. ~~4~~ *Maximum lot coverage.* The lot coverage of all principal and accessory buildings on a lot shall not exceed 50 percent of the total area of the lot.

6. In Chapter 400 – Zoning, amend Sec. 400-2.3 Two Family Residential Districts, to make wording consistent with similar districts regarding the prohibition of commercial uses, to read as follows:

SEC. 400-2.3 TWO-FAMILY RESIDENTIAL DISTRICTS.

A. TF Two-Family Residential District.

1. *Purpose.* The TF Two-Family Residential District is intended to provide a greater density of residential uses by permitting the placement of two-family dwelling units without the more intense uses of general multi-family districts. This district is to primarily be located in a Growth Management Area and be characterized by central utility systems, convenience to commercial and employment centers, and efficient access to major transportation routes. To protect the intention of the district, permitted activities are limited to residential dwellings of one or two units and utility uses. All ~~strictly~~ commercial uses are prohibited in the TF District.

\* \* \*

7. In Chapter 400 – Zoning, amend Sec. 400-2.4 Multiple-Family Residential Districts, to make wording consistent with similar districts regarding the prohibition of commercial uses, to read as follows:

SEC. 400-2.4 MULTIPLE-FAMILY RESIDENTIAL DISTRICTS.

B. M-M Medium Multi-Family Residential District.

1. *Purpose.* The M-M Medium Multiple-Family Residential District is intended to provide high density residential development in an urbanized location where it may serve as a transitional district between less intense commercial or industrial environments. This district is to be served by central utility systems, be convenient to commercial and employment centers, and have easy access to thoroughfares and collector streets. To protect the intentions of the district, permitted activities are limited to residential uses, both private and public, and certain utility uses. **All commercial uses are prohibited in the M-M District.**

\* \* \*

8. In Chapter 400 – Zoning, amend Sec. 400-3.1 Commercial Zoning Districts and Uses Established, to: (1) add multiple family to the list of permitted uses in HC-2, HC-2A, and HC-3 Highway Commercial Districts; (2) increase maximum building size for PBC Planned Business Campus District; (3) increase the maximum height in PBC Planned Business Campus District; (4) add a maximum building size for HC-3 and HC-4 Highway Commercial Districts; and (5) renumber as needed, to read as follows:

SEC. 400-3.1 COMMERCIAL ZONING DISTRICTS AND USES ESTABLISHED.



\* \* \*

**B. Permitted Use & Site Structure Standards Tables.**

\* \* \*

**Exhibit 400-3: Permitted Uses: Commercial Districts**

Use Category Specific Use	Commercial Zoning Districts										Use Standards
	NC-1	NC-2	GC-1	GC-2	PBC	HC-1	HC-2	HC-2A	HC-3	HC-4	
Residential											
* * *											
Dwelling, Multiple-Family					P		P	P	P		
* * *											

**Exhibit 400-4: Site & Structure Standards: Commercial Districts**

Site & Structure Standards	Commercial Zoning Districts									
	NC-1	NC-2	GC-1	GC-2	PBC	HC-1	HC-2	HC-2A	HC-3	HC-4
Building Size (Max)	5,000 sf	10,000 sf	20,000 sf	15,000 sf	<del>15,000 sf</del> 250,000 sf	20,000 sf	40,000 sf	75,000 sf	<del>NA</del> 250,000 sf	<del>NA</del> 250,000 sf
* * *										
Height (Max)* <i>(applies to structures used for dwelling and business purposes)</i>	35'				<del>75'</del> 150'	60'				
* For properties zoned HC-1, HC-2, HC-2A, HC-3, and HC-4 that are located within 100 feet of a residentially zoned property, the maximum height allowed is 35 feet.										

\* \* \*

9. In Chapter 400 – Zoning, amend Sec. 400-3.4 Planned Business Campus District, to: (1) increase maximum building size, (2) increase maximum building height, and (3) renumber as needed, to read as follows:

SEC. 400-3.4 PLANNED BUSINESS CAMPUS DISTRICT.

**A. PBC Planned Business Campus District.**

\* \* \*

## 5. Site and Structure Provisions.

- Maximum building size. The maximum building size in the PBC District shall be ~~15,000~~ 250,000 square feet.
- Minimum lot area.

\* \* \*

- c. *Minimum lot width.* There shall be no minimum lot width in this district.

\* \* \*

- d. *Transitional yard.* Where an PBC District adjoins a residential district, transitional yards shall be provided in accordance with the following regulations:

\* \* \*

- e. *Maximum lot coverage.* The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 50 percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.

\* \* \*

- f. *Height regulations.* No building or dwelling for residential or business purposes shall exceed ~~75~~ **150** feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Chapter 900 of this UDC.

\* \* \*

- g. Design criteria.

\* \* \*

**10. In Chapter 400 – Zoning, amend Sec. 400-3.5 Highway Commercial Districts, to add Dwelling, Multiple Family to the list of permitted uses in HC-2, HC-2A and HC-3 Highway Commercial Districts and to renumber as needed, to read as follows:**

**SEC. 400-3.5 HIGHWAY COMMERCIAL DISTRICTS.**

\* \* \*

**B. HC-2 Highway Commercial District.**

\* \* \*

**2. Permitted uses.**

\* \* \*

- r. Distribution or warehousing facility

- s. Dwelling, multiple family**

- ~~st.~~ Dwelling, single-family

\* \* \*

**~~DC.~~ HC-2A Highway Commercial District.**

\* \* \*

**2. Permitted uses.**

\* \* \*

- r. Distribution or warehousing facility

- s. Dwelling, multiple family**

- ~~st.~~ Dwelling, single-family

\* \* \*



**~~ED~~. HC-3 Highway Commercial District.**

\* \* \*

2. *Permitted uses.*

\* \* \*

r. Distribution or warehousing facility

**s. Dwelling, multiple family**~~st.~~ Educational facility, adult secondary

\* \* \*

**~~FE~~. HC-4 Highway Commercial District.**

\* \* \*

11. In Chapter 400 – Zoning, amend Sec. 400-3.5 Highway Commercial Districts to add a maximum building size for HC-3 and HC-4 Highway Commercial Districts and to renumber as needed, to read as follows:

## SEC. 400-3.5 HIGHWAY COMMERCIAL DISTRICTS.

\* \* \*

**D. HC-3 Highway Commercial District.**

\* \* \*

4. *Site and Structure Provisions.*

\* \* \*

**a. Maximum building size. The maximum building size in the HC-3 District shall be 250,000 square feet.**

~~a-b.~~ *Minimum lot area.* No new lot shall be created that is less than 20,000 square feet in area.

~~b-c.~~ *Minimum lot width.* Minimum lot width shall not be less than 80 feet.

~~e-d.~~ *Transitional yard.* Where an HC-3 District adjoins a residential district, transitional yards shall be provided in accordance with the following regulations:

\* \* \*

~~d-e.~~ *Maximum lot coverage.* The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 50 percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.

\* \* \*

~~e-f.~~ *Height regulations.*

\* \* \*

~~f-g.~~ *Special use restrictions.*

\* \* \*

~~g~~-h. Design criteria

\* \* \*

#### **E. HC-4 Highway Commercial District.**

\* \* \*

##### *4. Site and Structure Provisions.*

\* \* \*

**a. *Maximum building size.* The maximum building size in the HC-3 District shall be 250,000 square feet.**

~~a~~-b. *Minimum lot area.* No new lot shall be created that is less than 20,000 square feet in area.

~~b~~-c. *Minimum lot width.* Minimum lot width shall not be less than 80 feet.

~~e~~-d. *Transitional yard.* Where an HC-4 District adjoins a residential district, transitional yards shall be provided in accordance with the following regulations:

\* \* \*

~~d~~-e. *Maximum lot coverage.* The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 50 percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.

\* \* \*

~~e~~-f. *Height regulations.*

\* \* \*

~~f~~-g. *Design criteria.*

\* \* \*

#### **12. In Chapter 400 – Zoning, amend Sec. 400-4 Specialized Zoning District Regulations to remove the building size requirement from the CBF-1 Community-Based Facilities District, to read as follows:**

\* \* \*

##### **SEC. 400-4.1 SPECIALIZED ZONING DISTRICTS AND USES ESTABLISHED.**

\* \* \*



**Exhibit 400-6: Site & Structure Standards: Specialized Districts**

Site & Structure Standards	Specialized Zoning Districts								
	MOCD	MHD	MRD	PF-1	PF-2	CBF-1	ED-1	ED-2	AT
<b>Building Size (Max)</b>	N/A	N/A	N/A	N/A	N/A	<del>30,000</del> sf N/A	N/A	N/A	40,000 sf
* * *									

\* \* \*

## SEC. 400-4.3 PUBLIC FACILITIES DISTRICTS.

\* \* \*

**C. CBF-1 Community-Based Facilities District.**

\* \* \*

4. *Site and structure provisions.*

- a. *Maximum structure size.* ~~i. No structure may have a ground floor area greater than 30,000 square feet in floor area.~~ ii. No structure located within 200 feet of any residentially zoned property may have a ground floor area exceeding 500 square feet in area.

\* \* \*

**13. In Chapter 400 – Zoning, amend Sec. 400-5.1 Industrial Zoning Districts and Uses Established, to add effective date for the prohibition of residential uses within the I-1 Light Industrial and Warehouse District, to read as follows:**

## SEC. 400-5.1 INDUSTRIAL ZONING DISTRICTS AND USES ESTABLISHED.

\* \* \*

**C. I-1 Light Industrial and Warehouse District.**

\* \* \*

3. *Prohibited uses:*

\* \* \*

- b. Residential uses established after the **effective adoption** of this ordinance on ~~[DATE]~~ **July 1, 2024** are prohibited in the I-1 District.

\* \* \*

**14. In Chapter 400 – Zoning, amend Sec. 400-8 Use Standards, to remove reference to solar energy systems located in Historic Districts, and to renumber as needed, to read as follows:**

## SEC. 400-8 USE STANDARDS.

\* \* \*

## JJ. Solar Energy Systems.

1. Solar Energy Systems (SES), including “Solar Farms” and roof mounted systems may exceed the height limits applicable to each zoning district by a maximum of 5 feet.

~~2. Solar energy systems located in Historic Districts must be designed, sized, and located to minimize their effect on the character of a historic building.~~

- ~~3.2.~~ When installing a utility-scale solar energy system and/or medium-scale solar energy system, a site plan shall be submitted to the Department of Planning and Development prior to issuance of a building permit, subject to development plan review by the Department of Planning and Development in accordance with Chapter 200, Sec. 200-3.5. The plan shall indicate, at a minimum:

\* \* \*

**15. In Chapter 400 – Zoning, amend Sec. 400-7 Overlay Districts, specifically the Planned Corridor District to reincorporate standards that limit hours of operation within the Planned Corridor District for commercial uses abutting residential uses, and renumber as needed, to read as follows:**

**SEC. 400-7 OVERLAY DISTRICTS.**

\* \* \*

**D. Planned Corridor District.**

1. *Purpose.* The purpose of the Planned Corridor District is to provide for the preservation of certain existing special standards for all development, excepting single-family residential, along the Louisiana Highway 21 corridor the Tammany Trace. The permitted uses are determined by the underlying zoning classification upon which the overlay rests. Minimum standards such as signs and lighting, landscaping, parking, height, and setbacks shall as set forth in the other provisions of this UDC, except that the special design standards set forth in this section shall be applicable if they are more restrictive than said minimum standards.

\* \* \*

4. *Special design standards in the Planned Corridor Overlay.* The minimum standards for the Highway 21 Planned Corridor Overlay will be the same as the standards for all commercial development unless otherwise stated below:

\* \* \*

- iv. *Setback requirements.* For lots with frontage along Highway 21 only, the following setbacks requirements shall be applied:

A. Principal buildings: 100 feet from the property line.

B. Accessory structures: 100 feet from the property line.

- v. **Hours of operation for any commercial establishment abutting residentially zoned property which customarily produces noise at or above 70 dB(A) as defined in section 26-112 shall be limited to 7:00 a.m. to 7:00 p.m.**

5. *Special design standards for the Tammany Trace Overlay in the Planned Corridor Overlay.* The minimum standards for the Tammany Trace Overlay will be the same as the standards for all commercial development unless otherwise stated below:

\* \* \*



- 16. In Chapter 500 – Nonconformities, amend Sec. 500-2.1(A) to add a reference to procedures and requirements associated with the subdivision of substandard lots of records in Sec. 800-5.2; (2) reincorporate, clarify, and streamline regulations for contiguous lots of record; and (3) renumber as needed, to read as follows:**

SEC. 500-2.1 LEGAL NONCONFORMING LOTS.

**A. Conditions for Remaining.**

Any substandard lot of record lawfully existing at the time of enactment of the ordinance from which these regulations are derived may remain as a legal nonconforming or substandard lot even though said lot does not conform with the provisions of these regulations for the use district in which it is located, with the following exceptions:

1. *Generally.* **All buildings constructed on such lots must adhere to the setback requirements applicable to the building type and zoning district.**
2. *Contiguous lot regulations.* **When a lot of record is documented as legally established, defined by deed or act of sale subdivisions, and properly recorded with the parish clerk of court prior to July 28, 1967; a residential structure and its accessory buildings may be erected on such lot of record or parcel of land when all of the following conditions are met:**
  - a. **The lot is a minimum 5,000 square feet in area;**
  - b. **The residential use is permitted in the residential district in which it is located;**
  - b. **The site is serviced by central sewerage and water; and**
  - c. **The following minimum setback requirements are met:**
    - i. **Front yard setback: 25 feet.**
    - ii. **Rear yard setback: 20 percent of lot depth or 25 feet, whichever is less.**
    - iii. **Side yard setbacks.**
      - (A) **Lots with widths 50 feet or less: Minimum 5 feet per side yard.**
      - (B) **Lots with widths 50 feet or less and located in an area of special concern: 7.5 feet per side yard. The Department of Engineering may approve a reduction in side yard setbacks no smaller than 5 feet per setback, upon determining that drainage impacts are adequately addressed and demonstrated by approval of either a drainage plan or plans for subsurface drainage.**
      - (C) **Lots with widths 50 feet or more: Minimum 7.5 feet per side yard.**
      - (D) **All corner lots: Minimum 10-foot side yard setback from the side street.**
    - iv. **No driveway accessing a dwelling or accessory building may be located within any side yard setback.**
- 2.3. **Lots undergoing subdivision will be required to comply with the lot and block standards of this UDC, including standards and procedures for Legal Nonconforming Subdivisions located in Sec. 800-5.2 of this UDC. In these instances, if a property owner owns adjacent property to a substandard lot(s) sufficient to remediate the lot deficiency, the adjacent property should be part of the request and should provide new parcels that meet the applicable lot and block standards of this UDC.**

**17. In Chapter 600 – General Development Standards, amend Sec. 600-3.1 Generally, to clarify requirements for natural areas, specifically the 50-foot natural area requirement and to remove the requirement to submit a tree survey for land clearing permits for residential subdivisions, not including duplexes or multi-family developments, to read as follows:**

SEC. 600-3.1 GENERALLY.

\* \* \*

**B. Applicability.**

1. Section 600-3.2 provides predevelopment standards associated with the timing and degree to which land can be cleared for development and establishes the requirement for preservation of natural areas ~~around major residential subdivisions.~~

\* \* \*

**Exhibit 600-3-1-1 Summary of Land Clearing, Buffer, and Landscaping Requirements.**

Requirement Criteria: <i>Land Use, Lot Size and Number of Lots</i>	Land Clearing Permit	Tree Survey	Planting Plan	NAT & LA Areas	Mitigation Plan	Natural and Landscaped Area Size
<b>Residential</b>						
Duplex - Lot $\geq 0.5$ acres	Y	Y	Y	LA	Y	Commercial Landscape Standards <b>600-3.4.D</b>
Single-Family - Lot $\geq 5$ acres outside a platted subdivision	Y	N	N	NAT	Y	25' street & 50' side and rear buffer on each individual lot
Subdivision with 6 to 24 lots and $\geq 5$ acres	Y	N	N	NAT	Y	<del>25' street buffer &amp; 50' Natural Area preserved along rear and sides of subdivision (outside of lots)</del> <b>50' natural area (NAT) along all external roadways</b>
Subdivision $\geq 25$ lots	Y	<del>Y</del> N	N	NAT	Y	<del>50' Natural Area preserved around entire subdivision (outside of lots)</del> <b>50' natural area (NAT) along all external roadways</b>
Multifamily (3+ units)	Y	Y	Y	LA	Y	Commercial Landscape Standards <b>600-3.4.D</b>
* * *						

**18. In Chapter 600 – General Development Standards, amend Sec. 600-3.2 Land Clearing Standards, to: (1) clarify and reduce requirements for natural areas; (2) add incentives for major subdivisions that encourage the preservation of additional natural areas, preservation and development of internal subdivision street canopies, and the development of sidewalks,**



active public spaces and uses, and more housing choices; (3) clarify qualifications, required trees, and soil conditions for replanting plans; and (4) update graphics to reflect changes described herein, to read as follows:

SEC. 600-3.2 LAND CLEARING STANDARDS.

