

AGENDA
ST. TAMMANY PARISH PLANNING & ZONING COMMISSION MEETING
6:00 PM – TUESDAY SEPTEMBER 8, 2026
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

A livestream will be available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: www.stpgov.org. The livestream will begin at 6:00 PM on Tuesday September 8, 2026.

ROLL CALL

APPOINT ALTERNATES (IF APPLICABLE)

CALL TO ORDER

ANNOUNCEMENTS

- **Please silence all phones and electronic devices**
- **Appeals – Fees apply**
- **Speaker Cards**
- **Public Speaking – Five (5) minutes each side and three (3) minutes for additional comments**
- **Please exit the building**

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE JULY 14, 2026 MINUTES

APPROVAL OF THE AUGUST 11, 2026 MINUTES

POSTPONING OF CASES

ZONING CHANGE REQUEST CASES - APPLICATIONS FOR A PROPOSED CHANGE OF ZONING DISTRICT OR AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE REQUIRING REVIEW & RECOMMENDATION BY THE PLANNING & ZONING COMMISSION BEFORE ACTION BY THE PARISH COUNCIL ARE AS FOLLOWS:

1- Zoning Case No. ZC82-03-023B

Major Amendment to the Oak Harbor Planned Unit Development

Parcel located on the south side of Oak Harbor Boulevard, east of Pontchartrain Drive, Slidell Ward 9 District 12

S44, T9S, R14E

Size: 45.34 acres

Petitioner: Angela EyRich

Owner: Adair Holdings, LLC and The Roman Catholic Church of the Archdiocese

POSTPONED AT THE JULY 14, 2026 & AUGUST 11, 2026 PLANNING & ZONING COMMISSION MEETINGS

2- Amendments to the Code of Ordinances, Part II: Unified Development Code:

- a. Amend Chapter 100 – Administration, Sec. 100-2.5 Board of Adjustment to add training requirements
- b. Amend Chapter 200 – Procedures, Section 200-3.3 Zoning Map Changes to codify the procedure for Parish Council action on zoning map change applications
- c. Amend Chapter 100 – Administration, Section 100-5 Definitions and Chapter 300 – Buildings and Construction, Section 300-5 Inspections to add requirements for Construction Test Meters for non-residential projects.
- d. Amend Chapter 400 – Zoning, Section 400-8(RR) – Use Standards for Swimming Pools to clarify setbacks for pool equipment
- e. Amend Chapter 100 – Administration and Chapter 400 – Zoning, including Section 400-3 Commercial Zoning Districts, Section 400-4 Specialized Zoning Districts, Section 400-5 Industrial Districts, 400-7 Overlay Districts, and Section 400-8 Use Standards to add “Outdoor Shooting Range” as a conditional use and include minimum standards

AGENDA ST. TAMMANY PARISH PLANNING & ZONING COMMISSION
SEPTEMBER 8, 2026

- f. Amend Chapter 400 – Zoning, Section 400-8(AA) – Use Standards for Mobile Food Trucks to incorporate revised standards
- g. Amend Chapter 500 – Nonconformities, Section 500-2 Types of Nonconformities to clarify abandonment terms for manufactured homes
- h. Amend Chapter 600 – General Development Standards, Section 600-6.2 Accessory Use Standards to increase the size of a boat house allowable on a state-designated scenic river
- i. Amend Chapter 900 – Infrastructure, Section 900-6.5 Placement of Fill to add language which regulates the placement of fill in major subdivisions

ENTERING THE PARISH RIGHT-OF-WAY, SERVITUDES, SERVITUDES, EASEMENT & TAMMANY TRACE

3- Request to Enter the Parish Right-of-Way for W. Ochsner Boulevard & S. Ochsner Boulevard (Charter High School)

Developer/Owner: All State Financial Company

Engineer/Surveyor: Novus Reb Engineering, LLC

Parish Council District Representative: Hon. Richard "Rick" Smith

General Location: The property is located west & south of Ochsner Boulevard, north of Interstate 12, Covington, Louisiana. Ward 1, District 1

MINOR SUBDIVISION

4- 2026-4772-MSP

Minor Subdivision of 9.984 acres into Parcels A & B

Owner & Representative: Matthew Edmundson and Benjamin Edmundson

Surveyor: John G Cummings & Associates

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The property is located on the north side of LA Highway 40 and on Edmundson Lane, Folsom, Louisiana; S17, T5S, R10E, Ward 2, District 3

5- 2026-4793-MSP

Minor Subdivision of Parcel B1 into Parcels B1A & B1B

Owner & Representative: Claude Mauberret, Catherine Mauberret & Lee Mauberret

Surveyor: KLS Group Inc.

Parish Council District Representative: Hon. Joe Impastato

General Location: The property is located on the east side of Fish Hatchery Road, south of Oak Cove, Lacombe, Louisiana; S38, T8S, R12E, Ward 7, District 7

RESUBDIVISION

6- 2026-4790-MRP

Resubdivision of lots 19-A & 18-A into lots 19-A1, 18-A1 & 18-A2, Thelma Estates

Owner & Representative: Curtis J. Ledet Jr. & Melissa Marie Ledet

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Arthur Laughlin

General Location: The property is located on the south side of Barbara Avenue, Covington, Louisiana; S23, T7S, R11E, Ward 4, District 11

CONCEPT PLAN APPROVAL

7- 2025-4205-TP

Bedico Creek Subdivision, Parcel 1

Developer/Owner: Bedico Creek Preserve, LLC

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Kathy Seiden

General Location: The property is located on the northwest side of LA Highway 1085, south of Interstate 12, Madisonville, Louisiana. Ward 1, District 4

Owner: Adair Holdings, LLC and The Roman Catholic Church of the Archdiocese

POSTPONED AT THE JULY 14, 2026 & AUGUST 11, 2026 PLANNING & ZONING COMMISSION MEETINGS

AGENDA ST. TAMMANY PARISH PLANNING & ZONING COMMISSION
SEPTEMBER 8, 2026

8- 2026-4729-TP

The Breezes at Oak Harbor Subdivision

Developer/Owner: J. Breaux Enterprises, LLC

Engineer/Surveyor: LCR & Company, LLC

Parish Council District Representative: Hon. Jerry Binder

General Location: The property is located southwest of Oak Harbor Boulevard, east of Pontchartrain Drive, Slidell. Ward 9, District 12

POSTPONED AT THE JULY 14, 2026 & AUGUST 11, 2026 PLANNING & ZONING COMMISSION MEETINGS

9- 2026-4786-TP

Lofton Estates Subdivision

Developer/Owner: Oak Island Corporation

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 Military Road, north of Crawford Landing Road, Slidell. Ward 8, District 9

FINAL SUBDIVISION PLAT & CONSTRUCTION PLAN APPROVAL

10- 2026-4757-PP

Clark Branch Estates, Phase 1

Developer/Owner: S & P Land Company, LLC

Engineer/Surveyor: Kyle Associates, LLC

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The property is located east of LA Highway 450 (McDougal Road), north of LA Highway 25, Folsom, Louisiana, Ward 2, District 3

POSTPONED AT THE AUGUST 11, 2026 PLANNING & ZONING COMMISSION MEETING

11- 2026-4787-PP

Pelican Grove Subdivision

Developer/Owner: St. Tammany Management Group-CDL, LLC

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Joseph Impastato

General Location: The property is located on the north side of US Highway 190 and on the west side of Pugh Road, Lacombe. Ward 4, District 7

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

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MINUTES
ST. TAMMANY PARISH PLANNING & ZONING COMMISSION MEETING
6:00 PM – TUESDAY JULY 14, 2026
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

ROLL CALL

Present: Borello, Robert, Truxillo, Milligan, Gaines, Martino, Narcisse, Walker, Barrios, Blanchard, Crow

Absent: Seeger

APPOINT ALTERNATES (IF APPLICABLE) - Blanchard and Crow

CALL TO ORDER

INVOCATION - Robert

PLEDGE OF ALLEGIANCE - Narcisse

APPROVAL OF THE JUNE 9, 2026 MINUTES

1. Narcisse made a motion to approve minutes as written; second by Walker.
YEA: Borello, Truxillo, Milligan, Gaines, Martino, Narcisse, Walker, Barrios, Blanchard, Crow
NAY: N/A
ABSTAIN: Robert
Motion to approve the minutes as written carries.

POSTPONING OF CASES

1. Zoning Case No. ZC82-03-023B

Major Amendment to the Oak Harbor Planned Unit Development

Parcel located on the south side of Oak Harbor Boulevard, east of Pontchartrain Drive, Slidell

Ward 9 District 12

S44, T9S, R14E

Size: 45.34 acres

Petitioner: Angela EyRich

Owner: Adair Holdings, LLC and The Roman Catholic Church of the Archdiocese

1. Petitioner Lance Robichaux came to the podium to represent the request.
2. Brian Glorioso came to the podium in opposition to the request.
3. Judith Otero came to the podium in opposition to the request.
4. Robert made a motion to postpone one month; second by Walker.
YEA: Borello, Robert, Truxillo, Milligan, Gaines, Martino, Narcisse, Walker, Barrios, Blanchard, Crow
NAY: N/A
ABSTAIN: N/A
Motion to postpone for one-month carries.

4. 2026-4691-MSP

Minor Subdivision of Tract 3-A1 into Tracts 3-A1-A & 3-A1-B

Owner & Representative: Randy Jay Young, Jr. & Holley Curich Young

Surveyor: John G Cummings & Associates

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the west side of Bob Baxter Road, south of LA Highway 40, Bush, Louisiana; S16, T5S, R12E, Ward 5, District 6

1. Petitioner did not attend meeting.
2. Robert made a motion to postpone one month; second by Truxillo.
YEA: Borello, Robert, Truxillo, Milligan, Gaines, Martino, Narcisse, Walker, Barrios, Blanchard, Crow
NAY: N/A
ABSTAIN: N/A
Motion to postpone for one-month carries.

10. 2026-4723-MSP

Minor Subdivision of Parcels A, B & C into Parcels B-2 & C-2

Owner & Representative: Robert & Dionne Mefford and Executrix of Dionne Jones Prestenback's Estate – Dionne Mefford

Surveyor: John G. Cummings & Associates

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The property is located on the west side of LA Highway 25, north of LA Highway 450, south of Blackwell Lane, Folsom, Louisiana; S28, T4S, R10E, Ward 2, District 3

1. Petitioner did not attend meeting.
2. Robert made a motion to postpone one month; second by Truxillo.
YEA: Borello, Robert, Truxillo, Milligan, Gaines, Martino, Narcisse, Walker, Barrios, Blanchard, Crow
NAY: N/A
ABSTAIN: N/A

Motion to postpone for one-month carries.

16. 2025-4205-TP

Bedico Creek Subdivision, Parcel 1

Developer/Owner: Bedico Creek Preserve, LLC

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Kathy Seiden

General Location: The property is located on the northwest side of LA Highway 1085, South of Interstate 12, Madisonville, Louisiana. Ward 1, District 4

1. Paul Mayronne came to the podium to request to postpone for one month.
2. William Phillpott came to the podium in opposition of the request.
3. Robert made a motion to postpone one month; second by Martino.
YEA: Borello, Robert, Truxillo, Milligan, Gaines, Martino, Narcisse, Walker, Barrios, Blanchard, Crow
NAY: N/A
ABSTAIN: N/A

Motion to postpone for one-month carries.

20. 2026-4729-TP

Oak Harbor Reserve Subdivision

Developer/Owner: J. Breau Enterprises, LLC

Engineer/Surveyor: LCR & Company, LLC

Parish Council District Representative: Hon. Jerry Binder

General Location: The property is located southeast of Oak Harbor Boulevard, west of Pontchartrain Drive, Slidell. Ward 9, District 12

1. Petitioner Lance Robichaux came to the podium to represent the request.
2. Robert made a motion to postpone one month; second by Crow.
YEA: Borello, Robert, Truxillo, Milligan, Gaines, Martino, Narcisse, Walker, Barrios, Blanchard, Crow
NAY: N/A
ABSTAIN: N/A

Motion to postpone for one-month carries.

ENTERING THE PARISH RIGHT-OF-WAY, SERVITUDES, SERVITUDES,

EASEMENT & TAMMANY TRACE

2. Request to Enter the Parish Right-of-Way of Highway Department Road for the purpose of drainage improvements

Developer/Owner: St. Tammany Parish School Board

Engineer/Surveyor: Duplantis Design Group

Parish Council District Rep.: Hon. David Cogle

General Location: The property is located east of US Highway 11, north of Dr. T.J. Smith Sr. Expressway, Slidell, Louisiana. Ward 8, District 9

1. Jeff Schoen came to the podium to represent the request.
2. Robert made a motion to approve; second by Truxillo.

YEA: Borello, Robert, Truxillo, Milligan, Gaines, Martino, Narcisse, Walker, Barrios, Blanchard, Crow

NAY: N/A

ABSTAIN: N/A

Motion to approve carries.

3. Request to Enter the Parish Right-of-Way of Landry Kate Lane for the purpose of access to property

Developer/Owner: Mr. Matthew Malbrough

Engineer/Surveyor: Hensgens Trahan Engineering Consulting

Parish Council District Rep.: Hon. Larry Rolling

General Location: The property is located north of 9th Avenue, east of US Highway 190, west of Falconer Drive, Covington, Louisiana. Ward 3, District 2

1. Petitioner Matthew Malbrough came to the podium to represent the request.
2. Walker made a motion to approve; second by Truxillo.

YEA: Borello, Robert, Truxillo, Milligan, Gaines, Martino, Narcisse, Walker, Barrios, Blanchard, Crow

NAY: N/A

ABSTAIN: N/A

Motion to approve carries.

MINOR SUBDIVISION

5. 2026-4692-MSP

Minor Subdivision of 1.124 acres into Parcels 1 & 2

Owner & Representative: Clifton Royston & Katherine Collier Royston

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

Parish Council District Representative: Hon. Kathy Seiden

General Location: The property is located on the east side of LA Highway 1077, south of Dummyline Road, Madisonville, Louisiana; S41 & 44, T7S, R10E, Ward 1, District 4

1. Petitioners did not approach podium.
2. Walker made a motion to approve with waivers; second by Robert.

YEA: Borello, Robert, Truxillo, Milligan, Gaines, Martino, Narcisse, Walker, Barrios, Blanchard, Crow

NAY: N/A

ABSTAIN: N/A

Motion to approve with waivers carries.

6. 2026-4701-MSP

MINUTES ST. TAMMANY PARISH PLANNING & ZONING COMMISSION
JULY 14, 2026

Minor Subdivision of Parcels 7A1-AD1-1, 7A1-AD2-B1, 7A1-AD2-A2 & 7A1-AD2-A1 into Parcels 7A1-AD2-B1A, 8A, 8B, 8C & 8D

Owner & Representative: All State Financial Company

Surveyor: Lowe Engineers

Parish Council District Representative: Hon. Rick Smith

General Location: The property is located on the west side of South Ochsner Blvd and on the south side of West Ochsner Blvd, Covington, Louisiana; S12, T7S, R10E, Ward 1, District 1

1. Paul Mayronne came to the podium to represent the request.

2. Martino made a motion to approve; second by Walker.

YEA: Borello, Robert, Truxillo, Milligan, Gaines, Martino, Narcisse, Walker, Barrios, Blanchard, Crow

NAY: N/A

ABSTAIN: N/A

Motion to approve carries.

7. 2026-4708-MSP

Minor Subdivision of 8.61 acres into Parcels A & B

Owner & Representative: Deborah Ann Hoover

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 1077, north of Gottschalk Road, Folsom, Louisiana; S7 & 8, T6S, R10E, Ward 1, District 3

1. Stephanie Lavinghouse came to the podium to represent the request.

2. Robert made a motion to approve with waivers; second by Truxillo.

YEA: Borello, Robert, Truxillo, Milligan, Gaines, Martino, Narcisse, Walker, Barrios, Blanchard, Crow

NAY: N/A

ABSTAIN: N/A

Motion to approve with waiver carries.

8. 2026-4715-MSP

Minor Subdivision of 9.62 acres into Parcels A & B

Owner & Representative: Karen L. Keating

Surveyor: Land Surveying, LLC.

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the west side of Fitzgerald Church Road and on the south side of Leicher Lane, Covington, Louisiana; S21, T5S, R11E, Ward 2, District 6

1. Petitioner did not approach podium.

2. Robert made a motion to approve with waivers; second by Narcisse.

YEA: Borello, Robert, Truxillo, Milligan, Gaines, Martino, Narcisse, Walker, Barrios, Blanchard, Crow

NAY: N/A

ABSTAIN: N/A

Motion to approve with waiver carries.

9. 2026-4717-MSP

MINUTES ST. TAMMANY PARISH PLANNING & ZONING COMMISSION
JULY 14, 2026

Minor Subdivision of 4.856 acres into Parcels B-1, B-2 & B-3

Owner & Representative: Christy B. Himel

Surveyor: John G. Cummings & Associates

Parish Council District Representative: Hon. Rick Smith

General Location: The property is located on the north side of Boudreaux Court, east of LA Highway 1085, Madisonville, Louisiana; S8, T7S, R10E, Ward 1, District 1

1. Lauren Ryan came to the podium to represent the request.
2. June Boudreaux Tircuit came to the podium in opposition to the request.
3. Kim Osgood came to the podium to represent the request.
4. Robert made a motion to approve with waivers; second by Martino.

YEA: Borello, Robert, Truxillo, Milligan, Gaines, Martino, Narcisse, Walker, Barrios, Blanchard, Crow

NAY: N/A

ABSTAIN: N/A

Motion to approve with waivers carries.

RESUBDIVISION

11. 2026-4706-MRP

Resubdivision of lot 34A and a 0.642 acres tract into lot 34A1, Wildwood Farms

Owner & Representative: Arnold Nathan Fleming & Sheri Fleming

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the northeast side of John Keller Road & God's Country Road, Pearl River, Louisiana; S40, T6S, R14E, Ward 6, District 6

1. Petitioners did not approach podium.
2. Robert made a motion to approve; second by Milligan.

YEA: Borello, Robert, Truxillo, Milligan, Gaines, Martino, Narcisse, Walker, Barrios, Blanchard, Crow

NAY: N/A

ABSTAIN: N/A

Motion to approve carries.

12. 2026-4714-MRP

Resubdivision of Parcels 4A4B & 4A4C1 into Parcels 4A4B1 & 4A4B2, The Planation

Owner & Representative: Providence, LLC - Zachary R. Smith & Hannah Salter and Ruben's Rub LLC – Blake Harrell

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located at the end of Shenandoah Lane, Covington, Louisiana; S31 & 32, T5S, R12E, Ward 5, District 6

1. Petitioner Zachary Smith came to the podium to represent the request.
2. Walker made a motion to approve; second by Robert.

YEA: Borello, Robert, Truxillo, Milligan, Gaines, Martino, Narcisse, Walker, Barrios, Blanchard, Crow

NAY: N/A

ABSTAIN: N/A

Motion to approve carries.

13. 2026-4719-MRP

Minor Subdivision of 15.3 acres into Parcels D & E, Sunny Meadows Acres
Owner & Representative: Christopher Canedo & Heidi Canedo and Guy Thomas
Authement & Robin Boudreaux Authement
Surveyor: Walter J. Stone, PLS

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the south side of Meadowlark Drive and on the southeast side of Sunny Meadow Drive, Abita Springs, Louisiana; S28, T6S, R12E, Ward 10, District 6

1. Petitioner did not approach podium.
2. Robert made a motion to approve with waiver; second by Martino.
YEA: Borello, Robert, Truxillo, Milligan, Gaines, Martino, Narcisse, Walker, Barrios, Blanchard, Crow
NAY: N/A
ABSTAIN: N/A
Motion to approve with waiver carries.

14. 2026-4732-MRP

Resubdivision of lots 85-A, 86-B & GS-3A into lots 85-A-1, 86-B-1 & GS-3A-1, River Club Phase 1

Owner & Representative: Delta Land Holding Co, LLC

Parish Council District Representative: Hon. Rick Smith

General Location: The property is located at the end of Ox Bow Lane, Covington, Louisiana; S47 & 49, T7S, R11E, Ward 1, District 1

1. Kelly McHugh came to the podium to represent the request.
2. Truxillo made a motion to approve; second by Robert.
YEA: Borello, Robert, Truxillo, Milligan, Gaines, Martino, Narcisse, Walker, Barrios, Blanchard, Crow
NAY: N/A
ABSTAIN: N/A
Motion to approve carries.

CONCEPT PLAN SUBDIVISION APPROVAL:

15. 2024-3967-TP

Live Oak Estates Subdivision

Developer/Owner: Selah Builders, LLC

Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Richard Smith

General Location: The property is located south of LA Highway 1085, east of Windermere Cross E., Madisonville, Louisiana. Ward 1, District 1

1. Alison Bondurant came to the podium to represent the request.
2. Charles Miller III came to the podium in opposition to the request.
3. Thomas Hutchinson came to the podium in opposition to the request.
4. Kelly McHugh came to the podium to answer questions from Commissioners.
5. Martino made a motion to approve with waivers; second by Truxillo.
YEA: Borello, Robert, Truxillo, Milligan, Gaines, Martino, Narcisse, Walker, Barrios, Blanchard, Crow
NAY: N/A
ABSTAIN: N/A
Motion to approve with waivers carries.

17. 2026-4675-TP

MINUTES ST. TAMMANY PARISH PLANNING & ZONING COMMISSION
JULY 14, 2026

Money Hill Subdivision, Phase 8-B

Developer/Owner: Money Hill Plantation, LLC

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Cheryl S. Tanner

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

1. Mimi Dossett came to the podium to represent the request.

2. Truxillo made a motion to approve with waivers; second by Martino.

YEA: Borello, Robert, Truxillo, Milligan, Gaines, Martino, Narcisse, Walker, Barrios, Blanchard, Crow

NAY: N/A

ABSTAIN: N/A

Motion to approve with waiver carries.

18. 2026-4676-TP

Money Hill Subdivision, Phase 11

Developer/Owner: Money Hill Plantation, LLC

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Cheryl S. Tanner

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

1. Mimi Dossett came to the podium to represent the request.

2. Robert made a motion to approve with waiver; second by Truxillo.

YEA: Borello, Robert, Truxillo, Milligan, Gaines, Martino, Narcisse, Walker, Barrios, Blanchard, Crow

NAY: N/A

ABSTAIN: N/A

Motion to approve with waiver carries.

19. 2026-4713-TP

Pelican Grove Subdivision

Developer/Owner: St. Tammany Management Group-CDL, LLC

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Joseph Impastato

General Location: The property is located north of US Highway 190, west of Pugh Road, Lacombe. Ward 4, District 7

1. Paul Mayronne came to the podium to represent the request.

2. Jeannine Meeds came to the podium in opposition to the request.

3. James Mutrie came to the podium in opposition to the request.

4. Narcisse made a motion to approve; second by Robert.

YEA: Borello, Robert, Truxillo, Milligan, Gaines, Martino, Narcisse, Walker, Barrios, Blanchard, Crow

NAY: N/A

ABSTAIN: N/A

Motion to approve carries.