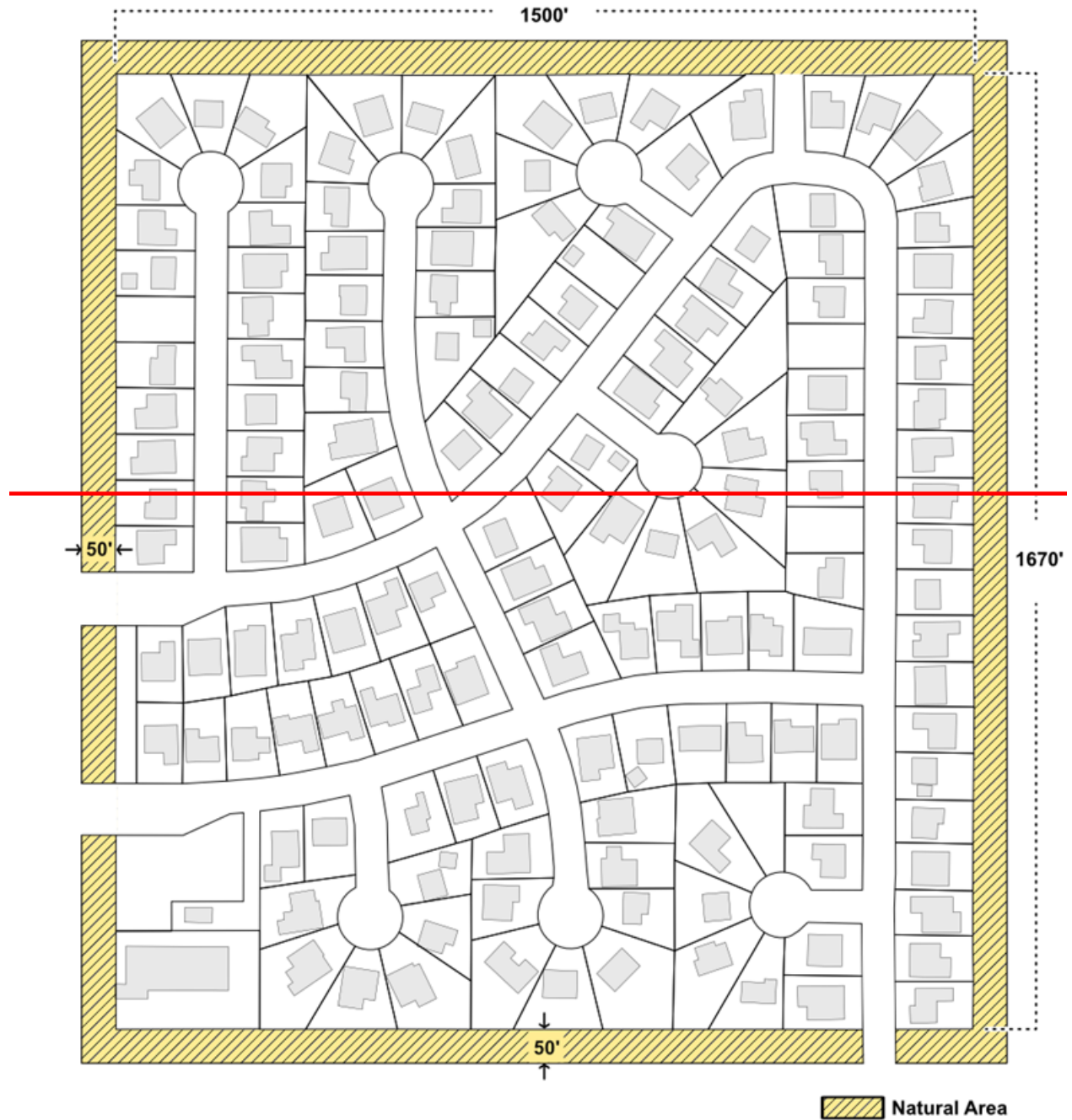
\* \* \*

**D. Natural Area Requirements and Incentives.**

1. *Requirement.* Natural areas shall consist of at least a 50-foot-wide uncleared area of existing canopy and understory trees and vegetated ground cover ~~surrounding a major residential subdivision. Natural areas can be used to support compliance with parish stormwater management, green space, and recreational amenity requirements.~~

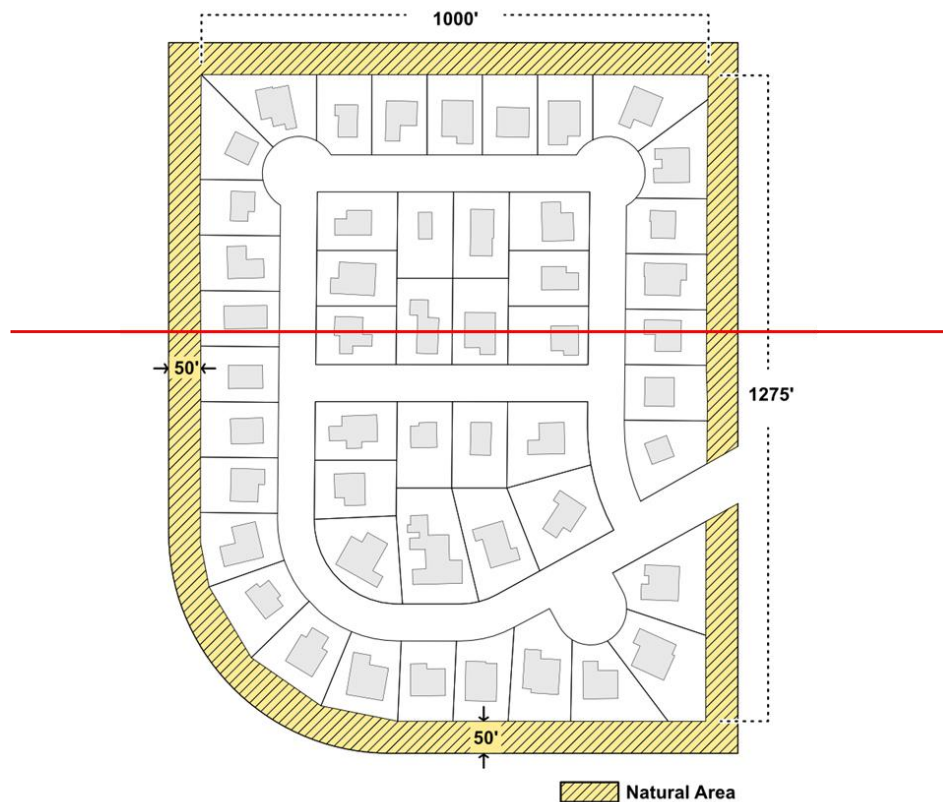
\* \* \*

3. *Applicability.* Natural areas must be provided in accordance with **Exhibit 600-3-1** to the following developments or areas:
  - a. The Tammany Trace;
  - b. Single-family residential ~~properties~~ **lots greater than or equal to over 5 acres developed outside of a platted subdivision;**
  - c. Major residential subdivisions over 5 acres including between 6 and 24 lots; and
  - d. Major residential developments containing more than 25 lots.
4. *Natural area requirements.*
  - a. *Clearing of vegetation limited.* ~~i.~~ Invasive vines and species (such as tallow) and dead or diseased trees approved by the department of planning and development may be removed within the Natural Area.
    - ~~ii. Paths or paved walkways may be approved within the Natural Area by the department of planning and development for use as a recreational amenity, provided the function of tree canopy and intent of the Natural Area is maintained.~~
  - b. *Natural area delineation.* Natural areas shall be indicated on the plot plan submitted with a land clearing application and on all plats submitted for approval.
  - c. *Tree Survey.* A tree survey is not required for natural areas.
  - d. *Limited interruption in Natural area permitted.* Gaps or breaks of the natural area are permitted for approved roads and streets, ~~utilities, and drainage structures.~~ These gaps or breaks must be kept to the minimum required to achieve their intended function. **Exhibit 300-2 600-3-2 and Exhibit 300-3** illustrates ~~an~~ example applications of the Natural area requirement.
  - e. **Natural Areas cannot be cleared unless activated for an approved recreational use.**
  - f. **Partial removal of the existing tree canopy within the required 50' natural area along the street may be permitted in accordance with Section 600-3.3(E) - Exceptions and Replanting.**

**~~Exhibit 300-2 Example of a Natural Area Requirement.~~**



**Exhibit 3600-23-2 Example of a Natural Area Requirement.**

**Exhibit 600-3 Example 2-1,000 ft. Natural Area Requirement.**

5. *Natural Area Incentive.* For every 5 percent of additional natural area retained beyond the required 50-foot area along feet of managed natural area along external roadways, a corresponding 5 percent decrease in minimum lot area or lot width will be permitted up to a maximum of a 20 percent.

a. *Location and application of additional Natural Areas.* To qualify for the natural area incentive, the location of additional natural areas must advance their intended purpose and be appropriately sized, located away from structures, and be at an appropriate elevation to support long-term vegetative health.

~~b. "Natural Area incentive limited to S-1 and S-2 districts. The natural area incentive may only be applied in areas zoned S-1 Suburban Residential and S-2 Suburban Residential District".~~

~~c.~~ b. Calculation.

\* \* \*

~~dc. Natural area incentive effect on minimum S-1 and S-2 lot area requirements.~~ The Natural Area incentive will apply equally to all platted lots within the subdivision. For example:

\* \* \*

6. *Major Subdivision Incentives.* For subdivisions having greater than or equal to 25 lots, the incentives prescribed in Exhibit 600-3-3 are permitted, subject to the following:



- a. Provisions and thresholds described in Exhibit 600-3.2-2 must be provided and met; and
- b. Lot width or area cannot be reduced by more than 20 percent of the required underlying zoning district standards; and
- c. Credits (including maximums) for Major Subdivision Incentives may be combined, but—through this combination—cannot reduce lot area or width by more than 20 percent of the required lot area and width minimums; and
- d. Incentives cannot be applied to a property or site that is eligible for or employs the regulatory relief provided by nonconforming lots of record and associated contiguous lot regulations provided for in Chapter 500 of this UDC; and
- e. All approved credits applied to a subdivision must be notated on the approved and recorded plat.

**Exhibit 600-3-3 Incentives for Major Subdivisions.**

PROVISION	INCENTIVE	THRESHOLD / CLARIFICATIONS
Additional Natural Area Preserved	Either a 5 percent decrease in minimum lot width or area <u>or</u> 5 percent credit on the total impact fee for every 5 percent of additional natural area preserved.	<ul style="list-style-type: none"> <li>Only additional natural area beyond that which is required can count towards the incentive.</li> <li>No more than 20 percent of the total impact fees assessed for the subdivision may be credited.</li> <li>Both lot width/area and impact fee incentives may be applicable for a maximum of 20 percent lot width or area reduction and 20 percent credit towards impact fees.</li> </ul>
Internal Subdivision Street Canopy	5 percent decrease in minimum lot width or area for every 2,000 linear feet of internal streets planted with 1 Class A or 1 Class B tree per every 30 ft.	<ul style="list-style-type: none"> <li>Preserved trees contributing to the internal subdivision canopy can count towards the incentive, provided they meet minimum requirements associated with “Tree Preservation Credit” - Section 600-3.3(D)(1).</li> <li>All sections of roadway or areas planted with street trees associated with this incentive must be dedicated and maintained by the HOA and include an irrigation plan.</li> </ul>
Sidewalk Construction	10 percent decrease in minimum lot width or area when sidewalks are provided throughout at least 50 percent of the subdivision.	<ul style="list-style-type: none"> <li>Maximum 10 percent credit.</li> <li>50 percent of the subdivision includes all internal roads having sidewalks on one side constructed in accordance with the requirements of this UDC.</li> </ul>

PROVISION	INCENTIVE	THRESHOLD / CLARIFICATIONS
Dedication of Public Space for Civic and/or Recreational Use	15 percent decrease in minimum lot width or area for dedication of space 3x the average lot area in the proposed subdivision.	<ul style="list-style-type: none"> <li>Maximum 15 percent credit.</li> <li>Examples of dedicated public space for civic and/or recreational uses includes providing land to accommodate a police station, library, fire station, post office, church, ballfield, playground, or similar use that is available for use by all residents of St. Tammany.</li> <li>Average lot area in the proposed subdivision shall be calculated using the mean average, not median or mode methods.</li> </ul>
Provision of Housing Choice Options	15 percent decrease in minimum lot width or area when at least 10 percent of units provided are not single-family dwellings.	<ul style="list-style-type: none"> <li>Maximum 15 percent credit.</li> <li>Provision of housing choice options includes development of multi-family, duplexes, condos, and/or townhomes.</li> <li>When the calculation of 10 percent of units results in less than 1 unit, a duplex will satisfy this requirement.</li> <li>When 10 percent results in fraction of a unit (i.e. 1.3 units), the applicant shall round up to the next whole number to be eligible for this incentive.</li> </ul>
Increasing Connectivity via Pedestrian Ways, Open Space, and Internal Streets	5 percent decrease in minimum lot width or area when at least 3 connections are demonstrated in plans.	<ul style="list-style-type: none"> <li>Maximum 5 percent credit.</li> <li>Connections must link the proposed subdivision to adjacent areas, such as to existing subdivisions, commercial areas, recreational amenities, or Natura Areas.</li> <li>Connections can be established via:               <ol style="list-style-type: none"> <li>(1) Sidewalks, where sidewalks must meet the minimum requirements of this UDC and be at least 25 percent the total length of interior streets to qualify as a connection.</li> <li>(2) Streets, where only proposed connections to streets that are external to the proposed subdivision qualify as a connection. A maximum 2 street connections can count towards this credit.</li> <li>(3) Open spaces or Natural Areas that are strategically placed abutting existing Natural Areas on adjacent sites.</li> </ol> </li> <li>Proposed connections that are internal to the proposed subdivision and do not provide increased connectivity to surrounding areas do not qualify for this incentive.</li> </ul>



PROVISION	INCENTIVE	THRESHOLD / CLARIFICATIONS
Preservation of Heritage Trees	5 percent decrease in lot width or area for every 125 caliper inches of heritage trees preserved.	<ul style="list-style-type: none"> <li>All trees must be located within a natural area and/or buffer area that has not been and will not be graded or filled for development.</li> <li>All trees must be protected in accordance with the requirements of this UDC and must survive construction to be counted towards the incentive.</li> <li>If any trees die during construction, the applicant must provide the lot width or area as required by the applicable zoning classification or make up the difference through the use of another incentive, such as the Internal Subdivision Street Canopy Incentive.</li> </ul>

**67. Remediation.**

\* \* \*

- c. *Required minimum planting.* Minimum requirements for remediated vegetation located in a Natural Area ~~should~~ **must** reflect the mix of species cleared from the parcel or located on adjacent parcels, **be planted in Plantable Soil as defined in Chapter 100 of this UDC**, and ~~shall~~ be provided in accordance with **Exhibit 600-3-4**.

**Exhibit 600-3-4 Remediation Planting Requirements for Natural Areas.**

Remediation Planting Requirements for Natural Area			
Per 1,250 square feet or 25' x 50' area	<del>3</del> <b>2</b> Canopy trees Minimum 5-gallon root ball & 5 feet in height. Must be native trees per STP Native Tree List	<del>2</del> <b>1</b> Understory trees Minimum 3-gallon root ball & 4 feet in height. Must be native trees per STP Native Tree List	<del>14</del> <b>5</b> Shrubs Minimum 1- to 3-gallon root ball & 2 feet in height at time of planting. Must be selected from STP list or native species approved by Parish licensed landscape architect.
<i>Note: Plant height shall be measured from the top of the root ball to the tip of the highest branch at the time of planting.</i>			

\* \* \*

- e. *Responsibility for remediation plan development, installation, and maintenance.*

\* \* \*

- iii. *Letter certifying remediation completion.* Upon completion of the remediation activities, a letter by the licensed landscape architect **or licensed landscape horticulturist** ~~or licensed arborist~~ certifying completion in accordance with this section and the approved landscape or plantings plan shall be submitted to the Department of Planning and Development.

\* \* \*

- 19. In Chapter 600 – General Development Standards, amend Sec. 600-3.3 Tree Preservation and Mitigation to: (1) remove the requirement for preparation and submittal of a tree survey for minor and major residential subdivisions, which reflects the approach of promoting such preservation through Major Subdivision Incentives; (2) clarify when hard fencing is required to protect existing trees and tree canopy preserved as part of Major Subdivision Incentives; (3) correct an outlier 6” caliper tree that should read 8;” (4) clarify replanting activities must take place in plantable soil; and (5) renumber as needed, to read as follows:**

**SEC. 600-3.3 TREE PRESERVATION AND MITIGATION.**

\* \* \*

**B. Applicability.**

1. The tree preservation requirements apply to the following developments: ~~major residential subdivision developments involving 25 lots or more,~~ two-family developments located on lots greater than 0.5 acres in size, multifamily developments with 3 or more dwelling units, and all nonresidential developments including commercial, medical, institutional, parks/recreation, and industrial land uses. Agricultural uses shall be exempt from the tree preservation requirements of this subsection.
2. *Protected trees.* All applicable developments shall be required to identify and protect existing, mature, non-invasive trees, as required in **Exhibit 600-3-7** outlines the areas on a development site where certain mature trees shall be protected. This exhibit explains which trees must be protected within a required landscape area only or within the entire site.
3. *Required tree survey.* A developer or property owner shall submit a tree survey identifying all protected trees according to **Exhibit 600-3-7**. The tree survey shall be drawn to scale and indicate the required natural areas, landscape areas, and the location, size by caliper, and species of existing protected trees as required in **Exhibit 600-3-7**.

**Exhibit 600-3-7 Protected Trees and Tree Survey Requirements.**

Requirement Criteria: Land Use, Lot Size and Number of Lots	Natural Area or Landscaped Area Required	Tree Survey Required	Protected Trees*		
			All non-invasive trees ≥ 8"	≥ 8" Live Oak & Cypress	≥ 18" Live Oak & Cypress
Residential					
Single Family > 5 acres (Outside of Platted Subdivision)	NAT	No	N/A		
Subdivision 6-24 Lots ≥ 5 acres	NAT	No	N/A		
Subdivision ≥ 25 lots	NAT	<del>Yes</del> No	N/A		<del>50% preserved</del>
Duplex (+0.5 acres) Multifamily (up to 3 units)	LA	Yes	N/A		50% preserved
Multifamily (3+ units)	LA	Yes	Limited to Landscape Area		50% preserved
Nonresidential					
* * *					

**C. Removal of Protected Trees, Cypress, and Live Oak.**

No more than 50 percent of all existing live oak trees and cypress trees on a site shall be removed for non-residential developments as identified in **Exhibit 600-3-7**.

\* \* \*

**D. Tree Preservation Credit**

\* \* \*



**Exhibit 600-3-8 Credits for Preserved Trees.**

<b>Credits for Preserved Trees</b>	
<b>Tree Size</b>	<b>Credits</b>
2-6 Caliper Inches	1 Tree Credit
7-12 Caliper Inches	2 Tree Credits
13-18 Caliper Inches	3 Tree Credits
19-24 Caliper Inches	4 Tree Credits
Greater than 24 Caliper Inches	1 additional tree credit for each addition 86” caliper preserved
Note: No credit will be given for any invasive species such as tallow, mimosa, or tung oil trees retained.	

**E. Exceptions and Replanting.**

- The department of planning and development may approve exceptions to the tree preservation requirements. To acquire an approved exception, the owner/developer must submit a request with justification for removal, by tree, to the department of planning and development for review and approval. If the removal of a tree would cause the site to fall below the minimum standards set forth in this UDC, the owner/developer shall submit a replanting plan to the department of planning and development showing how they will return the site to compliance. Should the removal request be approved, replanting **must be in plantable soil** and completed within 6 months of approval. Permitted tree preservation exceptions include:

\* \* \*

- The department of planning and development shall inspect any protected tree requested for removal and grade it based on its existing condition. The grade will determine the number of caliper inches required to replace the removed tree. **Exhibit 600-3-8-9** identified the tree grading criteria.