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

MINUTES
ST. TAMMANY PARISH PLANNING & ZONING COMMISSION MEETING
6:00 PM – TUESDAY AUGUST 11, 2026
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

ROLL CALL

Present: Seeger, Robert, Truxillo, Milligan, Gaines, Martino, Narcisse, Barrios, Blanchard, Crow

Absent: Borello, Walker

APPOINT ALTERNATES (IF APPLICABLE) – Blanchard and Crow

CALL TO ORDER

ANNOUNCEMENTS

- **Please silence all phones and electronic devices**
- **Appeals – Fees apply**
- **Speaker Cards**
- **Public Speaking – Five (5) minutes each side and three (3) minutes for additional comments**
- **Please exit the building**

INVOCATION - Seeger

PLEDGE OF ALLEGIANCE - Narcisse

APPROVAL OF THE JULY 14, 2026 MINUTES

1. Narcisse made a motion to postpone approval of minutes one month; second by Seeger.
YEA: Seegar, Robert, Truxillo, Milligan, Gaines, Martino, Narcisse, Barrios, Blanchard, Crow
NAY: N/A
ABSTAIN: N/A

Motion to postpone approval of minutes for one month carries.

POSTPONING OF CASES

1. Zoning Case No. ZC82-03-023B

Major Amendment to the Oak Harbor Planned Unit Development

Parcel located on the south side of Oak Harbor Boulevard, east of Pontchartrain Drive, Slidell

Ward 9 District 12

S44, T9S, R14E

Size: 45.34 acres

Petitioner: Angela EyRich

Owner: Adair Holdings, LLC and The Roman Catholic Church of the Archdiocese

POSTPONED AT THE JULY 14, 2026 PLANNING & ZONING COMMISSION MEETING

1. Seeger made a motion to postpone one month; second by Martino.
YEA: Seegar, Robert, Truxillo, Milligan, Gaines, Martino, Narcisse, Barrios, Blanchard, Crow
NAY: N/A
ABSTAIN: N/A

Motion to postpone for one month carries.

13. 2026-4729-TP

Oak Harbor Reserve Subdivision

Developer/Owner: J. Breaux Enterprises, LLC

Engineer/Surveyor: LCR & Company, LLC

Parish Council District Representative: Hon. Jerry Binder

General Location: The property is located southeast of Oak Harbor Boulevard, east of Pontchartrain Drive, Slidell, Louisiana. Ward 9, District 12

POSTPONED AT THE JULY 14, 2026 PLANNING & ZONING COMMISSION MEETING

1. Robert made a motion to postpone one month; second by Truxillo.
YEA: Seeger, Robert, Truxillo, Milligan, Gaines, Martino, Narcisse, Barrios, Blanchard, Crow
NAY: N/A
ABSTAIN: N/A

Motion to postpone for one month carries.

14. 2026-4757-PP

Clark Branch Estates, Phase 1

Developer/Owner: S & P Land Company, LLC

Engineer/Surveyor: Kyle Associates, LLC

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The property is located east of LA Highway 450 (McDougal Road), north of LA Highway 25, Folsom, Louisiana, Ward 2, District 3

1. Truxillo made a motion to postpone one month; second by Seegar.

YEA: Seeger, Robert, Truxillo, Milligan, Gaines, Martino, Narcisse, Barrios, Blanchard, Crow

NAY: N/A

ABSTAIN: N/A

Motion to postpone for one month carries.

ENTERING THE PARISH RIGHT-OF-WAY, SERVITUDES, SERVITUDES, EASEMENT & TAMMANY TRACE

2. Request to Enter the Parish Right-of-Way of Colbert Street for the purpose of access to the property

Developer/Owner: Mr. Luis Villanueva

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Rep.: Hon. Maureen O'Brien

General Location: The property is located west of Soult Street, north of America Street, Mandeville, Louisiana. Ward 4, District 10

1. Kristian McHugh came to the podium in favor of the request.

2. Martino made a motion to approve; second by Robert.

YEA: Seeger, Robert, Truxillo, Milligan, Gaines, Martino, Narcisse, Barrios, Blanchard, Crow

NAY: N/A

ABSTAIN: N/A

Motion to approve carries.

MINOR SUBDIVISION

3. 2026-4691-MSP

Minor Subdivision of Tract 3-A1 & 3-A2 into Tracts 3-A1-A & 3-A1-B

Owner & Representative: Randy Jay Young, Jr. & Holley Curich Young

Surveyor: John G Cummings & Associates

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the west side of Bob Baxter Road, south of LA Highway 40, Bush, Louisiana; S16, T5S, R12E, Ward 5, District 6

POSTPONED AT THE JULY 14, 2026 PLANNING & ZONING COMMISSION MEETING

1. Petitioner did not approach podium.

2. Robert made a motion to approve; second by Martino.

YEA: Seeger, Robert, Truxillo, Milligan, Gaines, Martino, Narcisse, Barrios, Blanchard, Crow

NAY: N/A

ABSTAIN: N/A

Motion to approve carries.

4. 2026-4723-MSP

Minor Subdivision of Parcels A, B & C into Parcels B-2 & C-2

Owner & Representative: Robert & Dionne Mefford and Executrix of Dionne Jones Prestenback's Estate – Dionne Mefford

Surveyor: John G. Cummings & Associates

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The property is located on the west side of LA Highway 25, north of LA Highway 450, south of Blackwell Lane, Folsom, Louisiana; S28, T4S, R10E, Ward 2, District 3

POSTPONED AT THE JULY 14, 2026 PLANNING & ZONING COMMISSION MEETING

1. Representative George Gibbs came to the podium to represent the request.

2. Robert made a motion to approve; second by Truxillo.

YEA: Seeger, Robert, Truxillo, Milligan, Gaines, Martino, Narcisse, Barrios, Blanchard, Crow

NAY: N/A

ABSTAIN: N/A

Motion to approve carries.

5. 2026-4748-MSP

Minor Subdivision of lots M1 & M2 into lot M-1-A

Owner & Representative: Ellison Holdings, LLC – Wayne Krentel

Surveyor: Kelly J. McHugh & Associates, Inc

Parish Council District Representative: Hon. Rick Smith

General Location: The property is located on the east side of LA Highway 21, south of Brady Island Lane, Madisonville, Louisiana; S41, T7S, R10E, Ward 1, District 1

1. Petitioner did not attend.

2. Robert made a motion to approve; second by Seegar.

YEA: Seeger, Robert, Truxillo, Milligan, Gaines, Martino, Narcisse, Barrios, Blanchard, Crow

NAY: N/A

ABSTAIN: N/A

Motion to approve carries.

6. 2026-4751-MSP

Minor Subdivision of Parcel A-1 into A-1A, A-1B, A-1C & A-1D

Owner & Representative: Mark & Kacey, LLC – Mark Hosch

Surveyor: John G. Cummings & Associates

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the south side of LA Highway 435 and on the northeast side of Snead Drive, Abita Springs, Louisiana; S24, T6S, R12E, Ward 6, District 6

1. Petitioner did not approach podium.

2. Robert made a motion to approve; second by Martino.

YEA: Seeger, Robert, Truxillo, Milligan, Gaines, Martino, Narcisse, Barrios, Blanchard, Crow

NAY: N/A

ABSTAIN: N/A

Motion to approve carries.

7. 2026-4753-MSP

Minor Subdivision of 1.928 acres into lots J-1 & J-2

Owner & Representative: Joseph Meier & Kristen Guidotti

Surveyor: Randall W. Brown & Associates, Inc.

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the southeast corner of St. Amand Street & LA Highway 59, Covington, Louisiana; S19, T6S, R12E, Ward 10, District 6

1. Petitioner did not approach podium.

2. Truxillo made a motion to approve with waiver; second by Robert.

YEA: Seeger, Robert, Truxillo, Milligan, Gaines, Martino, Narcisse, Barrios, Blanchard, Crow

NAY: N/A

ABSTAIN: N/A

Motion to approve with waiver carries.

8. 2026-4755-MSP

Minor Subdivision of Parcels A-1-A & 1A1-A1B into Parcel A-1-A-2

Owner & Representative: Sebred 59 Investments, LLC & N59 Ventures, LLC

Surveyor: Lowe Engineers

Parish Council District Representative: Hon. Arthur Laughlin

General Location: The property is located on the southeast corner of LA Highway 59 & Strain Road, Mandeville, Louisiana; S19, T7S, R12E, Ward 4, District 11

1. Petitioner did not approach podium.
2. Lozlye Donahue came to the podium with questions regarding the request.
3. Michael Saucier came to the podium to represent the request.
4. Robert made a motion to approve; second by Truxillo.

YEA: Seeger, Robert, Truxillo, Milligan, Gaines, Martino, Narcisse, Barrios, Blanchard, Crow

NAY: N/A

ABSTAIN: N/A

Motion to approve carries.

9. 2026-4759-MSP

Minor Subdivision of 2 acres into Parcels A & B

Owner & Representative: Panno Construction, LLC

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Rick Smith

General Location: The property is located on the southeast corner of Brewster Road & Ethan Lane, Madisonville, Louisiana; S17, T7S, R10E, Ward 1, District 1

1. Petitioner did not approach the podium.
2. Kenneth Hughes came to the podium in opposition to the request.
3. Martino made a motion to approve with waiver; second by Truxillo.

YEA: Seeger, Robert, Truxillo, Milligan, Gaines, Martino, Narcisse, Barrios, Blanchard, Crow

NAY: N/A

ABSTAIN: N/A

Motion to approve with waiver carries.

RESUBDIVISION

10. 2026-4744-MRP

Resubdivision of Lots 29 & 30 into lot 29-A, Covington Industrial Park, Phase II

Owner & Representative: Favret Investments, LLC

Parish Council District Representative: Hon. Larry Rolling

General Location: The property is located on the southeast corner of Fabrication Row & Welders Row, Covington, Louisiana; S20, T6S, R11E, Ward 3, District 2

1. Petitioner Matthew Organ came to the podium to represent the request.
2. Seeger made a motion to approve; second by Milligan.

YEA: Seegar, Robert, Truxillo, Milligan, Gaines, Martino, Narcisse, Barrios, Blanchard, Crow

NAY: N/A

ABSTAIN: N/A

Motion to approve carries.

11. 2026-4756-MRP

Resubdivision of lots 399 & 400 into lot 399A, Money Hill Plantation, Phase 7A

Owner & Representative: Joseph & Tiffany Caldarera

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the northeast corner of Camphill Court & Camphill Drive and on the west side of Fox Trot Drive, Abita Springs, Louisiana; S12, T6S, R11E, Ward 6, District 6

1. Petitioner Joe Caldarera came to the podium to represent the request.
2. Seeger made a motion to approve; second by Robert.

YEA: Seegar, Robert, Truxillo, Milligan, Gaines, Martino, Narcisse, Barrios, Blanchard, Crow

NAY: N/A

ABSTAIN: N/A

Motion to approve carries.

CONCEPT PLAN SUBDIVISION APPROVAL:

12. 2025-4205-TP

Bedico Creek Subdivision, Parcel 1

Developer/Owner: Bedico Creek Preserve, LLC

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Kathy Seiden

General Location: The property is located on the northwest side of LA Highway 1085, south of Interstate 12, Madisonville, Louisiana. Ward 1, District 4

POSTPONED AT THE JULY 14, 2026 PLANNING & ZONING COMMISSION MEETING

1. Paul Mayronne came to the podium to represent the request.
2. Justin Schmidt came to the podium in opposition to the request.
3. Joey Liberto came to the podium in opposition to the request.
4. William Phillpott came to the podium in opposition to the request.
5. Russel Gourgeot came to the podium in opposition to the request.
6. Narcisse made a motion to postpone one month; second by Truxillo.
YEA: Seeger, Truxillo, Milligan, Gaines, Martino, Narcisse, Barrios, Blanchard, Crow
NAY: Robert
ABSTAIN: N/A

Motion to postpone for one month carries.