\* \* \*

**Exhibit 600-3-8-9 Tree Grade and Required Replacement for Live Oaks and Cypress.**

\* \* \*

**G. Tree Protection Requirements.**

\* \* \*

- Staking and flagging.* The applicant shall set stakes extending upward from the ground at least 3 feet delineating:

\* \* \*

- b. *Protected trees.*

- i. *Live oaks, cypress, and heritage trees.* Live oaks and cypress trees over 18 inches D.B.H. and heritage trees that are to be retained **or counted toward a Major Subdivision Incentive** shall be flagged. The flagging shall be marked with species and caliper prior to inspection by department of planning and development (ex.: 19-inch CYP).

- ii. All trees 8 inches D.B.H. or larger, **required to be preserved**, and located in a landscape area shall be flagged and labeled “KEEP.”
- iii. All other trees located on-site that the applicant is seeking credit for must be flagged “KEEP” and be shown on the tree survey.

\* \* \*

- 4. *Fencing required.* Existing trees **and Natural Areas** that are retained, **including those counted toward a Major Subdivision Incentive**, must have their root zone protected with fencing located 2-feet from the drip line to prevent damage from heavy construction vehicles, materials, and other adverse activities.
  - a. *Minimum requirement.* **For protected trees**, ~~F~~fencing includes chain link, wood, or flexible-~~or other~~ high visibility ~~flexible~~-style fencing with stakes or posts sufficiently secured to remain in place throughout the entirety of the building process. **For additional Natural Areas provided and credited towards a Major Subdivision Incentive, hard fencing is required. All R**required fencing must be a minimum of 3 feet high and located 2 feet from the dripline to protect the root zone in accordance with **Exhibit 600-3-9-10 Protected Root Zone.**

**Exhibit 600-3-9-10 Protected Root Zone.**

\* \* \*

- 20. In Chapter 600 – General Development Standards, amend Sec. 600-3.4 Landscape Regulations, to: (1) remove reference to a licensed Louisiana horticulturalist regarding preparation of landscape plans; (2) add language that clarifies all landscaped areas must be planted in plantable soil; (3) increase the number of required canopy trees from 4 to 6 in the street planting area; (4) increase and clarify requirements for vegetation provided along the banks of retention ponds; and (5) update graphics and renumber as needed, to read as follows:**

**SEC. 600-3.4 LANDSCAPE REGULATIONS.**

\* \* \*

**C. Landscape Plan and Tree Preservation Plan.**

- 1. Landscape plans shall be prepared by a licensed Louisiana landscape architect ~~or a licensed Louisiana horticulturalist~~ and shall have their seal affixed to the plans.

\* \* \*

**D. Landscape Requirements.**

\* \* \*

- 10. Species diversity. Diversity among required plant material for on-site landscape is required to reduce the risk of losing a large population of plants due to disease. **Exhibit 600-3-10-11** indicates the percentage of diversity required based on the total quantity of species utilized on site.

**Exhibit 600-3-10-11 Species Diversity Requirements.**

\* \* \*

**E. Required Landscape Areas.**

- 1. *Type.* Nonresidential sites shall include 4 required landscape areas which may be leveraged to meet drainage requirements: the street or interstate landscape area, side yard landscape area,

rear yard landscape area, and parking lot landscape area as illustrated in **Exhibit 600-3-~~11~~12** Location and Type of Required Landscape Areas.

**Exhibit 600-3-~~11~~12 Location and Type of Required Landscape Areas.**

\* \* \*

2. *Requirements.* Landscape areas shall be provided **in plantable soil** in accordance with the requirements set forth in **Exhibit 600-3-~~12~~13 Landscape ~~Buffer-Area~~ Requirements.**

**Exhibit 600-3-~~12~~13 Landscape Area Requirements.**

Landscape Type	Depth of Landscape Area	Plant Requirement per 100' Linear Frontage
A - Street	25' <b>*For lots greater than 150 feet in depth, the street planting area shall include 1 additional foot for every additional 10 feet in depth</b>	Class A Trees = 4
		Class B Trees = <b>4</b> <b>6</b>
		Shrubs = 20
* * *		

3. *Street and interstate landscape areas (Types A, Aa, and B).* The street and interstate landscape areas provide landscaping to screen a property's frontage along a public right-of-way, interstate, or street. Landscaping must be installed in accordance with **Exhibit 600-3-~~12~~13** and the requirements of this section. Example street (Type A) and interstate (Type B) landscape areas are illustrated in **Exhibit 600-3-~~13~~14.**



**Exhibit 600-3-13-14 Example Street (A) and Interstate (B) Landscape Areas.****Type A - Street Landscape Buffer Area**

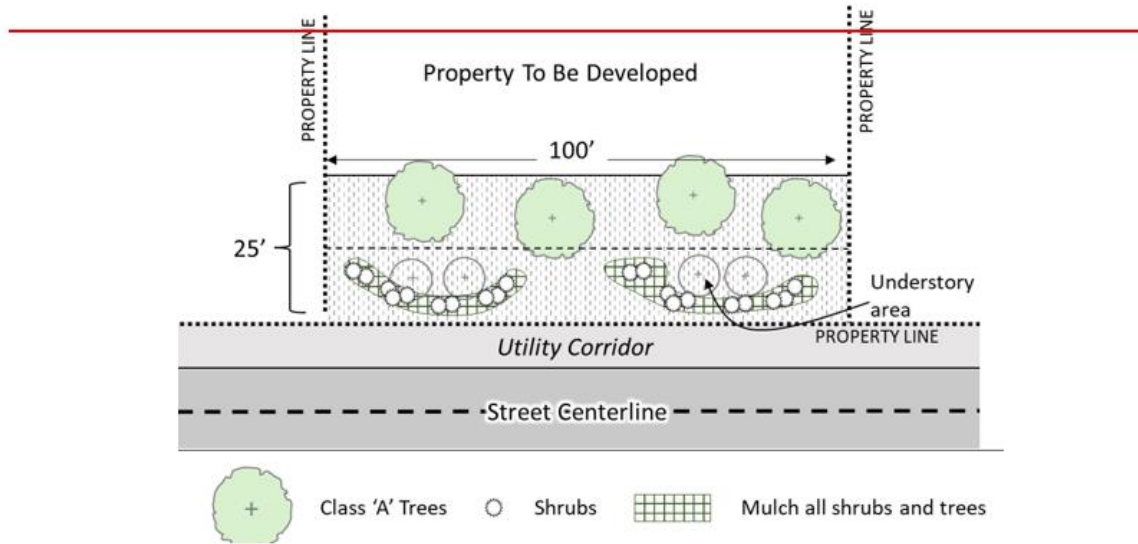
Minimum Buffer – 25 Feet

Minimum Buffer plantings per 100 feet of frontage:

4 Class 'A' Trees

4 Class 'B' Trees

20 Shrubs

**Type B- Interstate Landscape Area**

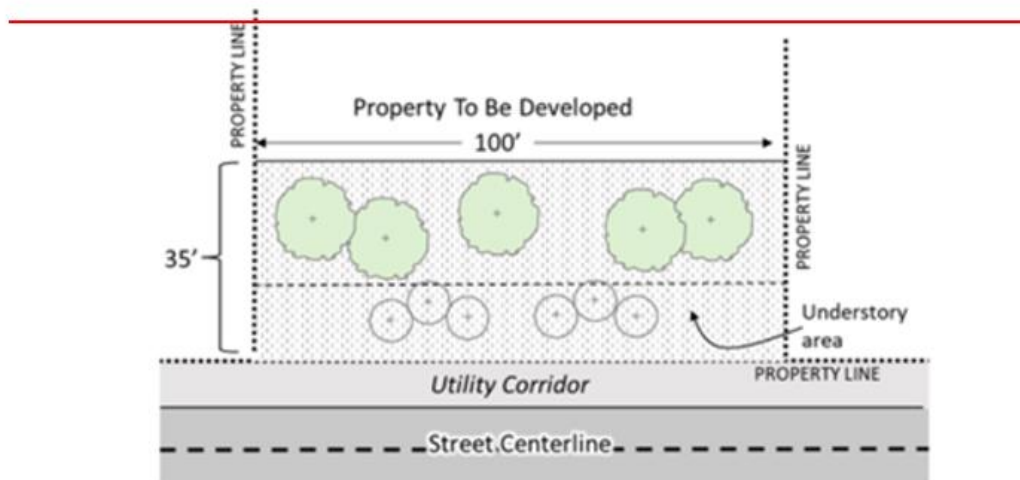
Minimum Buffer – 35 Feet

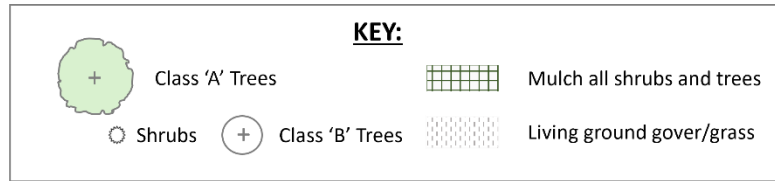
Minimum Buffer plantings per 100 feet of frontage:

5 Class 'A' Trees

5 Class 'B' Trees

0 Shrubs





### Type A - Street Landscape Buffer Area

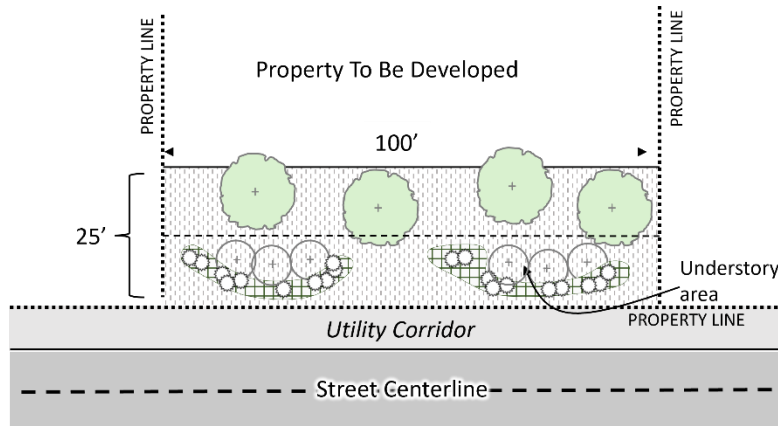
Minimum Buffer – 25 Feet\*

Minimum Buffer plantings per 100 feet of frontage:

4 Class 'A' Trees

6 Class 'B' Trees

20 Shrubs



### Type B - Interstate Buffer Area

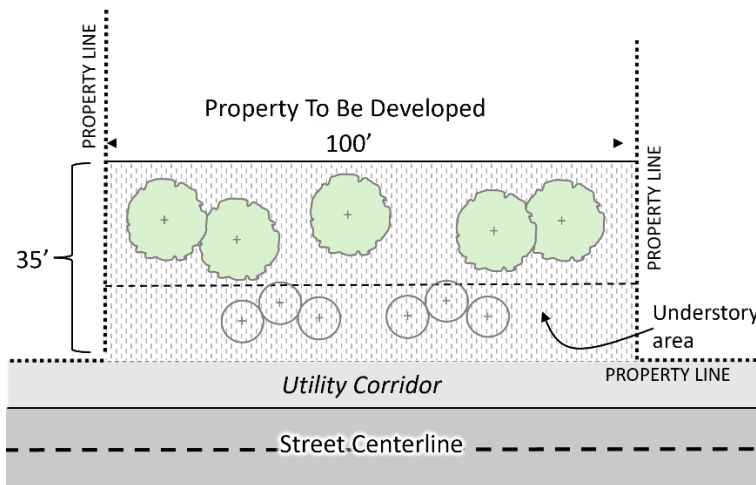
Minimum Buffer – 35 Feet

Minimum Buffer plantings per 100 feet of frontage:

5 Class 'A' Trees

5 Class 'B' Trees

0 Shrubs



- e. *Street and interstate landscape buffer and utility conflicts.*

\* \* \*

- ii. *Landscaping within a utility easement or servitude.*

\* \* \*

(B) Trees should be planted in accordance with the requirements outlined in **Exhibit 600-3-14-15** below.

**Exhibit 600-3-14-15 Planting requirements for Street Landscape Area with Utility Easements.**

\* \* \*

(C) Class A trees shall be planted in the canopy planting area as illustrated below, and Class B trees, shrubs and groundcover may be planted within the understory planting area, as illustrated in **Exhibit 600-3-15-16**.

**Exhibit 600-3-15-16 Street or Interstate Landscape Areas.**

\* \* \*

4. *Side and rear landscape areas (Types C, D, E, and F).*

\* \* \*

- b. *Width and planting requirements.* Side and rear yard landscape requirements are dependent upon adjacent land uses. **Exhibit 600-3-4(E)(4)-17** provides the requirement for each type of side and rear landscape area. There are 4 types of side and rear yard planting areas identified as types C, D, E, and F; **all 4 types must include soil suitable for planting or plantable soil as defined in Chapter 100 of this UDC.**

\* \* \*

**Exhibit 600-3-16-17 Side and Rear Landscape Area Requirements by Type.**

\* \* \*

- e. *Structures or elements permitted within side and rear landscape areas.*

\* \* \*

- iv. *Fences.* When fences are required, as listed in **Exhibit 600-3-12-13 Landscape Area Requirements**, they shall be 8 feet in height and 100 percent opaque. Fences may be constructed of wood or other opaque materials approved by the department of planning and development.

\* \* \*

- m. *Retention/detention planting requirements.* ~~When retention and detention ponds are located within required planting areas and within view of the public right-of-way;~~ **Required plantings shall:**

- i. Be established in a planting strip at least 5-feet wide running alongside the pond; and
- ii. Be oriented to screen the pond from public view; and
- iii. Not interfere with the pond's maintenance; and
- iv. Be planted at grade; and



- v. Not be excavated or made a part of the slope of the retention/detention pond; and
- vi. **Not be located within any required buffer; and**
- vii. **Be acknowledged on the applicable landscape plan as part of the retention/detention pond; and**
- viii. **Be planted on retention/detention pond slopes having a maximum side slope of 3:1 in a configuration designed for successful growth and long-term maintenance. Terraces for planting and other low impact development practices are encouraged.**

\* \* \*

#### **F. Installation Certification.**

Upon complete installation of all landscaping, the landscape architect ~~or registered horticulturalist~~ whose seal is affixed to the approved landscape plan shall submit a statement verifying inspection of the landscaping and certifying it was installed in conformance with the approved landscape plan by the parish. Said statement shall be made through signature block attached to approved plan stating that “through periodic site observations, the work has been substantially completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved landscape and irrigation plan.”

#### **Exhibit 600-3-~~17~~18 Example Certification.**

\* \* \*

#### **I. Native Trees and Shrubs.**

1. *Requirement.* At least 60 percent of all new plantings, including Class A and Class B trees, shall be from the native species identified in **Exhibit 600-3-~~18~~19**. None of the required ground cover need be a native species.

#### **Exhibit 600-3-~~18~~19 Approved Native Trees and Shrubs.**

\* \* \*

21. **In Chapter 600 – General Development Standards, amend Sec. 600-5.1 Parking Requirements, to: (1) clarify short-term rentals are a commercial use, (2) remove tourist homes as a use, and (3) clarify parking space requirements for restaurants and amusement establishments, to read as follows:**

SEC. 600-5.1 PARKING REQUIREMENTS.

\* \* \*

#### **B. Minimum Parking Requirements.**

The following table sets forth minimum off-street parking space requirements:

**Exhibit 600-5-3: Off-Street Parking Requirements.**

Zoning District Classification or Use	Minimum Off-Street Parking Space Requirement
	* * *
<i>Residential Multi-Family</i>	
Multi-family including apartment complexes	1.5 per dwelling unit
<i>Other Residential Uses</i>	
<del>Short term rental</del>	<del>1 space per permanent dwelling unit and/or 1 space per each 2 non-transient sleeping rooms</del>
<del>Tourist homes</del>	<del>1 space per each unit or room plus 1 for the owner or manager</del>
	* * *
<i>Commercial Uses</i>	
	* * *
Restaurants and restaurants with lounges and brewery or distillery with tours	1 space per each 250 sq. ft. of <del>gross net</del> floor area <b>which excludes back of house areas utilized for staff only, plus 1 space for each employee at busiest shift</b>
Amusement establishments	<del>1 space per each 4 occupants at maximum occupancy based on maximum occupant load plus 2 for each 3 employees at maximum shift</del> <b>Total spaces shall be equal to the gross square footage of building(s) divided by 200.</b>
	* * *
Hotels and motels	1 space per each room
<b>Short term rental</b>	<b>1 space per permanent dwelling unit and/or 1 space per each 2 non-transient sleeping rooms.</b>
Liquor stores	1 space per each 450 sq. ft. of gross floor area
	* * *

- 22. In Chapter 800 – Subdivision Regulations, amend Sec. 800-1.1 General Provisions, to: (1) update and clarify increased fines for failure to obtain a permit or work order before conducting site work, followed by a probation period after a third violation; (2) clarify applicants accountability related to failure to obtain a work permit; (3) align exhibit naming conventions; and (4) renumber as needed, to read as follows:**

\* \* \*

**B. Effect.**

Any owners or developers of land within the unincorporated portions of the parish must obtain the approval of the parish Planning and Zoning Commission in accordance with ~~Table~~ **Exhibit 800-1**

Subdivision Categories and Approval Authority prior to any sale or recordation of any subdivision with the clerk of court's office.

\* \* \*

**E. Work without a Permit and Work Order Prohibited.**

1. No individual, firm, or corporation shall deepen, widen, fill, or reroute or change the location of any existing ditch, stream, or drainage canal or reclaim, clear land, fill, dredge or otherwise change the natural condition of land without first obtaining a permit and work order from the parish, state, and federal agencies having jurisdiction. Failure to obtain a permit or work order prior to undertaking work that requires such permission will result **in the individual, firm, or corporation receiving** ~~in a fine equal to double the permit fee for a first offense, a fine equal to triple the permit fee for a second offense, then—after a third offense—~~ a probation period for the **individual, firm, or corporation** ~~subject developer~~ wherein a new work order will not be issued for 12 months.
2. **To be considered an individual, firm, or corporation a party to first a first, second, or third without a permit violation—thus triggering increased fines and penalties—only one person associated with the primary application need be a party to the violation to increase the fine or penalty severity. Different business names, partnerships, or associations will not exempt a person from increased fines and penalties if they were associated in any way with a previous work without a permit violation.**

**F. Categories for Review.**

Subdivision of land shall be divided into 2 categories: minor and major (See ~~Table~~ **Exhibit** 800-1 Subdivision Categories and Approval Authority).