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

ZONING CHANGE

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ZONING STAFF REPORT
ZC82-03-023B

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the south side of Oak Harbor Boulevard, east of Pontchartrain Drive, Slidell
Ward 9 District 12 **Posted:** August 19, 2026

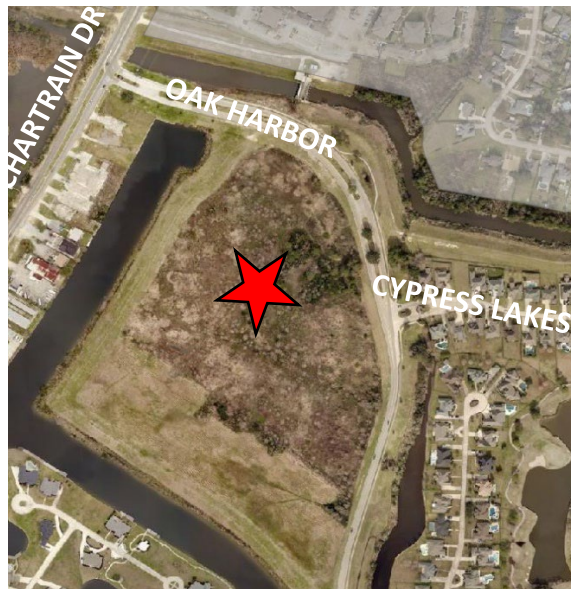
Petitioner: Angela EyRich

Commission Hearing: September 8, 2026
Postponed July 14, 2026
Postponed August 24, 2026

Owner: Adair Holdings, LLC and The Roman Catholic Church of the Archdiocese

Size: 45.34

Determination: Approved, Denied, Postponed



Zoning Request:

Major Amendment to Oak Harbor PUD Planned Unit
Development Overlay

Future Land Use

Residential: Medium-Intensity

Flood Zone

Effective Flood Zone: A

Critical Drainage: Yes

Elevation Requirements:

BFE 1' + 1' Freeboard = 2' FFE.

Findings

1. The applicant is requesting an amendment to the permitted uses on 45.34 acres within the existing Oak Harbor Planned Unit Development (PUD), located on the south side of Oak Harbor Boulevard and east of Pontchartrain Drive in Slidell. The subject property is currently undeveloped and is bordered by an existing ring levee and canal along its western and southern boundaries, with Oak Harbor Boulevard defining its northern and eastern boundaries.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Zoning Case/Ordinance No.	Prior Classification	Amended Classification
ZC82-03-023B/82-378	Unknown	Oak Harbor PUD



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PLANNING & DEVELOPMENT
Ross Liner
Director

2. The Oak Harbor PUD is governed by three primary controlling documents, listed below. This report is not intended to provide an exhaustive review of all governing details, but rather to provide a summary to the regulations applicable within each document which serve as the impetus for the Major Amendment to the PUD request.
- a. The Oak Harbor PUD plan and ordinance - adopted June 17, 1982 (Ord. No. 82-378).
 - b. The Oak Harbor Development Agreement between St. Tammany Parish, Oak Harbor Investment Properties, LLC and Azalea Lakes Partnership – established September, 1995 (Inst. No. 980904).
 - c. The Oak Harbor Consent Judgement rendered April 8, 2004 (Docket No. 9711083).

#1: Oak Harbor PUD Plan and Ordinance - The Oak Harbor PUD plan, which was the first governing document for the PUD, assigned permitted uses and site and structure provisions to each parcel. The subject property involved in the current request for a Major Amendment include Parcels 10 and 11, the permitted uses of which referred to the St. Tammany Parish Land Use Regulation Zoning Ordinance No. 523, which was the governing development document for the Parish at the time of adoption.

Specifically, Parcel 10 was assigned all permitted uses found within the Multi-Use Institutional District (Sec. 2.19) and Parcel 11 was assigned all permitted uses found within the C-2 Highway Commercial District (Sec. 2.12). A list of permitted uses for each parcel can be found within Table 2 and a list of the site and structure provisions for each parcel can be found within Table 3.

Table 2: Permitted Uses per the Oak Harbor PUD Plan	
Parcel 10 (Multi-Use Institutional)*	Health Care Facilities: Hospitals and Medical Centers, Psychiatric Centers, Alcohol and Drug Treatment Centers, Sanitariums and Recovery Centers, Hospices, Methadone Centers and Clinics not operated wholly within a public or private hospital
	Educational Facilities: Elementary Schools, Secondary Schools, Collages, Vo-Technical Schools, Universities, Research Centers, Day Care Centers, Nursery Schools, Adult Education Classes
	Government Facilities: Municipal Offices, Fire Stations, Sheriff and Police Stations, Prisons, Military Reservations, Post Office, Public Utility Facilities
	Residential Facilities: Fraternities and Sororities, Homes for Retarded, Orphanages, Caretaker Residence for any Permitted Uses, Institutional Housing, Convalescent Homes, Nursing Homes, Group Homes, Community Homes, Single family dwelling units above the first floor in a building designed for business purposes, Single family detached residence with a maximum density of 2 dwelling units per 45,000 sq. ft., Duplex residential with a maximum density of one duplex per 45,000 sq. ft., Half-way Houses, Residential Uses of over 8 dwelling units per acre
	Miscellaneous Uses: Event Centers, Lodges and Clubs, Day Care Homes, Churches, Funeral homes and mausoleums, General offices serving permitted use, Laboratories, Cemeteries and Mausoleums, Heliports, Commercial establishments serving only a permitted such as gift shop, pharmacy, craft shop, bookstore, snack bar, Off-premise directional signs



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PARISH PRESIDENT

PLANNING & DEVELOPMENT

Ross Liner
Director

Parcel 11 (C-2 Highway Commercial)	<u>Commercial Facilities:</u> Automotive Service Stations, Centers and Sales, Automotive Parts Stores, Catering Establishments, Department Stores, Convenience Stores, Drive-in Restaurants, Drive-in Banks, Drug Stores, Dry Cleaning Establishments, Laundries and Self-Service Laundries, Food Stores, Liquor Stores, Mobile Home Sales, Restaurants and Restaurants with Lounges, Enclosed Plumbing, Electrical and Home Building Supply Showrooms and Sales Centers with Associated Assembly Processes, Printing, Lithography and Publishing Establishments, Car Washes, Funeral Homes and Mausoleums, Mobile Homes or Modular Buildings Designed for Business Uses <u>Office Facilities:</u> Private Offices Permitted in the C-1 District, Medical Clinics, General Multi-Use Office Buildings Less Than 40,000 Square Feet, Wholesale Merchandise Brokers and Agents with Associated Offices, Offices Associated with Warehouse and Distribution Centers. <u>Institutional Facilities:</u> Business Colleges and Business Schools, Instruction of Fine Arts, Post Offices, Radio and Television Studios and Broadcasting Stations, Clubs, Lodges, Fraternal and Religious Institutions, Meeting Halls, Public Service Facilities Including Electric Substations, Fire Stations, Police Stations, Telephone Exchanges and Similar Uses, Day-Care Centers, Nursery Schools, Pre-Schools and Kindergartens, Parcel Post Delivery Stations, Public and Private Auditoriums. <u>Residential Facilities:</u> Single Family Dwelling Units Above the First Floor in a Building Designed for Business Uses, Single Family Detached Residences with a Maximum Density of Two Dwelling Units per 45,000 Square Feet, Duplex Residential Uses with a Maximum Density of Two Dwelling Units per 45,000 Square Feet. <u>Recreation and Entertainment Facilities:</u> Indoor Recreation Establishments Including Bowling Alleys, Skating Rinks and Movie Theaters. <u>Transportation and Marine Facilities:</u> Marinas, Public Parking Lots and Garages. <u>Industrial, Research and Distribution Facilities:</u> Research and Testing Laboratories, Warehouse and Distribution Centers and Associated Uses Such as Offices and Retail Sales with a Maximum Gross Floor Area of 9,000 Square Feet, Wholesale Merchandise Brokers and Agents with Associated Storage Facilities Subject to Applicable Size Limitations. <u>Health Care Facilities:</u> Medical Clinics, Physical Culture and Health Establishments, Veterinary Clinics.
* All uses within this district require plan review and approval by the Zoning Commission to ensure compatibility with surrounding land uses.	



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MICHAEL B. COOPER
PARISH PRESIDENT

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Ross Liner
Director

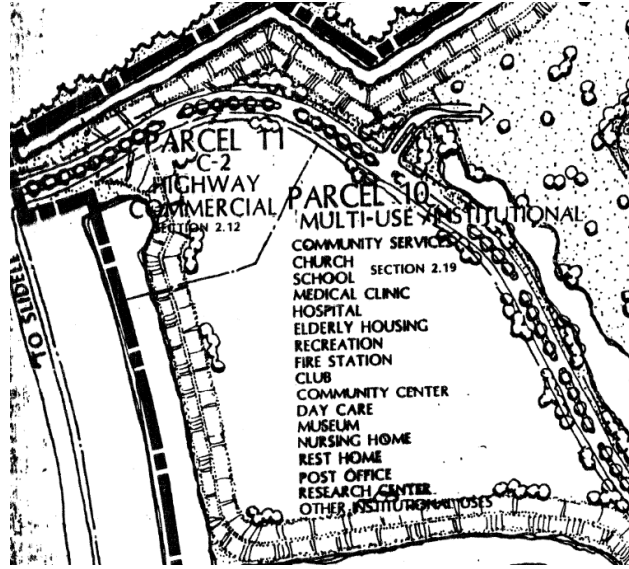


Table 3: Site and Structure Provisions per the Oak Harbor PUD Plan

	Parcel 10	Parcel 11
Min. Lot Area	20,000 sq. ft.	30,000 sq. ft.
Min. Lot Width	Central Utilities – 100' Individual Utilities – 150'	Central Utilities – 75' Individual Utilities – 100'
Front Yard Setbacks	25' + 1 additional foot for each foot in building height over 35'	15' + 1 additional foot for each foot in building height over 25' above BFE
Side Yard Setbacks	Building code 5'	
Rear Yard Setbacks	None	None required except where one is provided it's 3'
Max Height	45' above BFE	

#2: The Oak Harbor Development Agreement - The Oak Harbor Development Agreement was established as an agreement between the developers and the Parish in 1999 to document impact fee obligations, vested development rights, and maintenance obligations. Specifically, the document reaffirmed the permitted uses for Parcels 10 and 11 and added the following uses to Parcel 10: community services, recreation, community center, museum, rest home, professional offices.

#3: The Oak Harbor Consent Judgement - The 2004 Oak Harbor Consent Judgement settled litigation and formally established vested rights for portions of the Oak Harbor PUD. The document specifically modified the permitted uses and density allocations on Parcels 10 and 11 by adding multi-family residential as a permitted use and allowing a density of 15-17 dwelling units per acre. The judgement also stated that any future development of these parcels must use the Land Use Regulation Zoning Ordinance No. 523 and Subdivision Regulations No. 499 in effect on May 19, 1988.