\* \* \*

**Exhibit 800-1 Subdivision Categories and Approval Authority.**

<del>Table 800-1: Subdivision Categories and Approval Authority.</del>				
Subdivision Category	Description	Approval Authority	Public Hearing Required	Criteria
		* * *		

\* \* \*

**23. In Chapter 800 – Subdivision Regulations, amend Sec. 800-1.2 Rights of Appeal, to align exhibit naming conventions, to read as follows:**

**A. Generally.**

**Table Exhibit 800-2** Appeal of a Subdivision Decision summarizes process for appealing a subdivision decision by either the Directors of the Departments of Engineering or Planning and Development or by the Planning and Zoning Commission. The Parish Council is the final appeal authority within the parish and an appeal must be heard by the Parish Council before they can be filed with 22d Judicial District.

\* \* \*



**Exhibit 800-2 Appeal of a Subdivision Decision.**

<b>Table 800-2: Appeal of a Subdivision Decision</b>			
<b>Category</b>	<b>Approval Authority</b>	<b>Appeal to</b>	<b>Notes</b>
	*	*	*

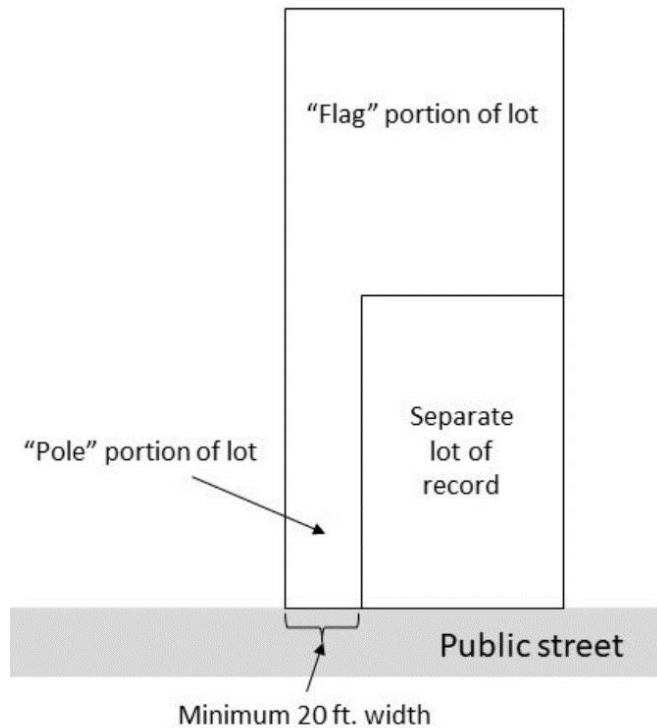
\*      \*      \*

- 24. In Chapter 800 – Subdivision Regulations, amend Sec. 800-2.1 Generally, to align exhibit naming conventions, to read as follows:**

\*      \*      \*

**C. Minor Subdivision - Waiver required.**

\*      \*      \*

**Exhibit 800-3 Flag Lot Configuration.**

\*      \*      \*

- 25. In Chapter 800 – Subdivision Regulations, amend Sec. 800-3 Major Subdivisions, specifically subsection 800-3.1 Generally, to remove the option to reduce lot area and width through an approved Planning and Zoning Commission waiver to better facilitate community benefits through the application of Major Subdivision Incentives, to read as follows:**

**SEC. 800-3 MAJOR SUBDIVISIONS.**

**SEC. 800-3.1 GENERALLY.**

\* \* \*

### C. Review and Decision-Making Process.

\* \* \*

2. The Planning and Zoning Commission, after considering the application and input from ~~the~~ parish departments, shall decide whether to approve, approve with modifications, or deny the subdivision request. ~~In making its decision, the Planning and Zoning Commission may waive provisions to the required lot width, depth, and area. The authority to waive lot area for a single lot is limited to a 10 percent reduction in total area for the given lot.~~ The Planning and Zoning Commission may waive provisions regarding frontage on a public street or infrastructure standards in accordance with Ch. 900 Infrastructure which sets forth requirements for infrastructure and specifies conditions under which the requirements can be waived by the Planning and Zoning Commission.

26. In Chapter 800 – Subdivision Regulations, amend Sec. 800-3.5 As Built Plan Approval and Warranty Obligation, to require a statement be added to As Built Plans and each title or deed that acknowledges the entity responsible for providing and maintaining Native Canopy Trees in accordance with Sec. 600-3.4, to read as follows:

\* \* \*

### D. Subdivision Restrictions.

The following subdivision restrictions shall be recited in each title or deed in addition to the required listing on the As Built Plans for recordation:

\* \* \*

7. A statement that acknowledges Native Canopy Tree(s) required per Sec. 600-3.4(I) shall be purchased, planted, and maintained by [name entity responsible].

27. In Chapter 800 – Subdivision Regulations, amend Sec. 800-5 Dormant Subdivisions, to correct the title and include Legal Nonconforming Subdivisions, to read as follows:

### **SEC. 800-5 DORMANT SUBDIVISIONS AND LEGAL NONCONFORMING SUBDIVISIONS.**

#### **SEC. 800-5.1 DORMANT SUBDIVISIONS.**

##### **A. Applicability.**

\* \* \*

28. In Chapter 800 – Subdivision Regulations, amend Sec. 800-5.2 Legal Nonconforming Subdivisions, to clarify legal nonconforming lots must connect to central sewer and water services, to read as follows:

#### **SEC. 800-5.2 LEGAL NONCONFORMING SUBDIVISIONS.**

\* \* \*

### C. Construction.

A building permit for a legal nonconforming lot may only be issued when:

1. The owner of the lot attests to the fact that they do not currently own, nor have they or their predecessor in title sold or otherwise conveyed, any contiguous lot/s or portions thereof which could have been combined with the lot in question to create a conforming lot.

2. **The lot has access and connects (or is proposed to connect as part of the application in review) to central sewer and water services. If central utilities are not provided,** the Planning and Zoning Commission, after a public hearing per **Sec. 800-2.2.D**, may grant a waiver for a lot less than 75' in width or 150' in depth provided the lot area is not less than 10 percent of what is required by the zoning district in which the lot is located.

\* \* \*

29. **In Chapter 900 – Infrastructure, amend Sec. 900-2.3 Lot Standards, to clarify greenspace requirements and include new active recreation amenities within the required greenspace for newly created or extended subdivisions or PUDs with more than 25 lots, to read as follows:**

\* \* \*

#### **J. Greenspace Requirements.**

1. All newly created or extended subdivisions or PUDs with more than 25 lots must have land set aside within the development for the use of residents. This land must have a minimum area of 580 square feet per residential lot in the total subdivision **and is referred to as “Greenspace.”**
2. The **G**reenspace must be ~~contiguous within to~~ the subdivision development and must not be separated from the development by any major local roadway or federally maintained roadway.
3. **Greenspace cannot include required Street Landscape Areas or Natural Areas, or be developed as part of a green belt, reserved easement, servitude, or golf course.**
4. **Greenspace located along existing roads must be a minimum of one-quarter acre in area and at least 100 feet in width.**
5. **Greenspace located along any property boundary not fronting on a road must be a minimum of one quarter acre in area and at least 50 feet in width.**
6. **At least one quarter of all required Greenspace must be dedicated to supporting resident’s active recreation. Exhibit 900-2-4 provides appropriate recreational amenities based on the total number of lots or units proposed within a subdivision. Exhibit 900-2-4 is not an exhaustive list of appropriate recreational amenities. Similar scaled amenities or waivers not listed in Exhibit 900-2-4 may be approved for subdivisions with more than 25 lots subject to the Department of Planning and Development’s review and the Planning and Zoning Commission’s approval.**



**Exhibit 900-2-4 Active Recreation Amenities Permitted in Greenspace.**

<b>Total Lots or Units Proposed</b>	<b>Recreational Amenity</b>
<b>26-199</b>	<ol style="list-style-type: none"> <li>1. Neighborhood park with playground or picnic area</li> <li>2. Nature trail</li> <li>3. Community garden</li> <li>4. Pocket park with benches and shade structures</li> <li>5. Dog park</li> </ol>
<b>200-499</b>	<ol style="list-style-type: none"> <li>1. Community centers with meeting rooms and fitness center</li> <li>2. Outdoor recreational space for team sports/activities</li> <li>3. Bike and pedestrian systems and greenways</li> </ol>
<b>500+</b>	<ol style="list-style-type: none"> <li>1. Full-service recreational center, including a swimming pool or gym</li> <li>2. Indoor sports courts for basketball, volleyball, etc.</li> <li>3. Recreation park dedicated for public use</li> </ol>

\* \* \*

**K. Planting Requirements**

1. All newly created or extended subdivisions or PUDs with more than 25 lots must provide planted Class A tree(s) in the front yard of each lot at least 30 ft. apart prior to the property owner obtaining occupancy of the structure per Exhibit 900-2-5: Required Trees in Major Subdivisions. As defined, a Class A tree, at the time of planting, shall have a minimum caliper of at least 2.5 inches, measured 6 inches above the root ball and a minimum height of 10 feet, as per the National Nursery Association Standards. A list of appropriate Class A trees can be found in Exhibit 600-3-18: Approved Native Trees and Shrubs. All required trees shall be watered, mulched, and maintained at all times and shall be located outside of any required easement or servitude. Any trees which are diseased or dying as certified by a registered landscape architect or arborist may be removed and replaced at the cost and expense of the owner.

**Exhibit 900-2-5 Required Trees in Major Subdivisions.**

<b>Average Width of Proposed Lots within the Subdivision</b>	<b>Number of Required Trees</b>
<b>60 ft. – 89 ft.</b>	<b>1 Class A Tree</b>
<b>90 ft. – 149 ft.</b>	<b>2 Class A Trees</b>
<b>150 ft. +</b>	<b>3 Class A Trees</b>

\* \* \*

- 30. In Chapter 900 – Infrastructure, amend Sec. 900-3.2 General Planning and Layout Requirements for Streets, to: (1) replace Exhibit 900-3-2 to only require one 12 ft. ingress and reduce the radius requirement for dead-end streets; (2) replace Exhibit 900-3-4 to detail a 10 ft. wide minimum utility servitude and details within the 50 ft. wide right-of-way, to read as follows:**

**SEC. 900-3.2 GENERAL PLANNING AND LAYOUT REQUIREMENTS FOR STREETS**

**A. Arrangement.**

\* \* \*

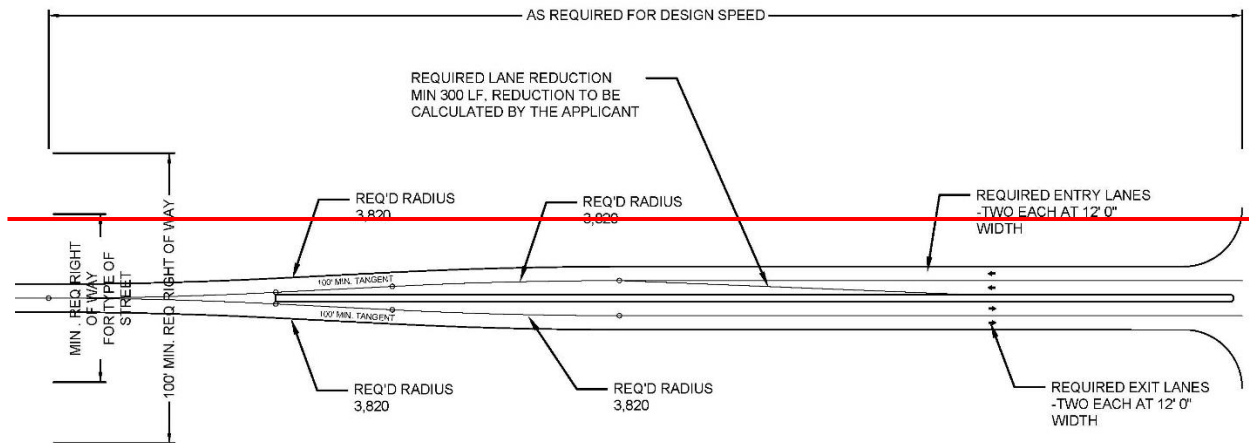
**B. Limited Access Roads.**

\* \* \*

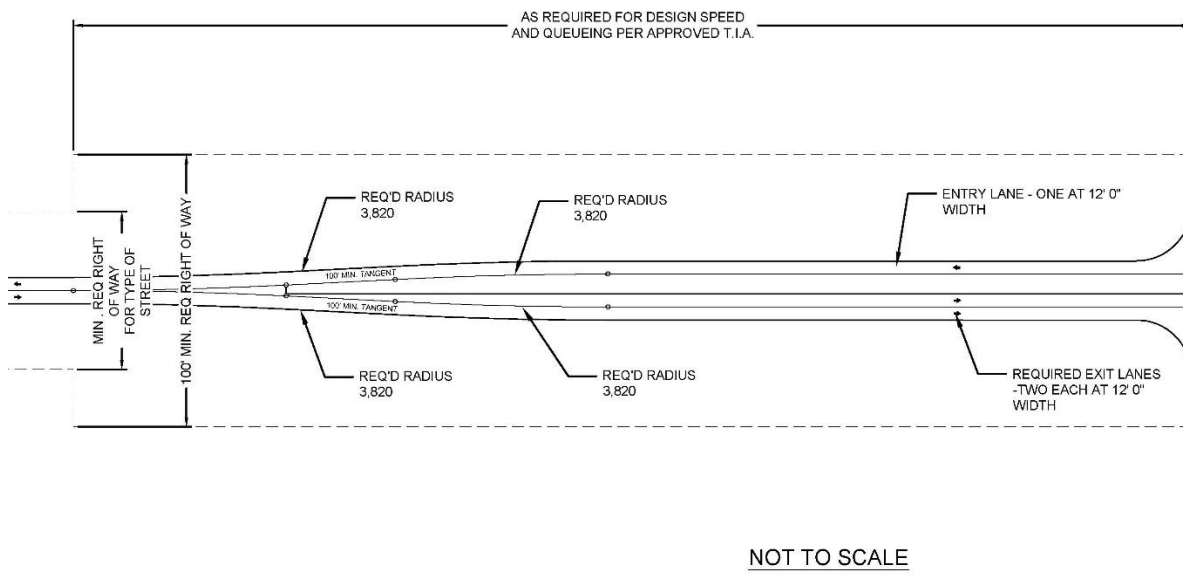
**C. Subdivision Entrances.**

In the interest of public health and safety, to provide for efficient traffic flow at subdivision entrances, and to promote aesthetic qualities, all proposed subdivisions where only one entrance is provided shall be required to build the entrance to the following minimum standards:

1. *Right of way width.* An 80' wide right of way shall be reserved at the entrance of subdivisions.
2. *Median Required for Entrance.* For all single access subdivisions the applicant shall design and construct a median at the entrance to segregate traffic flow. The applicant shall provide one 12-foot-wide ingress travel lane on the entrance side of the median and a minimum of two 12-foot-wide each egress travel lanes on the exit side of the median. This entrance shall contain directional arrows and be striped accordingly with materials as approved by The Department of Public Works and as provided for within this UDC. The transition from this boulevard section to other roadway section shall be constructed in accordance with the requirements set forth in **Exhibit 900-3-2.**
3. *Minimum Median Width.* The minimum width of the median shall be 6 feet wide with a minimum radius at both ends of 3 feet.
4. *Median Design.* The median shall be of a curb and crowned design with a turf or vegetative cover or other similar material.
5. *Curbing.* The curbing shall have a minimum height of 6 inches and minimum width of 7 inches at the bottom of the curb face and a minimum width of 6 inches at the top of the curb face.
6. *Curb material.* Curbing shall be constructed of Portland cement concrete.
7. *Groundcover.* The turf or vegetative cover shall be made up of grass and/or any other combination of living landscape materials such as trees, bushes, shrubs and flower beds.
8. *Maintenance.* Maintenance of the median shall be the responsibility of the applicant and/or homeowners association following acceptance of the work by the Department of Engineering and Planning and Zoning Commission.

**Exhibit 900-3-2: Requirements for Subdivision Where One Entrance is Provided.**NOT TO SCALE

NOTE: Image replaced on 3/18/24 to show width of required ROW throughout image

NOT TO SCALE

9. *Dead End Streets*. Dead end streets are prohibited, however, cul-de-sacs or other approved turnarounds may be constructed, provided that the following minimum standards are met.
  - a. *Radius*. The radius of a cul-de-sac shall be 60 feet when the design employs open swale ditches and 55 feet when subsurface drainage is used. ~~The inside turning radius shall be a minimum of 46 feet.~~

\* \* \*

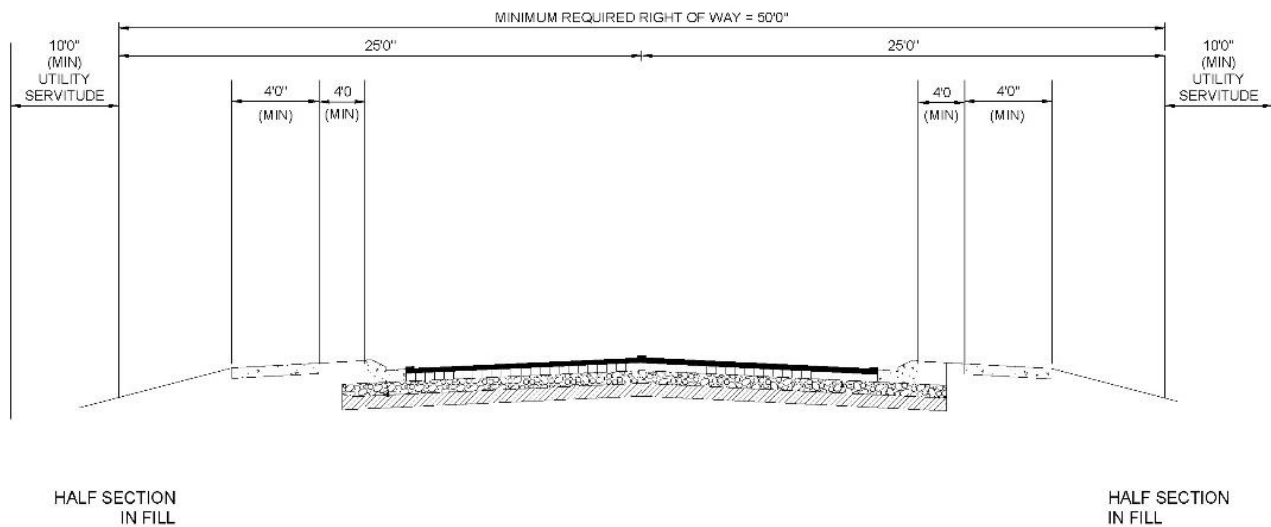
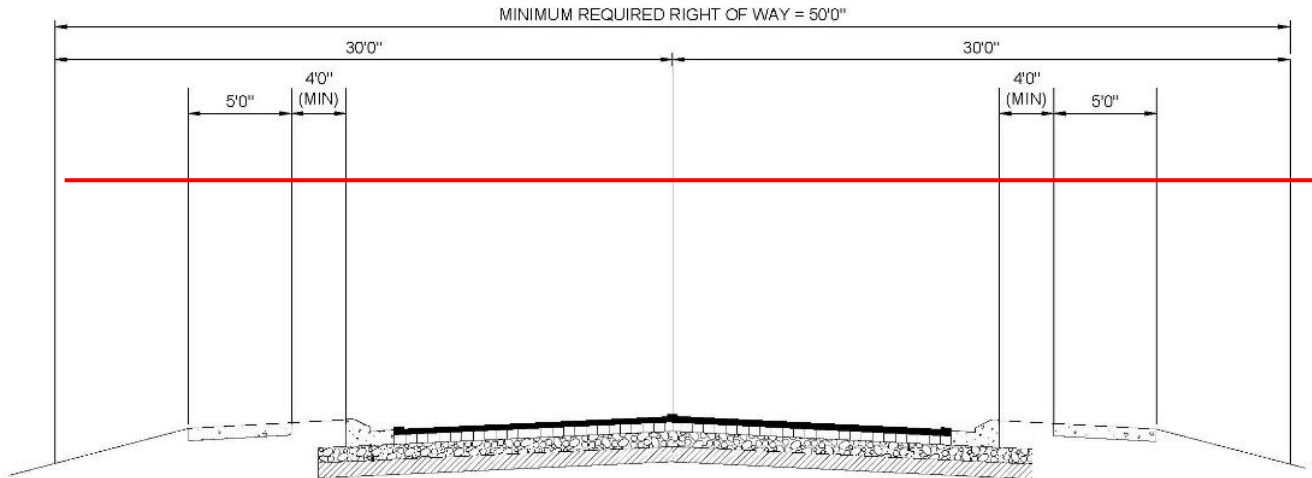
**D. Minimum Widths of the Right-of-Way.**



1. *Minimum width.* The minimum width of right-of-way of public or private streets in any subdivision shall be 60 feet, except where subsurface drainage is provided. Streets having these features may be reduced to 50 feet in width.

**Exhibit 900-3-4 Minimum Required Right-of-Way for Curb and Gutter Roadway.**

*Note:* sidewalks are not required, but when provided must align with the required diagram below.



NOT TO SCALE

\* \* \*

- 31. In Chapter 900 – Infrastructure, amend Sec. 900-3.3 Street Design Requirements to replace Exhibit 900-3-6, Exhibit 900-3-7, Exhibit 900-3-8, Exhibit 900-3-9, Exhibit 900-3-10, Exhibit 900-3-11, Exhibit 900-3-12, Exhibit 900-3-13, Exhibit 900-3-14, Exhibit 900-3-15, and Exhibit 900-3-16 to: (1) correct inconsistencies between right-of-way widths, (2) remove minimum ditch bottom widths, (3) depict utilities on the cross sections, and (4) to renumber as needed, to read as follows:**

**SEC. 900-3.3 STREET DESIGN REQUIREMENTS.**

**A. Purpose.**

\* \* \*

**B. Functional Classification.**

\* \* \*

**C. Geometric Design.**

1. *For Existing or Proposed Roadways with an AADT of 400 or Less.* All horizontal and vertical geometry for local streets with an AADT of 400 or less shall meet the American Association of State Highway and Transportation Officials (AASHTO) “Guidelines for Geometric Design of Very Low Volume Local Roads (ADT less than or equal to 400).

\* \* \*

6. *Longitudinal Profile.*

- a. *General.* Vertical curves shall be required when the algebraic difference in the change of grades is greater than 1%. Vertical curve shall be designed to meet the design values listed in American Association of State Highway and Transportation Officials (AASHTO) “A Policy on Geometric Design of Highways and Streets,” latest edition, criteria for the design speed of the roadway.

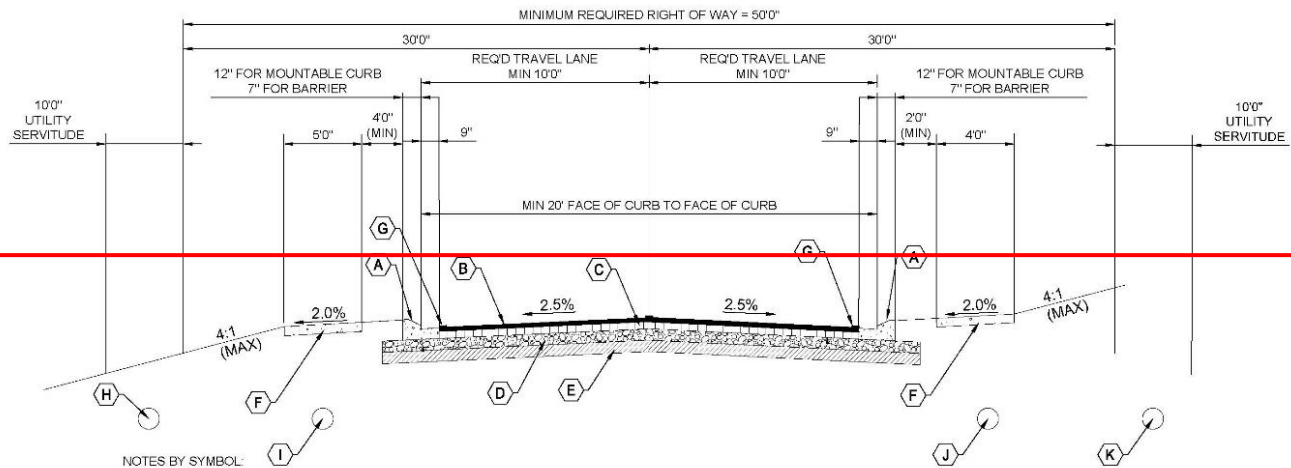
\* \* \*

- c. *Cross section elements and requirements.*

- i. The minimum width of all through travel lanes **and auxiliary lanes** shall be 10 feet **with 4-foot vegetated shoulders**.
      - ii. The minimum width of all auxiliary lanes (such as turn lanes) shall be 11 feet.
      - iii. Embankment foreslope and backslope shall not be steeper than 3H:1V.
      - iv. A minimum of 4 ft. width shoulder on both sides of the road is required and must be shown on the cross section of all roadways and reflected in the plat.

\* \* \*

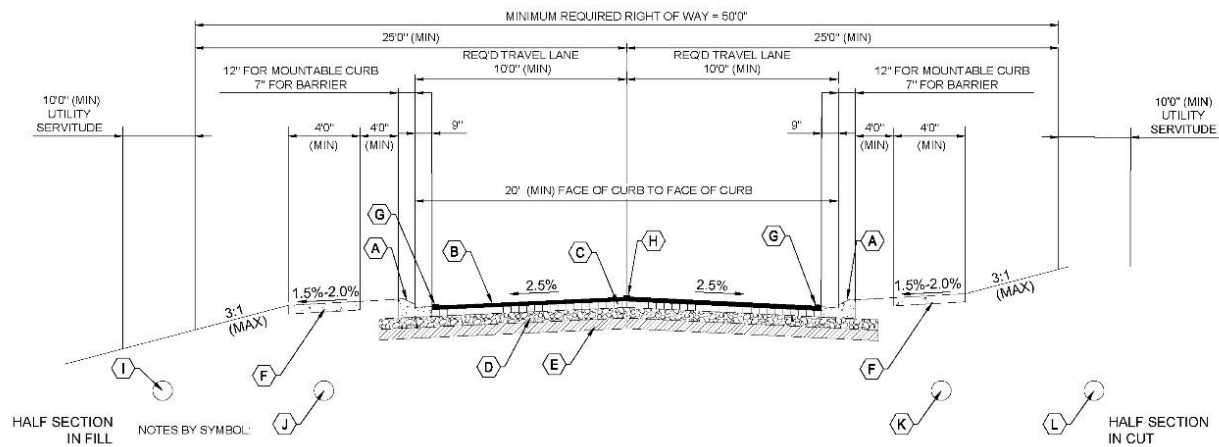
### Exhibit 900-3-6: Cross Section Elements and Requirements for Curbed Roadway, 2-Lane, Asphalt Concrete Pavement.



NOTES BY SYMBOL:

- A. PORTLAND CEMENT CONCRETE CURB AND GUTTER BOTTOM
- B. REQUIRED ASPHALT WEARING COURSE
- C. REQUIRED ASPHALT BINDER COURSE
- D. REQUIRED BASE COURSE
- E. REQUIRED GRANULAR MATERIAL OR STRUCTURAL FILL
- F. PAVEMENT EDGE MARKING (REQ'D FOR ROADS WITH AADT >500)
- G. PAVEMENT CENTERLINE MARKINGS (REQ'D FOR ROADS WITH AADT >500)
- H. BURIED ELECTRICAL (DEPTH AND OFFSET VARIES)
- I. SEWER (DEPTH AND OFFSET VARIES)
- J. POTABLE WATER (DEPTH AND OFFSET VARIES)
- K. NATURAL GAS (DEPTH AND OFFSET VARIES)

NOT TO SCALE



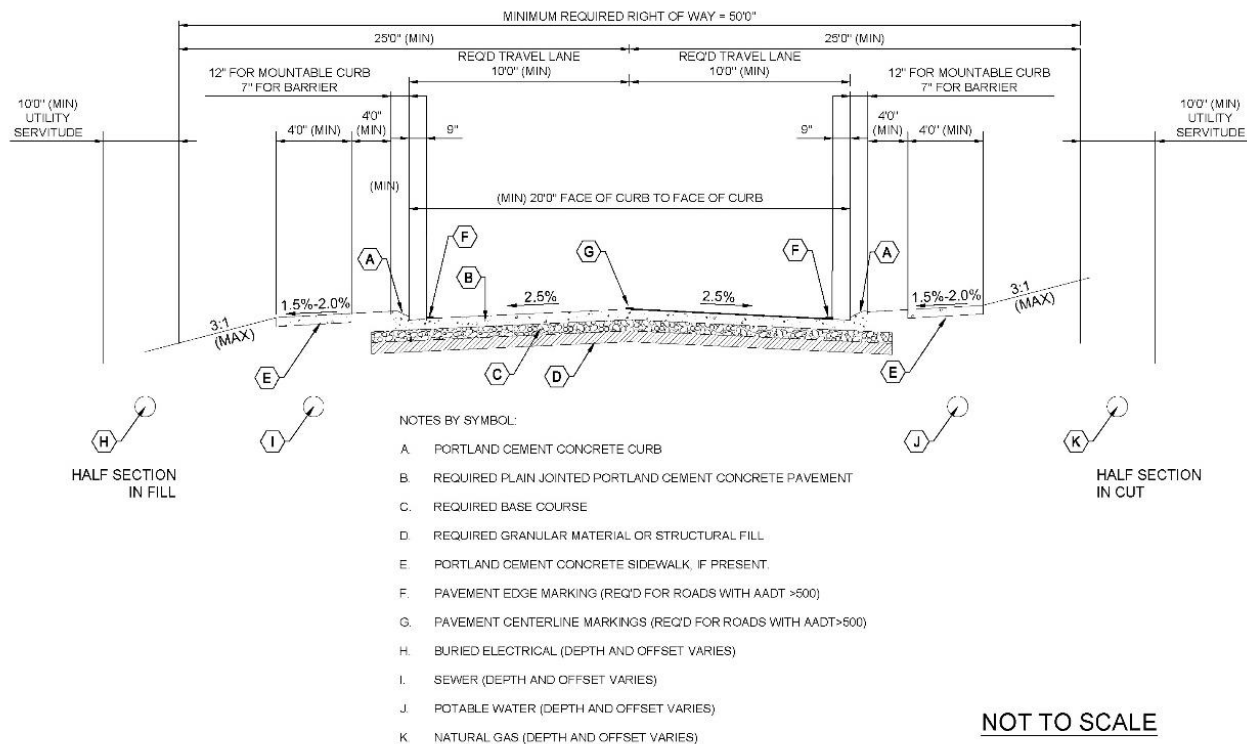
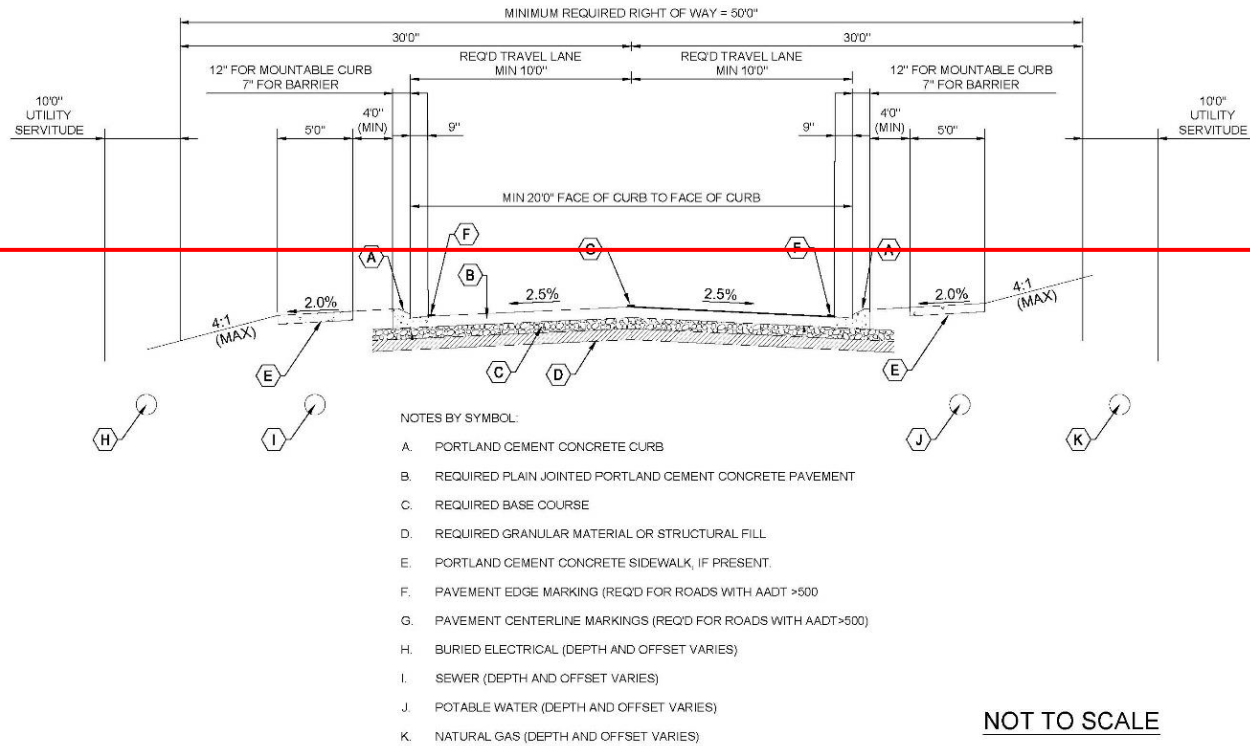
NOTES BY SYMBOL:

- A. PORTLAND CEMENT CONCRETE CURB AND GUTTER BOTTOM
- B. REQUIRED ASPHALT WEARING COURSE
- C. REQUIRED ASPHALT BINDER COURSE
- D. REQUIRED BASE COURSE
- E. REQUIRED GRANULAR MATERIAL OR STRUCTURAL FILL
- F. PORTLAND CEMENT CONCRETE SIDEWALK, IF PRESENT
- G. PAVEMENT EDGE MARKING (REQ'D FOR ROADS WITH AADT >500)
- H. PAVEMENT CENTERLINE MARKINGS (REQ'D FOR ROADS WITH AADT >500)
- I. BURIED ELECTRICAL (DEPTH AND OFFSET VARIES)
- J. SEWER (DEPTH AND OFFSET VARIES)
- K. POTABLE WATER (DEPTH AND OFFSET VARIES)
- L. NATURAL GAS (DEPTH AND OFFSET VARIES)