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PLANNING & DEVELOPMENT
Ross Liner
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Compatibility or Suitability with Adjacent Area

3. As seen in Table 2, the subject property borders commercial and multifamily uses and zoning to the west, existing canals which are internal to the Oak Harbor PUD to the north, east, and south, and existing residential neighborhoods to the east and south within the Oak Harbor PUD.

Table 4: Zoning history of Subject Lot(s)		
Direction	Surrounding Use	Surrounding Zoning Classification
North	Oak Harbor Canal	PUD (Planned Unit Development)
South	Oak Harbor Canal and The Moorings Subdivision	PUD (Planned Unit Development)
East	Cypress Lakes Subdivision and Greenspace	PUD (Planned Unit Development)
West	Commercial and Multi-Family Residential	HC-2 Highway Commercial District and M-L Multi-Family Low Density

Major Amendment Request

The applicant is requesting a Major Amendment to the Oak Harbor Planned Unit Development for Parcels 10 and 11 to modify the existing development standards established by the Oak Harbor PUD Plan, the Development Agreement, and the 2004 Consent Judgment.

Single-family residential uses are already permitted on Parcels 10 and 11 pursuant to the Oak Harbor PUD Plan; however, the proposed amendment would modify the dimensional standards applicable to future single-family development by reducing the minimum lot area requirement to allow lots measuring 60 feet by 125 feet (7,500 square feet) and by establishing revised setback and height requirements in lieu of the currently applicable standards.

Table 5: Major Amendment Request Comparison			
	Parcel 10	Parcel 11	Major Amendment Request
Min. Lot Area	20,000 sq. ft.	30,000 sq. ft.	7,500 sq. ft.
Min. Lot Width	100'	75'	60'
Front Yard Setbacks	25' + 1 additional foot for each foot in building height over 35'	15' + 1 additional foot for each foot in building height over 25' above BFE	25'
Rear Yard Setbacks	None	None required except where one is provided it's 3'	25'
Side Yard Setbacks	Building Code 5'		7.5'
Max Height	45' above BFE		30'



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MICHAEL B. COOPER
PARISH PRESIDENT

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Summary

The proposal seeks to modify the existing development standards applicable to Tracts 10 and 11, including those associated with the institutional, commercial, office, and multifamily development rights established by the Oak Harbor PUD Plan, the Development Agreement, and the 2004 Consent Judgment. As submitted, the request would reduce the overall development intensity of both tracts with respect to the more intensive allowable uses.

However, the request would replace those more intensive development rights with a single-family residential neighborhood characterized by approximately quarter-acre lots. As shown in Table 6 below, the proposed development would contain the smallest average lot size and the second-highest residential density among the surrounding single-family subdivisions within Oak Harbor.

- Staff has determined that the requested 60-foot lot width is inconsistent with the existing development pattern of the surrounding Oak Harbor neighborhoods. The Commission should consider whether the proposed width is compatible with the current residential character within the PUD, where the majority of surrounding subdivisions have minimum or average lot widths of 70 feet or greater.
- It should be noted that the City of Slidell has concurred with staff's findings and suggests the new proposed development meet the minimum width of the adjacent neighborhood lots.

The applicant's request for a Major Amendment to the Oak Harbor PUD is being considered concurrently with the Concept Plan for the proposed subdivision. However, any action on the Concept Plan shall be contingent upon approval of the Major Amendment request and the expiration of the applicable ten (10) day appeal period.

Table 6: Oak Harbor Neighborhood Comparison						
Zoning Classification	Avg. Lot Size	Avg. Width	Total Acreage	# of lots	Density	Year Approved
The Fairways	10,400 sq. ft.	80'	42.69 acres	89 lots	2.08 du/ac	1989
The Inlets	11,275 sq. ft.	80'	53.06 acres	86 lots	1.62 du/ac	1990; 1995
Mariners Cove	17,600 sq. ft.	80'	63.35 acres	113 lots	1.78 du/ac	1995
Masters Point	14,400 sq. ft.	90'	123 acres	207 lots	1.68 du/ac	1997; 2003
The Moorings	21,500 sq. ft.	100'	117.07 acres	153 lots	1.30 du/ac	2000-2005
Cypress Lakes	10,500 sq. ft.	70'	116.11 acres	123 lots	1.06 du/ac	2004; 2006
Grand Champions	9,157 sq. ft.	50'	41.28 acres	148 lots	3.59 du/ac	2004-2007
The Breezes	7,500 sq. ft.	60'	45 acres	107 lots	2.37 du/ac	N/A

Consistency with 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



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ZC82-03-023B

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PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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.

The proposed major amendment to the PUD is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

Strategy 1:5:1 – Locate new residential and commercial development within, adjacent to, or near existing towns and activity centers and associated infrastructure, services, and amenities.

Goal 1:8 – A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

Standards for Review (Sec. 200-3.3.G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:

- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
- iii. The proposed amendment corrects an error or meets the challenge of some changing conditions, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.
- v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.



NOTES:
MEASURED BEARINGS BASED ON GRID NORTH, LOUISIANA STATE PLANE SOUTH ZONE (1702)
NAD 83 AS DERIVED FROM THE LSU CAG RTK NETWORK (2022.52).

TITLE REVIEW NOTES:

SURVEYOR HAS REVIEWED THE ALTA COMMITMENT FOR TITLE INSURANCE,
ISSUED BY US NATIONAL TITLE INSURANCE COMPANY, TITLE NO.: UP0115-22,
COMMITMENT DATE: JUNE 3, 2022, AND MAKES NOTE OF THE FOLLOWING
EXCEPTIONS IN SCHEDULE B PART II:

EXCEPTIONS 1 THROUGH 8 ARE STANDARD EXCEPTIONS AND NOT PLOTTABLE.

9. TAX SALE IN FAVOR OF ADAIR ASSET MANAGEMENT LLC/BMO HARRIS, RECORDED
ON JULY 24, 2015, AT INSTRUMENT NUMBER 1989330, RECORDS OF ST. TAMMANY
PARISH, LOUISIANA. SUBJECT PROPERTY IS INCLUDED IN THAT TAX SALE.

10. TAX SALE IN FAVOR OF ADAIR ASSET MANAGEMENT LLC/BMO HARRIS, RECORDED
ON JULY 24, 2015, AT INSTRUMENT NUMBER 1989333, RECORDS OF ST. TAMMANY
PARISH, LOUISIANA. SUBJECT PROPERTY IS INCLUDED IN THAT TAX SALE.

11. TAX SALE IN FAVOR OF ADAIR ASSET MANAGEMENT LLC/BMO HARRIS, RECORDED
ON JULY 24, 2015, AT INSTRUMENT NUMBER 1989659, RECORDS OF ST. TAMMANY
PARISH, LOUISIANA. SUBJECT PROPERTY IS INCLUDED IN THAT TAX SALE.

12. MINERAL RESERVATION WITH WAIVER OF SURFACE RIGHTS IN FAVOR OF OAK
HARBOR INVESTMENT PROPERTIES, L.L.C. AS CONTAINED IN ACT DATED JUNE 1, 2011,
REGISTERED IN INST NO. 1814364, RECORDS OF ST. TAMMANY PARISH, LOUISIANA.
SUBJECT PROPERTY IS INCLUDED IN THAT MINERAL RESERVATION.

13. TEN-FOOT (10') DRAINAGE SERVITUDES ALONG EASTERN SIDELINE AS SHOWN ON
SURVEY BY J.V. BURKES & ASSOCIATES, INC. DATED AUGUST 12, 2011, REGISTERED
IN MAP FILE NO. 5039A, RECORDS OF ST. TAMMANY PARISH, LOUISIANA. AFFECTS
SUBJECT PROPERTY AND IS PLOTTED AS SHOWN.

14. TWELVE-FOOT (12') SERVITUDE TO OAK HARBOR PROPERTY OWNER'S ASSOCIATION
FOR PLANTING AND UTILITIES AS CONTAINED IN COB 1411, PAGE 884 AND SHOWN ON
SURVEY BY J.V. BURKES & ASSOCIATES, INC. DATED AUGUST 12, 2011, REGISTERED
IN MAP FILE NO. 5039A, RECORDS OF ST. TAMMANY PARISH, LOUISIANA. AFFECTS
SUBJECT PROPERTY AND IS PLOTTED AS SHOWN.

15. TEN-FOOT (10') SERVITUDE TO OAK HARBOR PROPERTY OWNER'S ASSOCIATION
FOR PLANTING AS CONTAINED IN COB 1411, PAGE 886 AND SHOWN ON SURVEY BY
J.V. BURKES & ASSOCIATES, INC. DATED AUGUST 12, 2011, REGISTERED IN MAP FILE
NO. 5039A, RECORDS OF ST. TAMMANY PARISH, LOUISIANA. AFFECTS SUBJECT
PROPERTY AND IS PLOTTED AS SHOWN.

16. TEN-FOOT (10') UTILITY SERVITUDE IN FAVOR OF LAKESIDE UTILITIES AS
CONTAINED IN COB 1411, PAGE 884 AND SHOWN ON SURVEY BY J.V. BURKES &
ASSOCIATES, INC. DATED AUGUST 12, 2011, REGISTERED IN MAP FILE NO. 5039A,
RECORDS OF ST. TAMMANY PARISH, LOUISIANA. AFFECTS SUBJECT PROPERTY AND IS
PLOTTED AS SHOWN.

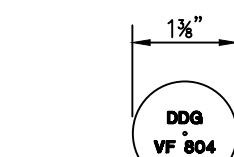
17. THE POLICY DOES NOT GUARANTEE OR INSURE RIGHT, TITLE OR INTEREST IN AND
TO ANY PART OF THE PROPERTY FORMING THE WATER BOTTOMS OF LAKE
PONTCHARTRAIN OR THE CANALS APPURTENANT THERETO, NOR ANY RIPARIAN RIGHTS,
BATTURE RIGHTS, OR RIGHTS OF ACCRETION OR DERELICTION, AND EXCEPTS TO THE
RIGHTS OF THE PUBLIC TO USE THE BANKS AND LEVES FOR PASSAGE, STOPPING,
DRYING NETS, OR AS OTHERWISE ALLOWED UNDER LOUISIANA LAW. AFFECTS SUBJECT
PROPERTY BUT IS NOT PLOTTABLE.

18. POSSIBLE RIGHTS OF ST. TAMMANY PARISH LEVEE BOARD PURSUANT TO LOUISIANA
REVISED STATUTE § 38:113. AFFECTS SUBJECT PROPERTY AND IS PLOTTED AS SHOWN.

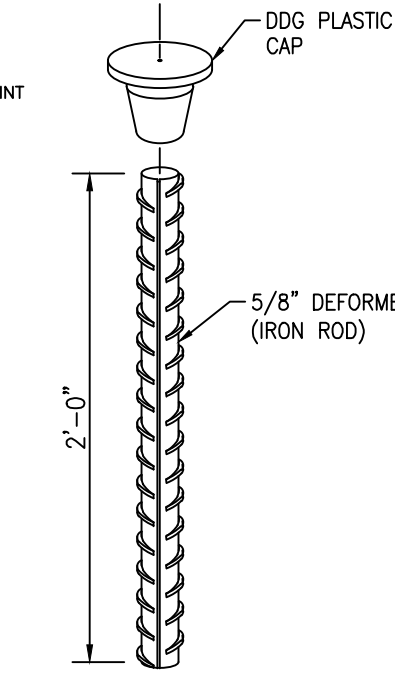
19. ANY LOSS, DAMAGES OR CLAIMS RESULTING FROM A PRIORITY OF LIEN FOR
CLAIMS, CHARGES, TAXES AND/OR ASSESSMENTS IMPOSED BY OR UNDER ANY
FEDERAL, STATE, AND/OR LOCAL ENVIRONMENTAL STATUTES WHICH REGULATE THE USE
AND CONSERVATION OF THOSE PROPERTIES DESIGNATED AS WETLANDS AND FOR ANY
LOSSES, DAMAGES OR CLAIMS ARISING FROM ANY SUIT, LIEN AND/OR OTHER POLICE
REGULATORY ACTION BY LOCAL, STATE AND/OR FEDERAL AGENCIES CHARGED WITH
ENVIRONMENTAL PROTECTION AS A RESULT OF VARIOUS ENVIRONMENTAL LEGISLATION,
INCLUDING BUT NOT LIMITED TO THE FOLLOWING: LRS 13:2575, COMPREHENSIVE
ENVIRONMENTAL RESPONSE, COMPENSATION AND LIABILITY ACT OF 1980, 42 USC SEC.
9601 ET SEQ. - CERCLA OR SUPERFUND, SUPERFUND AMENDMENTS AND
RE-AUTHORIZATION ACT OF 1986, SARA, (PUBLIC LAW 99-499, 100 STAT. 1613),
CLEAN AIR ACT (42 USC SEC. 7901 ET SEQ.), SECTION 404 OF THE CLEAN WATER
ACT (33 USC SEC. 1344, ET SEQ.), NATIONAL ENVIRONMENTAL POLICY ACT (42 USC
SEC. 4231 ET SEQ. - NEPA), SECTION 10 OF THE RIVER AND HARBOR ACT OF 1899
(33 USC SEC. 403), THE ENDANGERED SPECIES ACT (16 USC 1531- 1544) AND
LOUISIANA STATE AND LOCAL COASTAL RESOURCES MANAGEMENT ACT (LRS 49:214.21
ET SEQ). NOT A SURVEY MATTER.

CORPORATE LICENSE NUMBER:

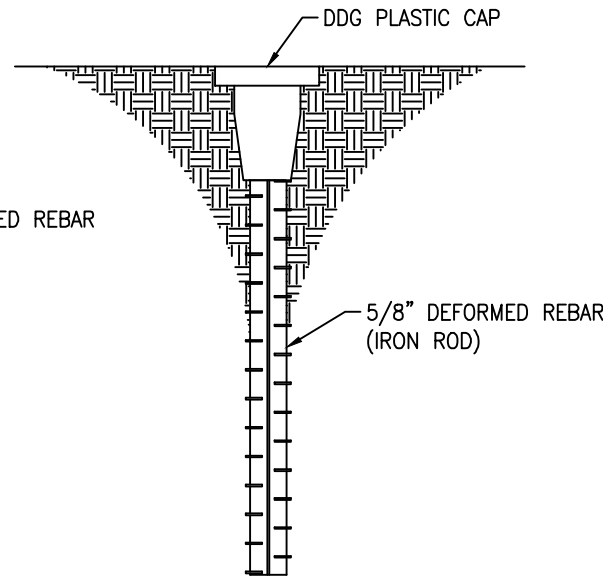
CONTROL POINT
LOUISIANA
MISSISSIPPI
ALABAMA
TEXAS



DDG PLASTIC
CAP

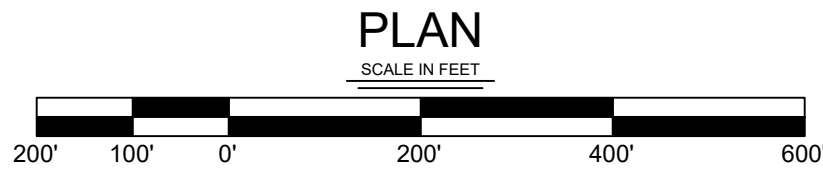


CAPPED IRON ROD
DETAIL



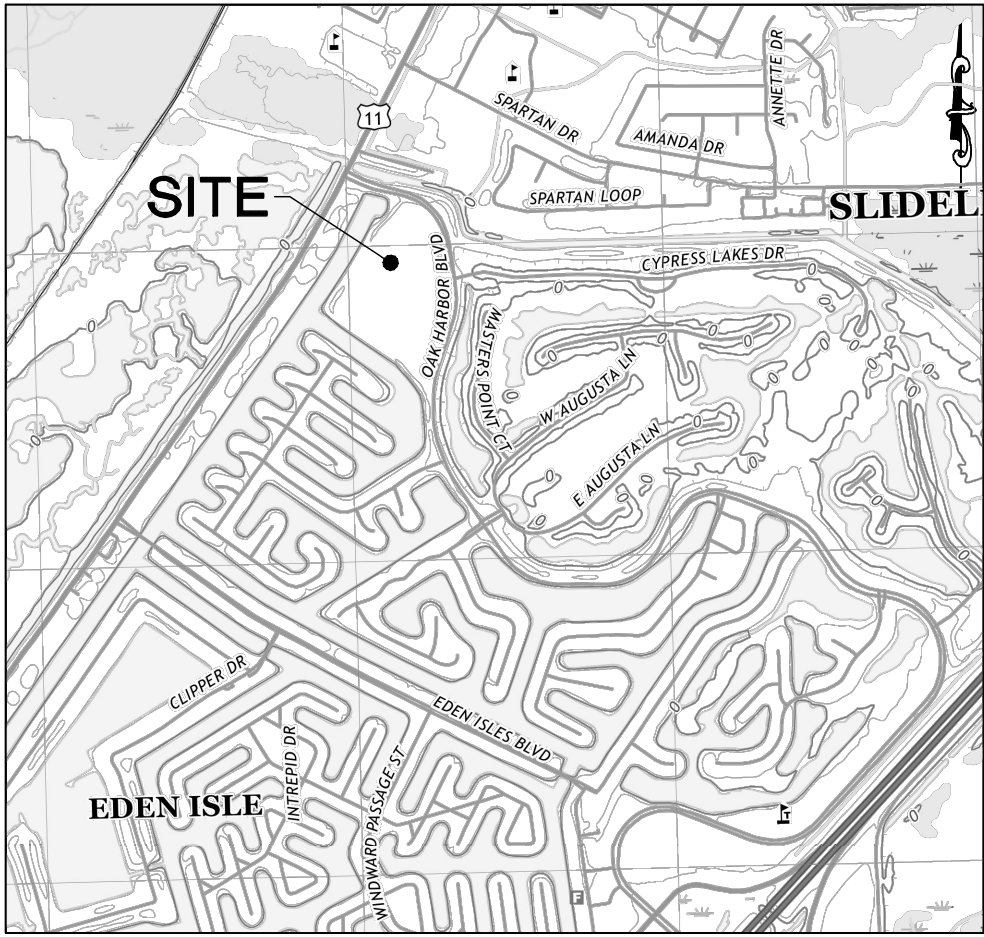
- LEGEND**
- DRAIN INLET
 - DRAIN MANHOLE
 - FIRE HYDRANT
 - FOUND PROPERTY CORNER
 - GAS UTILITY MARKER
 - LIGHT POLE
 - GLY ANCHOR
 - POWER DROP
 - POWER JUNCTION BOX
 - POWERPOLE
 - 5/8" CAPPED IRON ROD SET
 - SIGN POLE
 - TELEPHONE CROSS CONNECT BOX
 - TELEPHONE PEDESTAL

- PROPERTY LINE
- INTERNAL/ADJACENT PROPERTY LINE
- RIGHT OF WAY LINE
- EXISTING GROUND CONTOURS
- OVERHEAD ELECTRIC
- WATCHLINES



ALTA/NSPS LAND TITLE SURVEY OF PARCELS A, B, C & D OF THE OAK HARBOR COMMUNITY SERVICE PARCEL

SECTION 44, TOWNSHIP 9 SOUTH - RANGE 14 EAST,
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA



VICINITY MAP
NOT TO SCALE

Curve Table				
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING AND DISTANCE	REFERENCE ARC LENGTH & RADIUS
C1	491.75'	6084.52'	N28°28'37"E \ 491.82'	ARC=491.80' \ RADIUS=6084.52'
C2	600.13'	548.00'	S44°40'17"E \ 570.58'	ARC=600.12' \ RADIUS=548.00'
C3	281.73'	548.00'	S01°25'47"W \ 278.64'	ARC=281.79' \ RADIUS=548.00'

SCHEDULE A DESCRIPTION

A CERTAIN PIECE OR PORTION OF GROUND, TOGETHER WITH ALL THE BUILDINGS AND IMPROVEMENTS
THEREON, AND ALL OF THE RIGHTS, WAYS, PRIVILEGES, SERVITUDES, APPURTENANCES AND ADVANTAGES
THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, SITUATED IN SECTION FORTY-FOUR (44),
TOWNSHIP NINE SOUTH (T9S), RANGE FOURTEEN EAST (R14E), IN THE PARISH OF ST. TAMMANY, STATE
OF LOUISIANA, IN THAT PART THEREOF KNOWN AS OAK HARBOR COMMUNITY SERVICE PARCEL,
DESIGNATED AS PARCELS "A," "B," "C" AND "D" ALL AS PER THAT PLAN OF RESUBDIVISION BY J.V.
BURKES & ASSOCIATES, INC., SURVEYING & ENGINEERING, DATED AUGUST 12, 2011, WHICH SAID PLAN
OF RESUBDIVISION WAS APPROVED BY THE SECRETARY OF PLANNING COMMISSION AND DIRECTOR OF
ENGINEERING ON JANUARY 25, 2012, AND SAID PLAN OF RESUBDIVISION WAS RECORDED AT MAP FILE
NO. 5039A, SAID PARCELS "A," "B," "C" AND "D" HAVE THE MEASUREMENTS AND DIMENSIONS AS SHOWN
THEREON.

BEING THE SAME PROPERTY ACQUIRED BY ADAIR HOLDINGS, LLC FROM ADAIR ASSET MANAGEMENT,
LLC/US BANK D/B/A ADAIR ASSET MANAGEMENT, LLC BY ACT BEFORE BAILEY E. SHUBERT, NOTARY
PUBLIC, DATED OCTOBER 20, 2020, REGISTERED IN INSTRUMENT NO. 2241832 IN THE RECORDS OF ST.
TAMMANY PARISH, ALSO ACQUIRED BY ADAIR HOLDINGS, LLC FROM ADAIR ASSET MANAGEMENT, LLC/US
BANK D/B/A ADAIR ASSET MANAGEMENT, LLC BY ACT BEFORE JENNIFER SAVICKY, NOTARY PUBLIC, DATED
DECEMBER 14, 2020, REGISTERED IN INSTRUMENT NO. 2242182 IN THE RECORDS OF ST. TAMMANY
PARISH.

NOTE: SUBJECT PROPERTY IS THE SAME PROPERTY DESCRIBED IN THE TITLE COMMITMENT.

REFERENCES:

- 1) A MINOR SUBDIVISION MAP OF A 26.68 ACRE PARCEL OF LAND INTO PARCELS A, B, C & D, OAK HARBOR
COMMUNITY SERVICE PARCEL. BY: J.V. BURKES & ASSOCIATES, INC., DATED: 8/12/11.
- 2) FINAL PLAT FILING 1 OF CYPRESS LAKES OF OAK HARBOR, BY: WINK INCORPORATED, DATED: 1/27/04.

FLOOD ZONE NOTE:

SURVEYOR HAS CONSULTED THE FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR THIS LOCATION AND FOUND
THAT THE SUBJECT PROPERTY IS IN SPECIAL FLOOD HAZARD AREAS:

FLOOD ZONE: "A10" & "AE"

COMMUNITY PANEL NO. 22520505350

REVISED DATE: APRIL 2, 1991

(CONTACT ST. TAMMANY PARISH FOR ADDITIONAL ELEVATION REQUIREMENTS.)