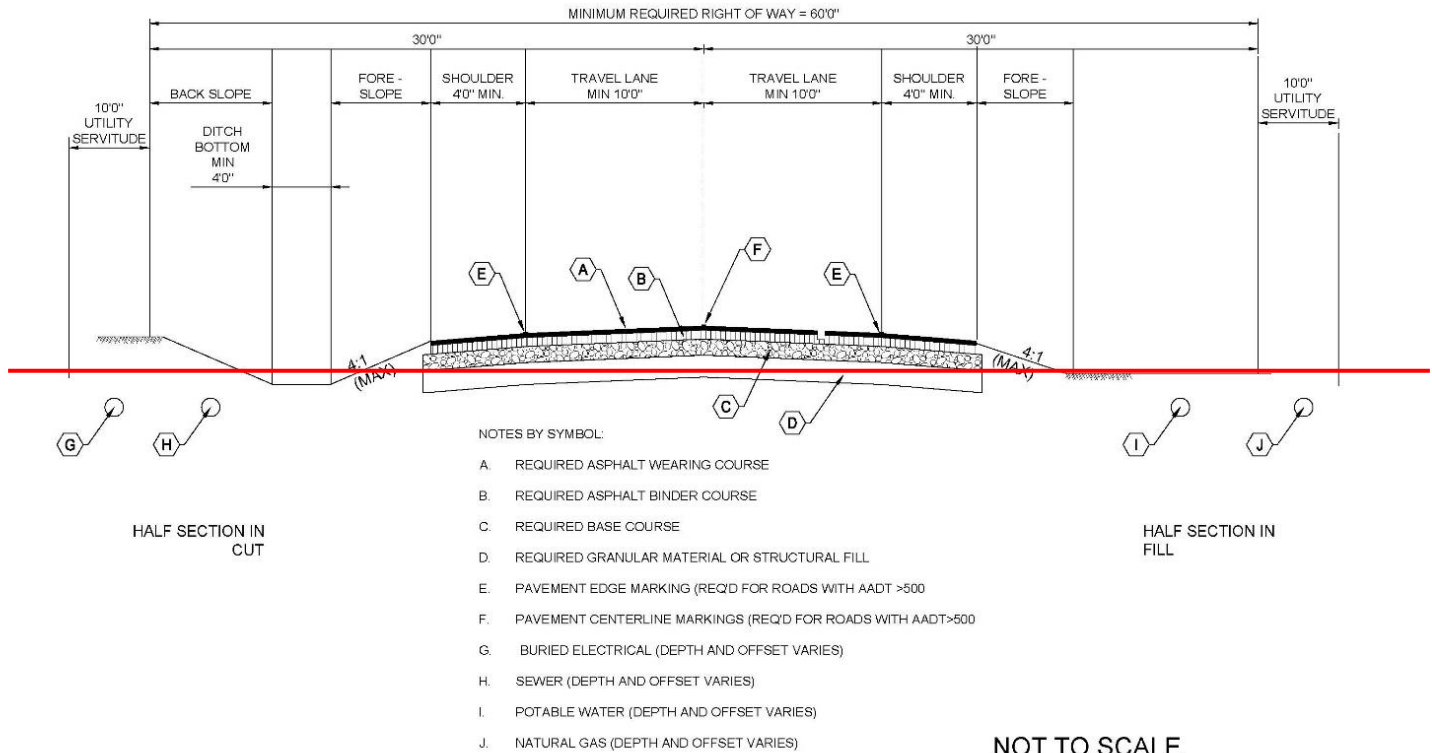
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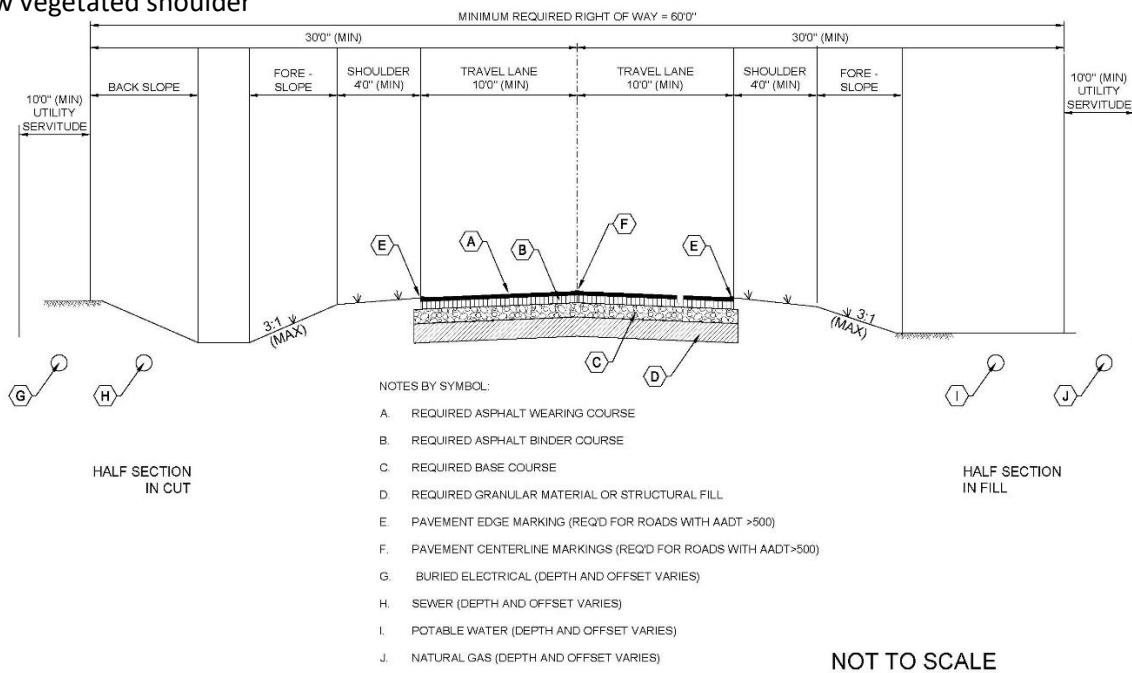
### Exhibit 900-3-7: Cross Section Elements and Requirements for Curbed Roadway, 2-Lane, Portland Cement Concrete Pavement.



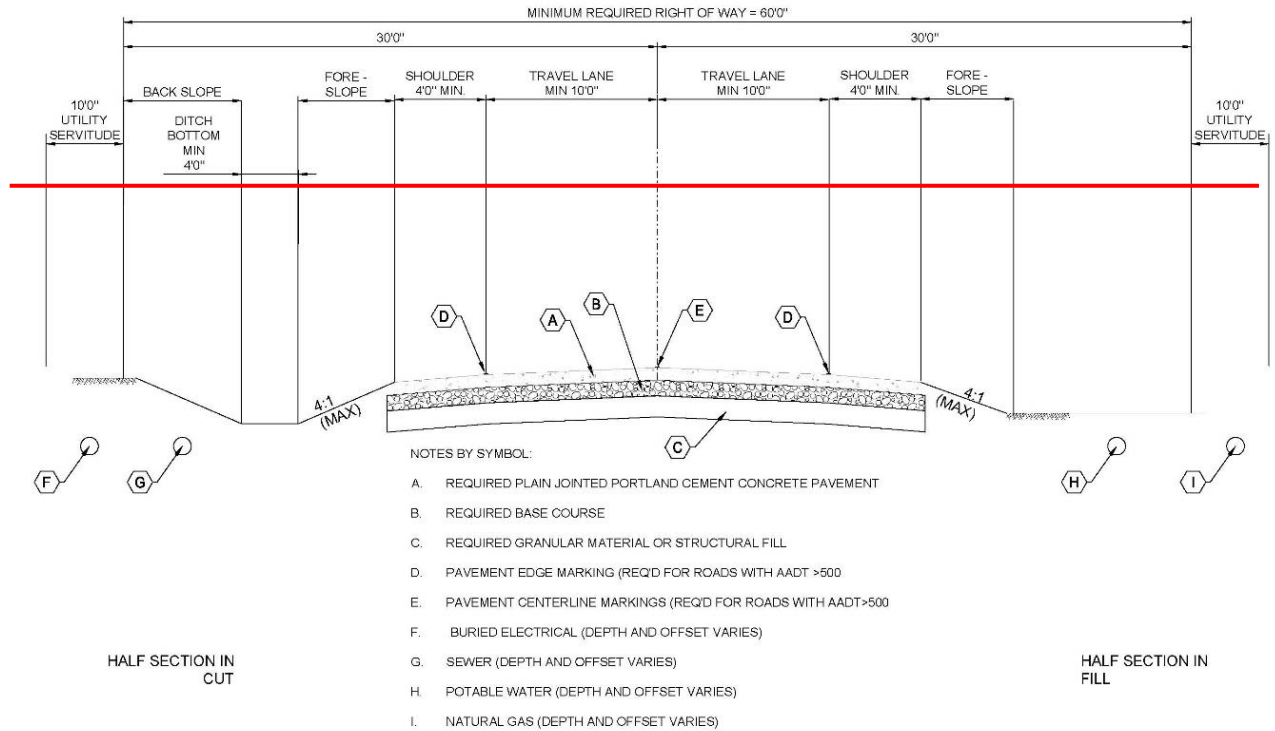
### Exhibit 900-3-8: Cross Section Elements and Requirements for Uncurbed Roadway, 2-Lane, Asphalt Concrete Pavement



NOTE: Image replaced on 3/18/24 to more clearly show vegetated shoulder

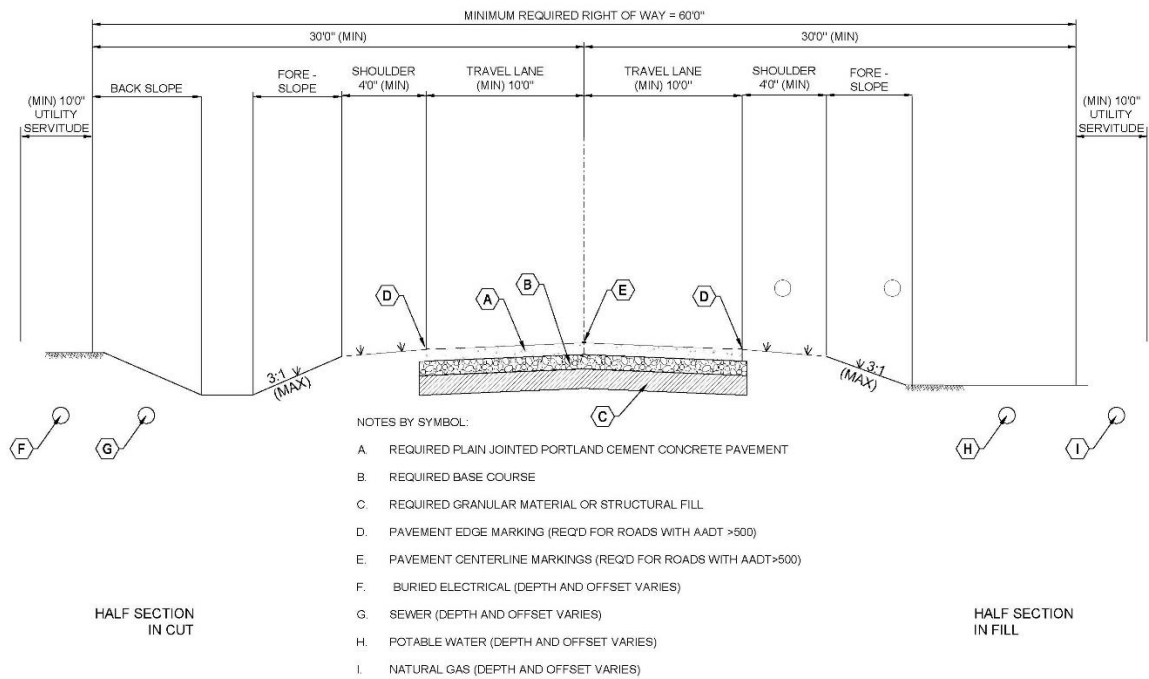


### Exhibit 900-3-9: Cross Section Elements and Requirements for Uncurbed Roadway, 2-Lane, Portland Cement Concrete Pavement



NOT TO SCALE

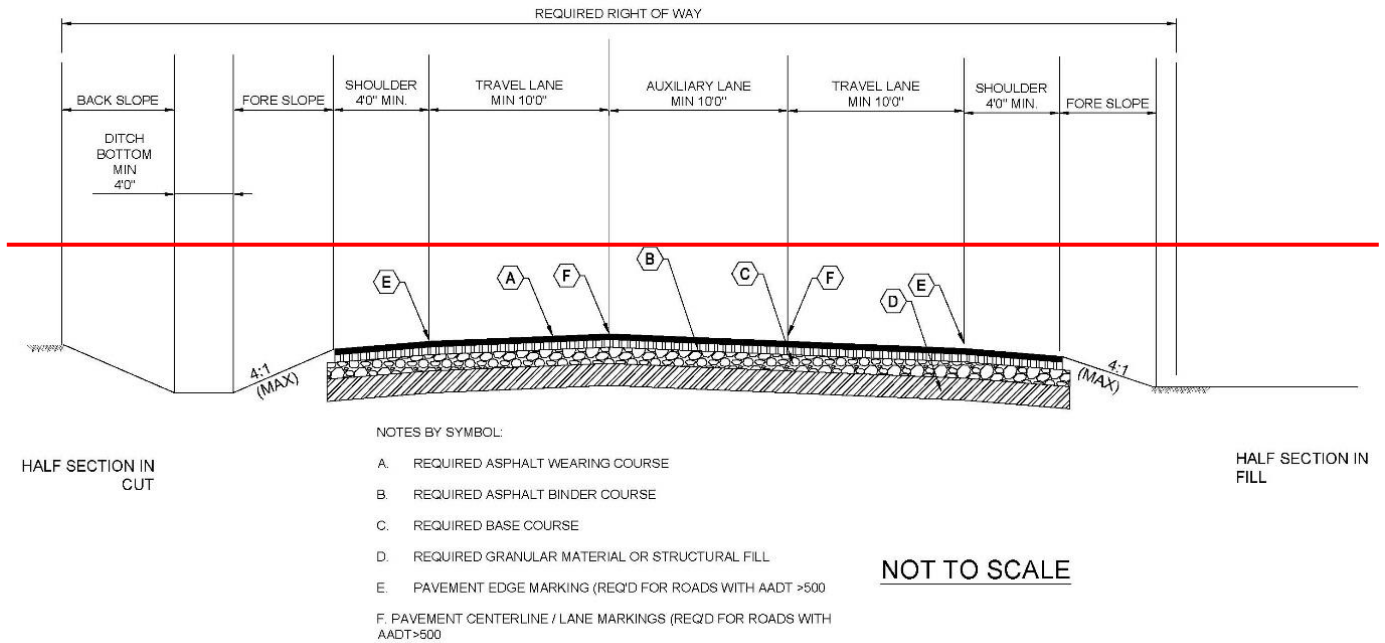
NOTE: Image replaced on 3/18/24 to more clearly show vegetated shoulder



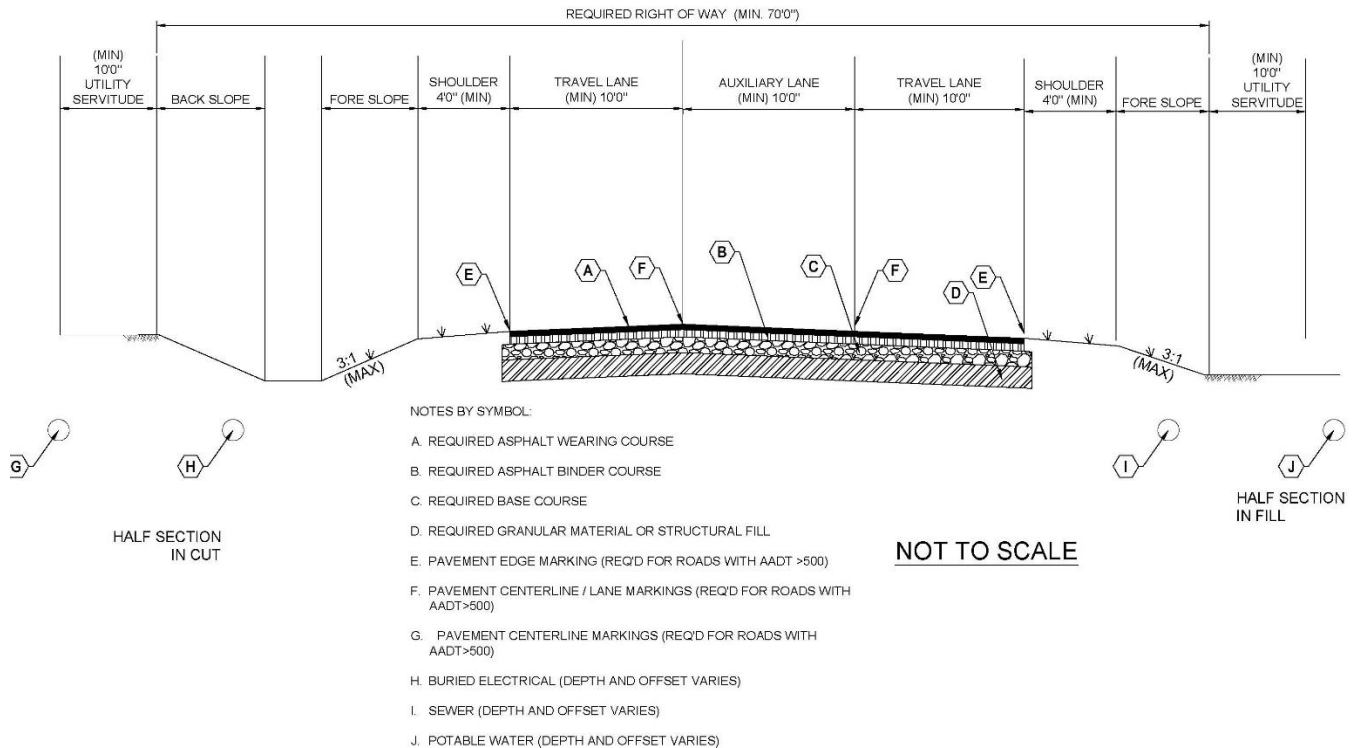
NOT TO SCALE



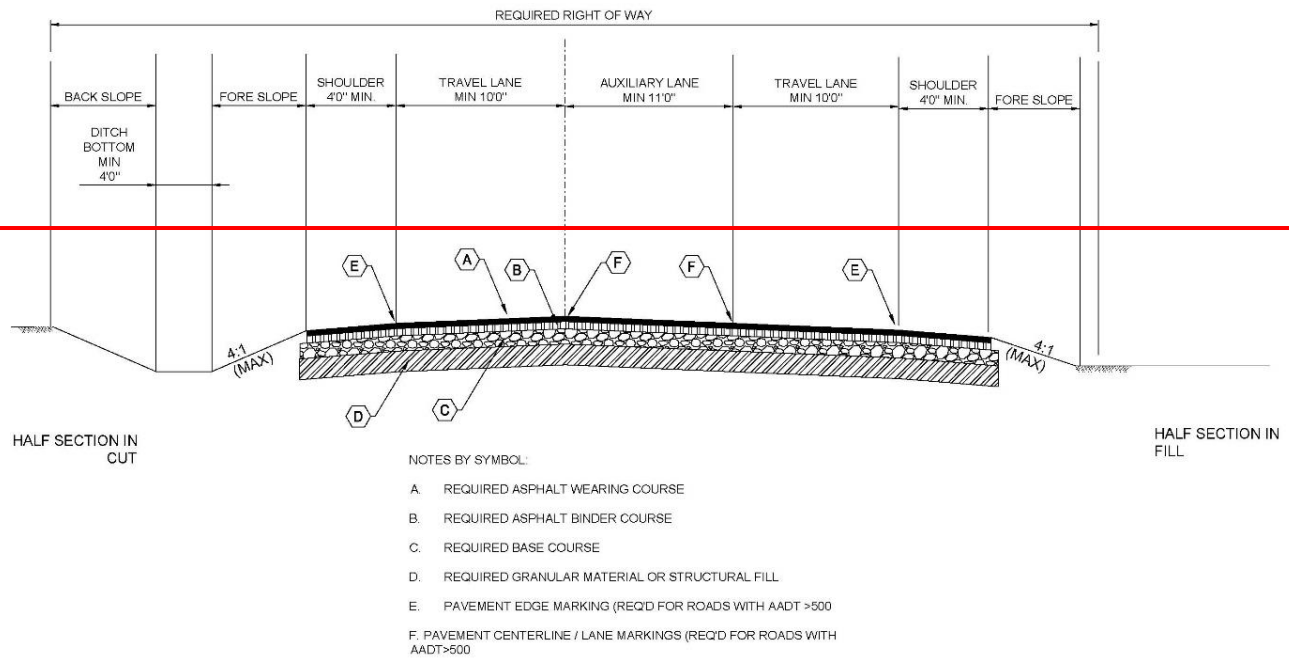
### Exhibit 900-3-10 Cross Section Elements and Requirements for Uncurbed Roadway, 3-Lane Asphalt Concrete Pavement



NOTE: Image replaced on 3/18/24 to more clearly show vegetated shoulder

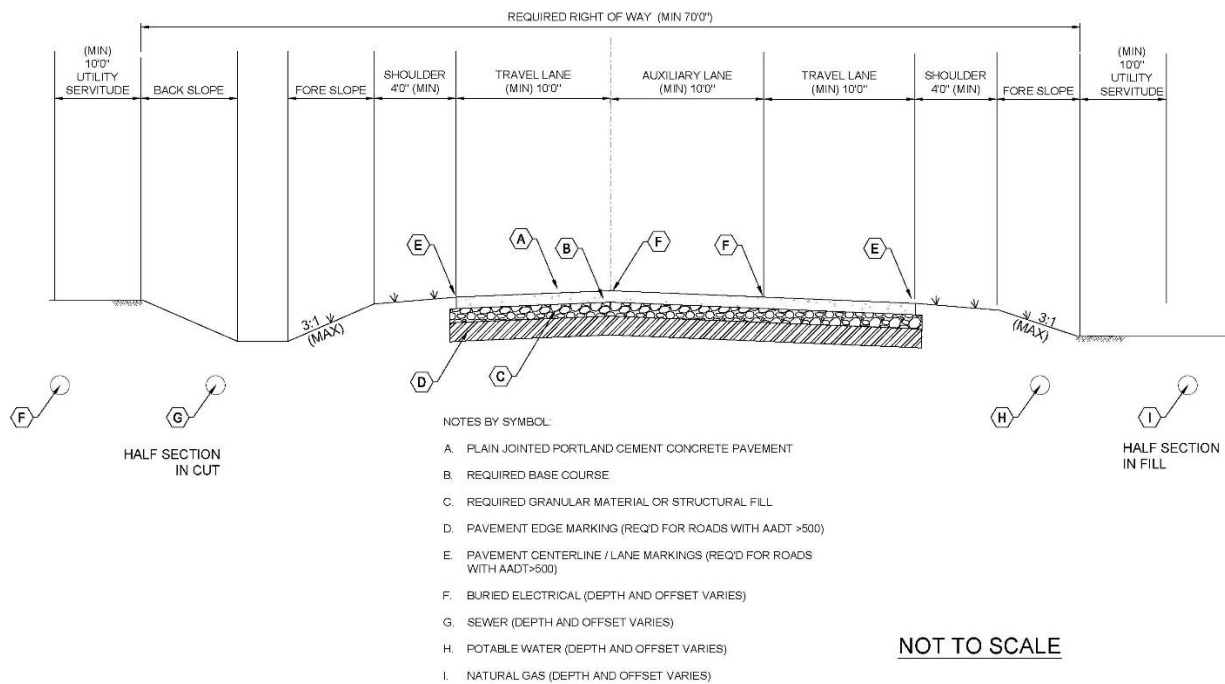


### Exhibit 900-3-11: Cross Section Elements and Requirements for Uncurbed Roadway, 3-Lane Portland Cement Concrete Pavement.



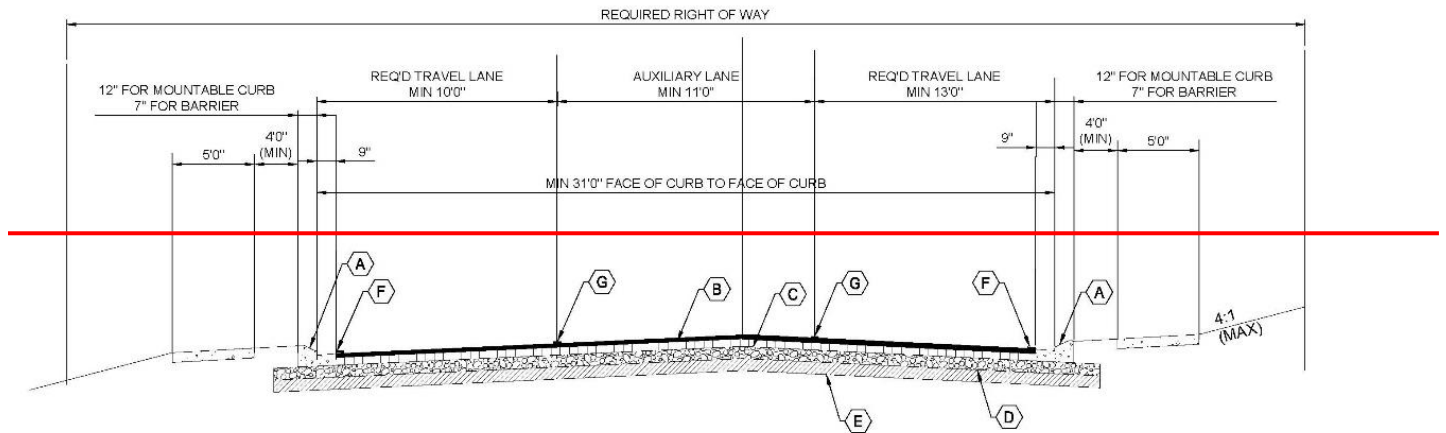
NOT TO SCALE

NOTE: Image replaced on 3/18/24 to more clearly show vegetated shoulder



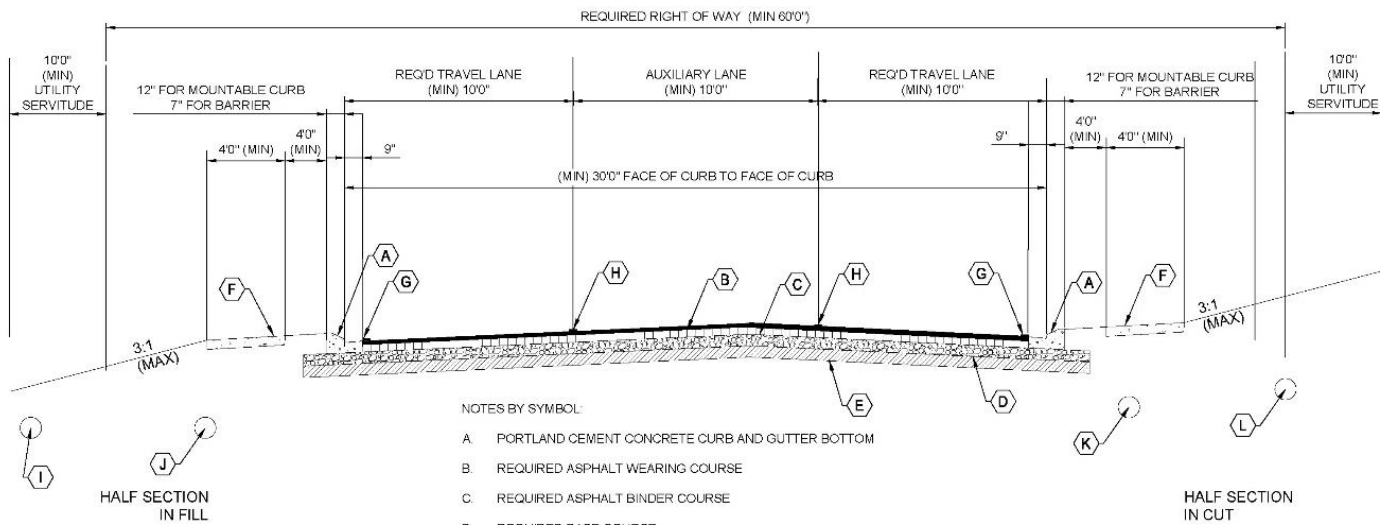
NOT TO SCALE

## Exhibit 900-3-12: Cross Section Elements and Requirements for Curbed Roadway, 3-Lane Asphalt Concrete Pavement.



## NOTES BY SYMBOL:

- A. PORTLAND CEMENT CONCRETE CURB AND GUTTER BOTTOM
- B. REQUIRED ASPHALT WEARING COURSE
- C. REQUIRED ASPHALT BINDER COURSE
- D. REQUIRED BASE COURSE
- E. REQUIRED GRANULAR MATERIAL OR STRUCTURAL FILL
- F. PORTLAND CEMENT CONCRETE SIDEWALK, IF PRESENT.
- G. PAVEMENT EDGE MARKING (REQ'D FOR ROADS WITH AADT >500)
- H. PAVEMENT CENTERLINE MARKINGS (REQ'D FOR ROADS WITH AADT >500)

**NOT TO SCALE**

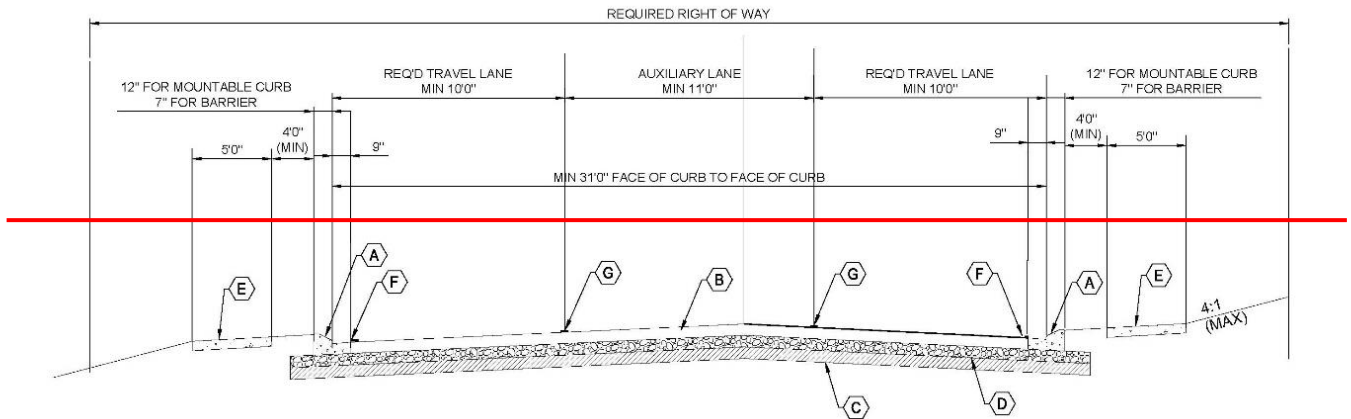
## NOTES BY SYMBOL:

- A. PORTLAND CEMENT CONCRETE CURB AND GUTTER BOTTOM
- B. REQUIRED ASPHALT WEARING COURSE
- C. REQUIRED ASPHALT BINDER COURSE
- D. REQUIRED BASE COURSE
- E. REQUIRED GRANULAR MATERIAL OR STRUCTURAL FILL
- F. PORTLAND CEMENT CONCRETE SIDEWALK, IF PRESENT.
- G. PAVEMENT EDGE MARKING (REQ'D FOR ROADS WITH AADT >500)
- H. PAVEMENT CENTERLINE MARKINGS (REQ'D FOR ROADS WITH AADT >500)
- I. BURIED ELECTRICAL (DEPTH AND OFFSET VARIES)
- J. SEWER (DEPTH AND OFFSET VARIES)
- K. POTABLE WATER (DEPTH AND OFFSET VARIES)
- L. NATURAL GAS (DEPTH AND OFFSET VARIES)

**NOT TO SCALE**

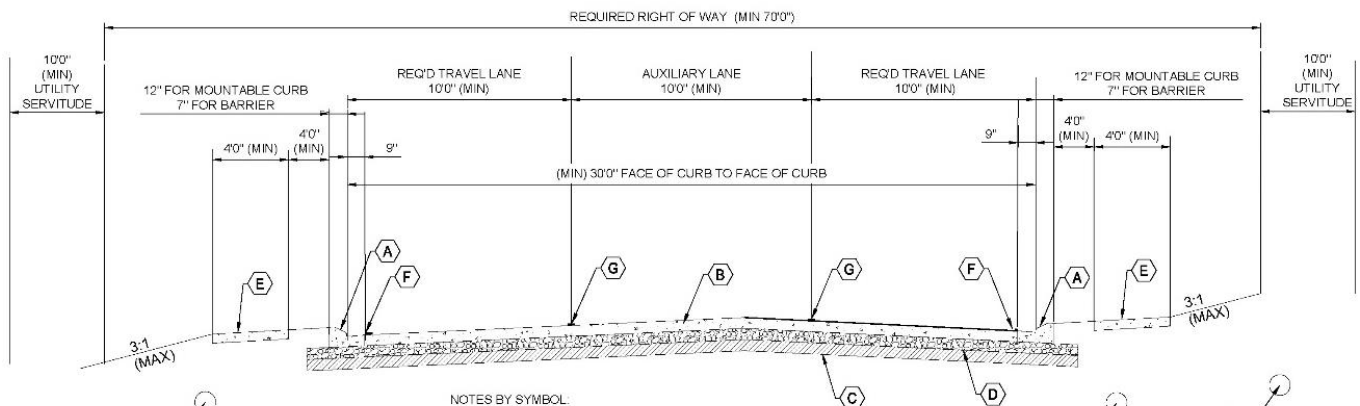


### Exhibit 900-3-13: Cross Section Elements and Requirements for Curbed Roadway, 3-Lane Portland Cement Concrete Pavement.



#### NOTES BY SYMBOL:

- A. PORTLAND CEMENT CONCRETE CURB
- B. REQUIRED PLAIN JOINTED PORTLAND CEMENT CONCRETE PAVEMENT
- C. REQUIRED BASE COURSE
- D. REQUIRED GRANULAR MATERIAL OR STRUCTURAL FILL
- E. PORTLAND CEMENT CONCRETE SIDEWALK, IF PRESENT
- F. PAVEMENT EDGE MARKING (REQ'D FOR ROADS WITH AADT >500)
- G. PAVEMENT CENTERLINE MARKINGS (REQ'D FOR ROADS WITH AADT >500)



#### NOTES BY SYMBOL:

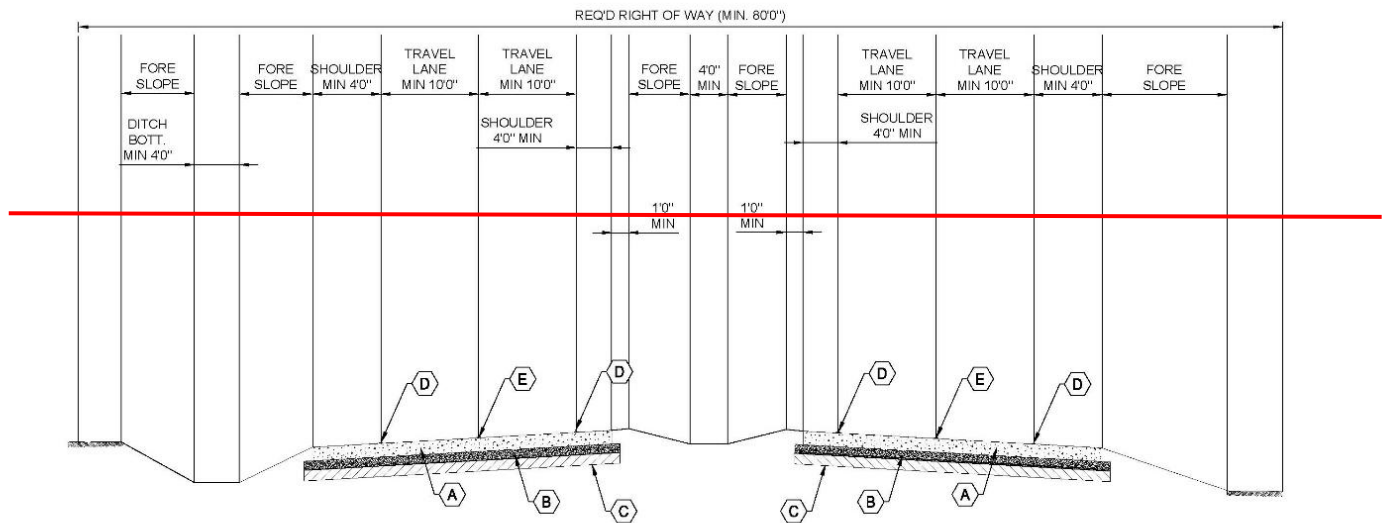
- A. PORTLAND CEMENT CONCRETE CURB
- B. REQUIRED PLAIN JOINTED PORTLAND CEMENT CONCRETE PAVEMENT
- C. REQUIRED BASE COURSE
- D. REQUIRED GRANULAR MATERIAL OR STRUCTURAL FILL
- E. PORTLAND CEMENT CONCRETE SIDEWALK, IF PRESENT
- F. PAVEMENT EDGE MARKING (REQ'D FOR ROADS WITH AADT >500)
- G. PAVEMENT CENTERLINE/ LANE LINE MARKINGS (REQ'D FOR ROADS WITH AADT >500)
- H. BURIED ELECTRICAL (DEPTH AND OFFSET VARIES)
- I. SEWER (DEPTH AND OFFSET VARIES)
- J. POTABLE WATER (DEPTH AND OFFSET VARIES)
- K. NATURAL GAS (DEPTH AND OFFSET VARIES)

HALF SECTION  
IN FILL

HALF SECTION  
IN CUT

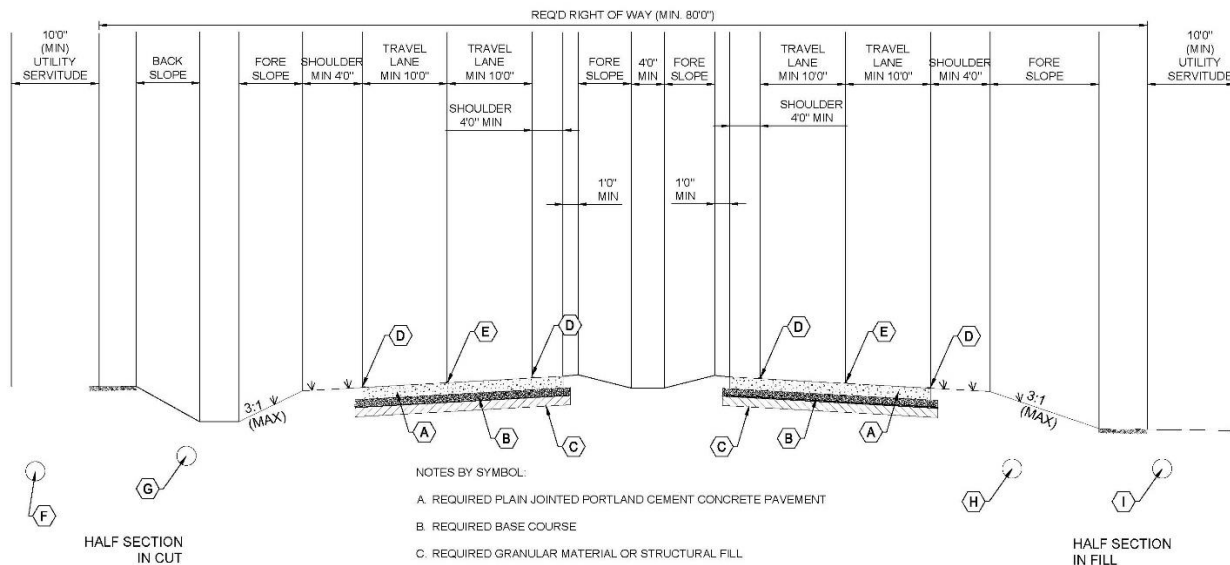
**NOT TO SCALE**

### Exhibit 900-3-14: Cross-Section Elements and Requirements for Uncurbed Roadway, 4 Lanes, Portland Cement Concrete Pavement.



#### NOTES BY SYMBOL:

- A. REQUIRED PLAIN JOINTED PORTLAND CEMENT CONCRETE PAVEMENT
- B. REQUIRED BASE COURSE
- C. REQUIRED GRANULAR MATERIAL OR STRUCTURAL FILL
- D. PAVEMENT EDGE MARKING (REQ'D FOR ROADS WITH AADT >500)
- E. PAVEMENT CENTERLINE / LANE LINE MARKINGS (REQ'D FOR ROADS WITH AADT >500)



#### NOTES BY SYMBOL:

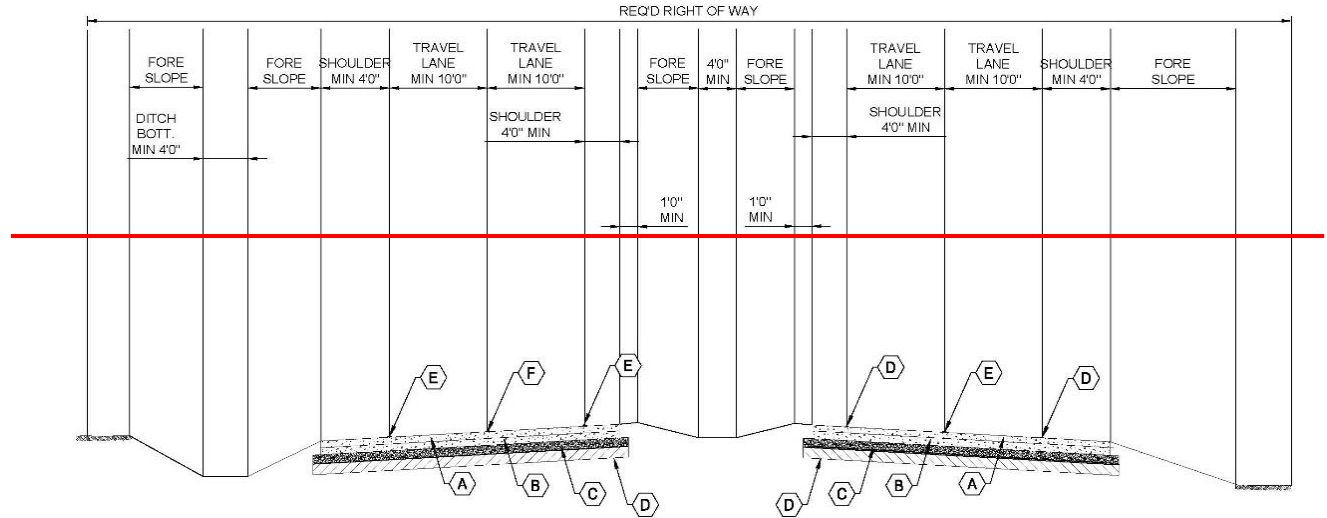
- A. REQUIRED PLAIN JOINTED PORTLAND CEMENT CONCRETE PAVEMENT
- B. REQUIRED BASE COURSE
- C. REQUIRED GRANULAR MATERIAL OR STRUCTURAL FILL
- D. PAVEMENT EDGE MARKING (REQ'D FOR ROADS WITH AADT >500)
- E. PAVEMENT CENTERLINE / LANE LINE MARKINGS (REQ'D FOR ROADS WITH AADT >500)
- F. BURIED ELECTRICAL (DEPTH AND OFFSET VARIES)
- G. SEWER (DEPTH AND OFFSET VARIES)
- H. POTABLE WATER (DEPTH AND OFFSET VARIES)
- I. NATURAL GAS (DEPTH AND OFFSET VARIES)

NOT TO SCALE

**FIG 900-13 CROSS SECTION ELEMENTS AND REQUIREMENTS FOR UNCURBED ROADWAY, 4 LANES, PORTLAND CEMENT CONCRETE PAVEMENT**

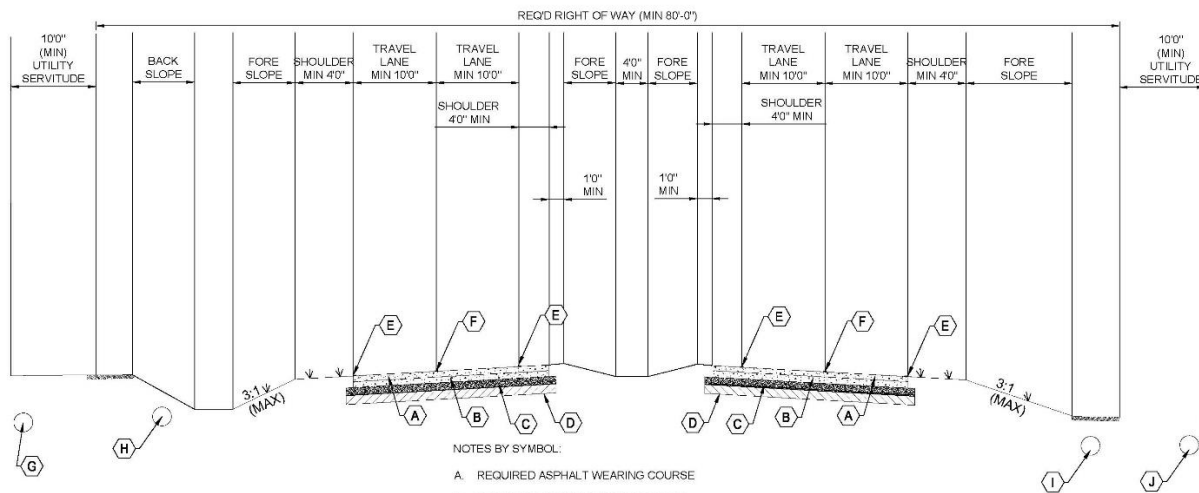
NOTE: Image replaced on 3/18/24 to more clearly show vegetated shoulder

### Exhibit 900-3-15: Cross Section Elements and Requirements for Uncurbed Roadway, 4 Lanes, Asphalt Concrete Pavement.



#### NOTES BY SYMBOL:

- A. REQUIRED ASPHALT WEARING COURSE
- B. REQUIRED ASPHALT BINDER COURSE
- C. REQUIRED BASE COURSE
- D. REQUIRED GRANULAR MATERIAL OR STRUCTURAL FILL
- E. PAVEMENT EDGE MARKING (REQ'D FOR ROADS WITH AADT >500)
- F. PAVEMENT CENTERLINE / LANE MARKINGS (REQ'D FOR ROADS WITH AADT >500)



#### NOTES BY SYMBOL:

- A. REQUIRED ASPHALT WEARING COURSE
- B. REQUIRED ASPHALT BINDER COURSE
- C. REQUIRED BASE COURSE
- D. REQUIRED GRANULAR MATERIAL OR STRUCTURAL FILL
- E. PAVEMENT EDGE MARKING (REQ'D FOR ROADS WITH AADT >500)
- F. PAVEMENT CENTERLINE / LANE MARKINGS (REQ'D FOR ROADS WITH AADT >500)
- G. BURIED ELECTRICAL (DEPTH AND OFFSET VARIES)
- H. SEWER (DEPTH AND OFFSET VARIES)
- I. POTABLE WATER (DEPTH AND OFFSET VARIES)
- J. NATURAL GAS (DEPTH AND OFFSET VARIES)

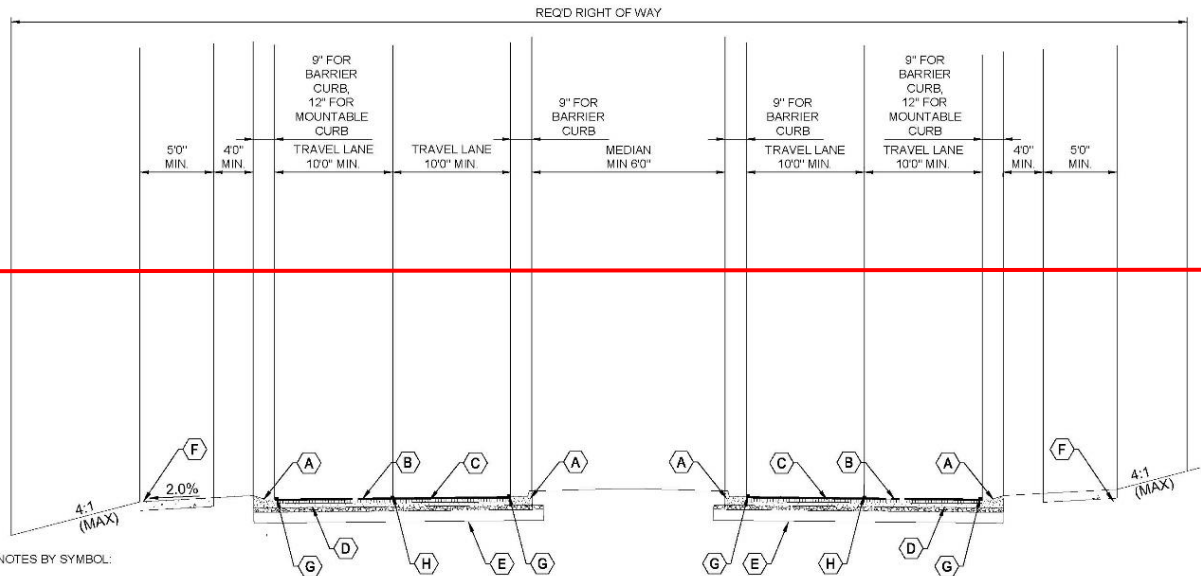
NOTE: Image replaced on 3/18/24 to more clearly show vegetated shoulder

NOT TO SCALE

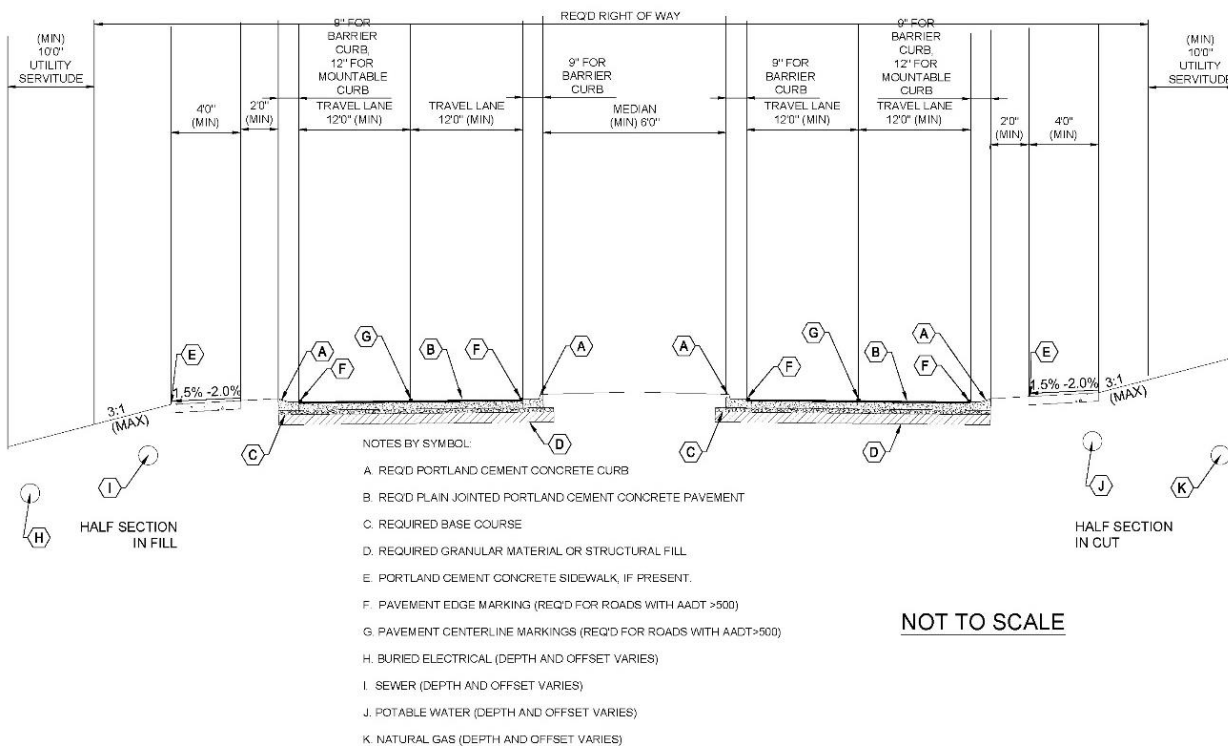
**FIG 900-14 CROSS SECTION ELEMENTS AND REQUIREMENTS FOR UNCURBED ROADWAY, 4 LANES, ASPHALT CONCRETE PAVEMENT**



### Exhibit 900-3-16: Typical Section Requirements for 4 Lane Roadway (with Curb and Gutter).



NOT TO SCALE



NOT TO SCALE

\* \* \*

**Table Exhibit 900-3-22 Rigid Pavement Acceptable Design Values.**

\* \* \*

**32. In Chapter 900 – Infrastructure, amend Sec. 900-3.7 Access, to specify procedures regarding cross-access agreements, to read as follows:**

SEC. 900-3.7 ACCESS.

**A. Purpose, General.**

\* \* \*

**C. Access Connection and Driveway Design.**

1. Separation between access connections on all collectors and arterials under local jurisdiction that have not been assigned an access classification shall be based upon the posted speed limit.

\* \* \*

6. *Joint and Cross Access and Shared Parking.* In order to reduce the volume of traffic on public streets and roads unified vehicle and pedestrian access, integrated vehicular and pedestrian circulation system, and shared parking between adjacent developments is encouraged.

- a. The Planning Commission may require new developments to provide joint or cross vehicular access for major commercial developments where commercial or office properties that are classified as major traffic generators (i.e., shopping plazas, office parks) are adjacent to each other.
- b. When a plat reserves an easement to accommodate joint and cross access, the easement shall be recorded with the deed.
- c. The Planning Commission may modify or waive the requirements of this section where the characteristics or layout of abutting properties would make development of a unified or shared access and circulation system impractical.
- d. **To establish and maintain a cross access agreement, the following requirements shall apply:**
  - i. **A recorded copy of the fully executed cooperative cross access agreement signed by each owner or lessee of the properties subject to the need for cross access**
  - ii. **The cross-access agreement shall be noted on the affected subdivision or site plan.**
- e. **A cross access agreement shall be valid until determined null by the governing authority being LADOTD or the Parish and access for both property owners is separately defined and approved.**

**33. In Chapter 900 – Infrastructure, amend Sec. 900-3.9 Traffic Signs and Control Devices, to align exhibit naming conventions to read as follows:**

\* \* \*

**Figure Exhibit 900-3-36 Requirements for Street Name Signs.**

\* \* \*

**Figure-Exhibit 900-3-37 Requirements for Dead End / End of Road Installation.**

\* \* \*

34. In Chapter 900 – Infrastructure, amend Sec. 900-5 Bikeway and Trails, to align exhibit naming conventions to read as follows:

\* \* \*

**Figure-Exhibit 900-5-1: Requirements for Bikeway and Path Typical Structure.**

\* \* \*

35. In Chapter 900 – Infrastructure, amend Sec. 900-7.6 Construction Criteria Potable Water Systems, to correct a typo in the section name and address procedures and standards for directional drilling, to read as follows:

SEC. 900-7.6 CONSTRUCTION CRITERIA **FOR** POTABLE WATER SYSTEMS.

**A. Applicability.**

\* \* \*

**B. General.**

\* \* \*

**C. Excavation, Bedding, and Backfilling.**

The applicant shall provide all excavation required for the installation of water systems in accordance with the approved plans and the requirements of this code. Excavations for water lines and structures shall be prepared, bedded, and backfilled in accordance with the requirements below and as shown on the approved plans. **Directional drilling under roadways may be uncased provided proposed improvements comply with LADOTD standards and are reviewed and approved by the utility company in accordance with this UDC. Should the utility company require directional drilling to be cased, the developer must comply with this direction to be considered in compliance with this UDC.**

\* \* \*

36. In Chapter 900 – Infrastructure, amend Sec. 900-8.8 Construction Criteria for Sewerage Systems, to address procedures and standards for directional drilling, to read as follows:

SEC. 900-8.8 CONSTRUCTION CRITERIA FOR SEWERAGE SYSTEMS.

**A. General.**

\* \* \*

**B. Excavation, Bedding, and Backfilling.**

1. *Bedding and Backfilling.* Sewer force main bedding and backfill shall be in compliance with requirements set forth by the utility provider.
2. *Compaction.* Compaction regulations shall be in accordance with utility provider specifications.
3. *Pipe and Fittings.* New sewerage force mains installed, colored, and labelled per utility provider specifications.
4. *Drilling ~~logs~~.*



- a. Directional drilling.** Directional drilling under roadways may be uncased provided proposed improvements comply with LADOTD standards and are reviewed and approved by the utility company in accordance with this UDC. Should the utility company require directional drilling to be cased, the developer must comply with this direction to be considered in compliance with this UDC.
- b. Drilling logs.** Upon completion of sewerage force main construction, the drilling logs for all HDD installed sewerage force mains shall be provided with the record drawings/as-built plans. The drilling logs shall follow specifications made by the utility provider.