MAP REVISION IS FROM LETTER OF MAP REVISION CASE NO. 6-91-23. EFFECTIVE DATE JANUARY 28, 1991.

UTILITY LOCATIONS:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM LA ONE CALL TICKET AND VISIBLE UTILITY
FEATURES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE
ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT
THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS
NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT FOR ABOVE GROUND VISIBLE UTILITY
FEATURES. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED
UTILITIES/STRUCTURES.

UTILITY COMPANIES NOTIFIED VIA LOUISIANA ONE CALL TICKET #220417473, 220417474 AND 220417475:
CHARTER COMMUNICATIONS
AT&T DISTRIBUTION
MAGNOLIA WATER UTILITY OPERATING CO

THE SERVITUDES AND RESTRICTIONS SHOWN HEREON ARE LIMITED TO THOSE SET
FORTH IN THE INFORMATION PROVIDED TO US. THERE IS NO REPRESENTATION MADE
BY THIS SURVEYOR THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN.
TITLE WAS NOT RESEARCHED IN PREPARATION OF THIS SURVEY.

TO COBALT DEVELOPMENT, LLC, ADAIR HOLDINGS, LLC, & US NATIONAL TITLE
INSURANCE CO.:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS
BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL
REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED
AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4 & 8 OF
TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 07/07/2022.

DATE OF PLAT: 08/02/2022

CORY M. MACMENAMIN, P.L.S.: LA REG. NO. 5269
REGISTERED PROFESSIONAL LAND SURVEYOR
CMACMENAMIN@DDGPC.COM



REVISION	BY

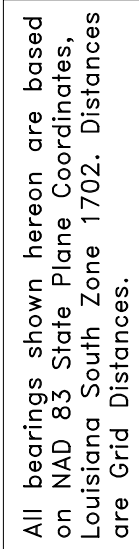
DUPLANTIS DESIGN GROUP, PC
SURVEY
16564 Brewster Road, Suite 101
Covington, LA 70433
Phone: 985.249.6180 \ Fax: 985.249.6190
314 E. Bayou Road
Thibodaux, LA 70301
www.DDGPC.com

DDG
DUPLANTIS DESIGN GROUP

ALTA/NSPS LAND TITLE SURVEY
SLIDELL, LOUISIANA
ST. TAMMANY PARISH
FOR:
ADAIR HOLDINGS

DRAWN
OAM
CHECKED
CMM
PROJECT NO.
22-1554
FILE
22-1554_ALTA_07132022
SHEET
1-1

Situated in the:
Section 44, Township 9 South, Range 14 East, St. Tammany
Parish, Greensburg Land District, Louisiana



CERTAIN PORE OR PORTION OF GROUND, TOGETHER WITH ALL THE BUILDINGS AND IMPROVEMENTS THEREON, AND ALL THE RIGHTS, WAY, PRIVILEGES, SERVITUDES, APPURTENANCES AND ADVANTAGES THEREON BELONGING OR IN ANYWISE APPERTAINING, SITUATED IN SECTION FOURTY-FOUR(44), TOWNSHIP NINE SOUTH (9S), RANGE FOURTEEN EAST (14E), IN THE PARISH OF ST. TAMMANY, STATE OF LOUISIANA, IN THAT PART MORE KNOWN AS THE HARBOR COMMUNITY PROJECT, DESIGNATED PARCELS "A", "B", "C" AND "D" AS PER THAT THE SAME WERE SUBMITTED BY J.V. BAILEY & ASSOCIATES, INC., SURVEYING & ENGINEERING, DATED JANUARY 21, 2012, AND APPROVED BY THE ST. TAMMANY PARISH BOARD OF SUPERVISORS AND THE ST. TAMMANY PARISH BOARD OF ENGINEERING ON JANUARY 21, 2012, AND SAID PLAN OF SUBDIVISION WAS RECORDED AT MAP FILE NO.5039A, SAID PARCELS "A", "B", "C" AND "D" HAVE THE MEASUREMENTS AND DIMENSIONS AS SHOWN THEREON.

BEING THE SAME PROPERTY ACQUIRED BY ADAP HOLDINGS, LLC FROM ADAP ASSET MANAGEMENT, LLC BANK 0/8/A ADAP ASSET MANAGEMENT, LLC BY ACT BEFORE BAILEY E. SHUBERT, NOTARY PUBLIC, DATED JANUARY 21, 2012, AND THE SAME PROPERTY ACQUIRED BY ADAP HOLDINGS, LLC FROM ADAP ASSET MANAGEMENT, LLC BANK 0/8/A ADAP ASSET MANAGEMENT, LLC BY ACT BEFORE BAILEY E. SHUBERT, NOTARY PUBLIC, DATED JANUARY 21, 2012, AND THE SAME PROPERTY ACQUIRED BY ADAP HOLDINGS, LLC FROM ADAP ASSET MANAGEMENT, LLC BY ACT BEFORE JENNIFER SAVORY, NOTARY PUBLIC, DATED DECEMBER 14, 2020, REGISTERED IN INSTRUMENT NO.2242182 IN THE RECORDS OF ST. TAMMANY PARISH.

A CERTAIN PIECE OR PORTION OF GROUND SITUATED IN THE STATE OF LOUISIANA, PARISH OF ST. TAMMANY, BEING A PORTION OF SECTION 44, T.9S., R.14E., DESIGNATED AS A PARCEL B AND MORE FULLY DESCRIBED AS FOLLOWS

COMMENCE AT THE INTERSECTION OF THE NORTHERLY BOUNDARY LINE OF LANDMARK LAND COMPANY OF LOUISIANA, INC. TRACT AND THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 11. MEASURE THENCE S 66°00'00" E 11' 14" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 11 A DISTANCE OF 89.11'; THENCE S 63°08'00" E 48'46" A DISTANCE OF 163.72'; THENCE IN AN EASTERLY RADIAL DIRECTION ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 598.00' BY ANGLE OF 307.50'; THENCE S 16°08'00" E 93'27" A DISTANCE OF 44.72'; THENCE N 73°08'00" E 50'28" A DISTANCE OF 50.00' TO THE POINT OF BEGINNING. THENCE FROM THE POINT OF BEGINNING MEASURE N 52°08'00" E 40'57" W ALONG THE EASTERLY BOUNDARY LINE OF EDEN LESLIE UNIT 1; THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERLY BOUNDARY LINE OF EDEN LESLIE UNIT 1 A DISTANCE OF 1417.56' TO A POINT ON THE EASTERLY BOUNDARY LINE OF 6084.52' A DISTANCE OF 73.63'; THENCE S 52°05'00" E 40'57" A DISTANCE OF 1397.17'; THENCE S 16°08'00" E 93'27" A DISTANCE OF 78.49' TO THE POINT OF BEGINNING.

ALL AS MORE FULLY SHOWN ON A PLAN BY J.J. KREBS AND SONS, INC. DATED MARCH 10, 1988, REVISED AUGUST 15, 1988 ATTACHED HERETO AS EXHIBIT A AND MADE A PART HEREOF

A CERTAIN PIECE OR PORTION OF GROUND SITUATE IN THE STATE OF LOUISIANA, PARISH OF ST. TAMMANY, BEING A PORTION OF SECTION 44, T.9S.,R.14E., DESIGNATED AS PARCEL A AND MORE FULLY DESCRIBED AS FOLLOWS.

COMMENCE AT THE INTERSECTION OF THE NORTHERLY BOUNDARY LINE OF LANDMARK LAND COMPANY, INC. TRACT AND THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 11. MEASURE THENCE S 26 DEGREES 11'14" ALONG SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 11 A DISTANCE OF 89.11; THENCE S 63 DEGREES 48'46" A DISTANCE OF 163.72; THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 666.00' A DISTANCE OF 142.23; THENCE S 76 DEGREES 02'54" A DISTANCE OF 244.69; THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 648.00' A DISTANCE OF 709.63; THENCE S 13 DEGREES 18'13" A DISTANCE OF 54.37; THENCE S 76 DEGREES 41'47" A DISTANCE OF 50.00; THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 598.00' A DISTANCE OF 307.50; THENCE S 16 DEGREES 09'32" W A DISTANCE OF 447.12; THENCE N 73 DEGREES 50'28" W A DISTANCE OF 50.00' TO THE POINT OF BEGINNING. BEARING AND DISTANCE OF THE SOUTHERLY BOUNDARY LINE OF LANDMARK LAND COMPANY, INC. TRACT IS S 16 DEGREES 09'32" W A DISTANCE OF 81.72; THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1483.00' A DISTANCE OF 460.00; THENCE S 52 DEGREES 40'57" W A DISTANCE OF 164.65 TO THE POINT ON THE EASTERLY BOUNDARY LINE OF EDEN ISLES UNIT 1; THENCE N 34 DEGREES 12'14" ALONG SAID EASTERLY BOUNDARY LINE OF EDEN ISLES UNIT 1 A DISTANCE OF 183.63; THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 6084.52' A DISTANCE OF 289.85; THENCE S 52 DEGREES 40'52" A DISTANCE OF 147.56 TO THE POINT OF BEGINNING.

ALL AS MORE FULLY SHOWN ON A PLAN BY J.J. KREBS AND SONS, INC. DATED MARCH 10, 1988, REVISED AUGUST 15, 1988 ATTACHED HERETO AS EXHIBIT A AND MADE A PART HEREOF.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	6084.52' (M)	856.74' (M)	856.04' (M)	N 30°08'07" E	8°04'04"
C2	6084.52' (M)	291.33' (M)	291.29' (M)	N 32°47'51" E	2°44'36"
C3	6084.52' (M)	73.63' (M)	73.63' (M)	N 31°04'45" E	0°41'36"
C4	6084.52' (M)	491.79' (M)	491.66' (M)	N 28°25'01" E	4°37'52"
C5	660.12' (M)	590.05' (M)	570.60' (M)	S 44°40'32" E	51°12'50"
C6	548.00' (M)	281.78' (M)	278.68' (M)	S 01°24'45" E	29°27'40"
C7	1483.00' (M)	461.22' (M)	459.36' (M)	S 07°15'57" W	17°49'09"

REFERENCES:

PLAT OF SURVEY BY J.J. KREBS AND SONS DATED AUGUST 15, 1988
PLAT OF SURVEY BY DUPLANTIS DESIGN GROUP, DATED 08/02/2022

SURVEYOR'S NOTES:

Bearings shown here

Bearings and Distances shown hereon were derived from RTK GPS observations performed on 5/20/2026. Coordinates shown hereon were derived via LSUC4G portal performed on the same date.

The findings and opinions of Collins & Associates Land Surveyors, Inc. reflected herein are privileged, confidential and intended only for the use of the individual or entity for whom the work was prepared. It is understood that use of, reliance on or reproduction of some, in whole or in part, by others without the express written consent of Collins & Associates Land Surveyors, Inc. is prohibited and without warrant, express or implied. Collins & Associates Land Surveyors, Inc. shall be held harmless against any damages or expenses resulting from such unauthorized use, reliance or reproduction.

NOTE:
THE WORD "CERTIFY" AS USED HEREIN IS UNDERSTOOD TO BE
AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR
BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF.
AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A
WARRANTY, EXPRESSED OR IMPLIED.

THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE * A10 (EL. 12) *
 FEMA MAP PANEL NO.: 2252050535D
 REVISED: 4/2/1991 SAINT TAMMANY PARISH, 2252025

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

I CERTIFY THIS SURVEY AND PLAT WAS PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION, AND THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY OTHER THAN THOSE SHOWN HEREON. MADE AT THE REQUEST OF:

SITUATED IN:
Section 44, Township 9 South, Range 14 East, St.
Tammany Parish, Greensburg Land District, Louisiana

Y:	CHECKED BY:	JOB NO.:	PLAT No.:
	LTG	0000101	0000101-BREJL

COLLINS & ASSOCIATES
LAND 
SURVEYORS, INC.

Licensed To Serve Louisiana, Texas, Arkansas, Mississippi, and Alabama

108 Aidan Street,
Leesville, LA 71446
337-239-5902 (Office)

HIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE MOST RECENT STANDARDS OF PRACTICE FOR LAND SURVEYORS AS SET FORTH BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE ACCURACY SPECIFICATIONS AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH CLASS "B" BOUNDARY SURVEYS AS INDICATED IN THOSE STANDARDS.

LEGEND

- | | |
|-----|--|
| ● | 1/2" Rods Found in Place
(Unless noted otherwise) |
| ◎ | 3/8" Rods W/Cap Found in Place |
| ○ | 1/2" Rods Set in Place |
| △ | Point and Corner (Calc) |
| ▲ | Found MAG Nail |
| ⬢ | Section Corner |
| ■ | Concrete Monument |
| (M) | Measured bearings and distances. |
| (R) | Record bearings and distances. |
| --- | Easement or right of way lines. |
| --- | Deed or record lines. |
| --- | Inferior and adjacent lot lines. |
| ○ | Power poles. |
| ○ | Overhead electric lines. |
| X | Fences. |
| ⊥ | Centerline |

PRELIMINARY
FOR REVIEW ONLY
DO NOT FILE

DATE OF FIELD SURVEY: 5/20/2026



PUBLIC NOTICE
An application has been made to the
Planning or Zoning Commission
CASE NUMBER

ZC82-03-023B

will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM on

09/08/2026

for more information
call: (885) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development

August 19, 2026
9:30 AM

TIME STAMP

TIME STAMP
PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

ZC82-03-023B

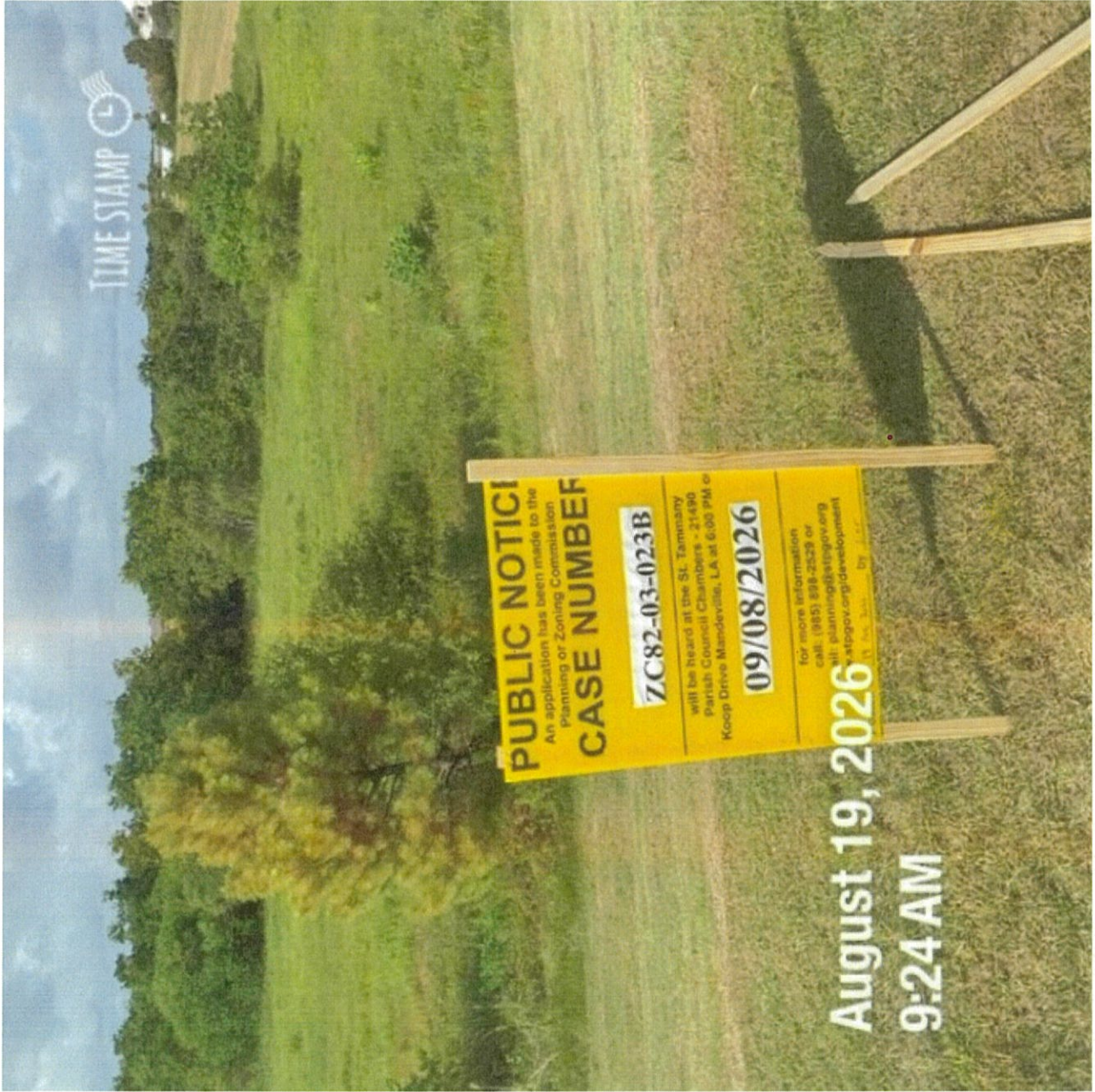
will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM on

09/08/2026

August 19, 2026
9:30 AM

For more information
call: (985) 898-2529 or
email: planning@stp.gov.org
www.stpgov.org/development

Posted on 19 Aug 2026 by L.A.T.



PUBLIC NOTICE
An application has been made to the
Planning or Zoning Commission
CASE NUMBER

ZC82-03-023B

will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM or

09/08/2026

for more information
call: (985) 839-2529 or
visit: planning@sttngov.org
sttngov.org/development

August 19, 2026
9:24 AM

TIME STAMP

TIME STAMP

PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

ZC82-03-023B

will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM or

09/08/2026

for more information
call: (985) 898-2529 or
email: planning@stpgov.org
stpgov.org/development

August 19, 2026

9:23 AM

TEXT CHANGE

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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: Unified Development Text Amendments
No. 20

Public Notice: 8/5/2026; 8/19/2026; 9/2/2026

Purpose: To make additional minor changes and clarify the St. Tammany Parish Code of Ordinances: Part II Unified Development Code (UDC)

Planning & Zoning Commission: 9/8/2026

Recommendation: Approval, Denial, Postponement

Location: Parishwide

FINDINGS

1. *History.* Following the effective date of the Unified Development Code (08/02/2024), Parish staff have actively engaged with the UDC, identifying areas for improvement based on their direct experience with its implementation. A summary of key Council Actions relevant to this Text Study is summarized below.

Ord. No.	Adopted	Effective	Title	Relevant Code of Ordinances Impacted
23-5339	12/18/23	7/1/24	Comprehensive Rewrite, Part II UDC	Ch. 30, 40, 100, 120, 125, and 130
24-7591	6/6/24	6/6/24	UDC Effective date extension	Part II: UDC Chapters 100 - 900
24-7619	7/11/24	8/2/24	Part I Reference Alignment with Part II UDC	Part I of the Code of Ordinances
24-7620	7/11/24	8/2/24	Part II UDC Housekeeping Amendments 1 and 2	Part II: UDC Chapters 100 - 900
24-5592	10/3/24	10/4/24	Part II UDC Housekeeping Amendment 3	Part II: UDC Chapters 100 - 900
24-5611	11/7/24	11/7/24	Part II UDC Housekeeping Amendment 4	Part I of the Code of Ordinances and Part II: UDC Chapters 100-900
24-5641	12/5/24	12/5/24	Part II UDC Housekeeping Amendment 5	Part I of the Code of Ordinances and Part II: UDC Chapters 100-900
25-5700	3/6/2025	3/10/2025	Part I & II UDC Housekeeping Amendment 6, 7, & 8	Part I of the Code of Ordinances and Part II: UDC Chapters 100-900

25-5728	5/1/2025	5/5/2025	Part II UDC Housekeeping Amendment 9	Part II: UDC Chapters 100-900
25-5729	5/1/2025	5/5/2025	Part II UDC Housekeeping Amendment 10	Part II: UDC Chapters 100-900
25-5760	6/5/2025	6/9/2025	Part II UDC Housekeeping Amendment 11	Part II: UDC Chapters 100-900
Ord. Cal. No. 7897 – Postponed Indefinitely	N/A	N/A	Part II UDC Housekeeping Amendment 12	Part II: UDC Chapter 400
25-5781	7/10/2025	7/10/2025	Part II UDC Housekeeping Amendment 13	Part I Code of Ordinances & Part II: UDC Chapters 100-900
25-5795	8/7/2025	8/7/2025	Part II UDC Housekeeping Amendment 14	Part II: UDC Chapter 900
25-5796	8/7/2024	8/7/2025	Part II UDC Housekeeping Amendment 15	Part II: UDC Chapters 100 & 400
26-5906	1/8/2026	1/24/25	Part II UDC Housekeeping Amendment 16	Part II: UDC Chapters 100, 200, 400, 600, & 800
26-5934	3/12/2026	4/6/26	Part II UDC Housekeeping Amendment 17	Part II: UDC Chapter: 400
26-5968	5/13/2026	5/23/2026	Part II UDC Housekeeping Amendment 18	Part II: UDC Chapters 400, 600, & 900
26-6010	7/20/2026	7/30/2026	Part II UDC Housekeeping Amendment 19	Part II: UDC Chapters 100, 200, 400, & 600

2. *Summary of proposed changes.* Proposed changes are listed and categorized by the type of change involved below. These proposed changes are also shown in a ‘marked up’ version of the Code in **Appendix A**. In some cases, changes summarized manifest in the Code as part of multiple recommendations in **Appendix A**. To help ‘toggle’ between the proposed change summarized below and the recommended changes tracked in **Appendix A**, the corresponding numbers are listed at the end of each summary item below.

a. Policy changes include:

- i. Amend Chapter 100 – Administration, Sec. 100-2.5 Board of Adjustment to add training requirements (Appendix A, **Recommendation No. 1**).
- ii. Amend Chapter 200 – Procedures, Section 200-3.3 Zoning Map Changes to codify the procedure for Parish Council action on zoning map change applications (Appendix A, **Recommendation No. 2**).
- iii. Amend Chapter 100 – Administration, Section 100-5 Definitions and Chapter 300 – Buildings and Construction, Section 300-5 Inspections to add requirements for Construction Test Meters for non-residential projects (Appendix A, **Recommendation No. 3**).
- iv. Amend Chapter 100 – Administration and Chapter 400 – Zoning, including Section 400-3 Commercial Zoning Districts, Section 400-4 Specialized Zoning Districts, Section 400-5 Industrial Districts, 400-7 Overlay Districts, and Section 400-8 Use Standards to add “Outdoor Shooting Range” as a conditional use and include minimum standards (Appendix A, **Recommendation No. 5**). **Staff requests postponement of this UDC amendment to allow further time for review.**
- v. Amend Chapter 400 – Zoning, Section 400-8(AA) – Use Standards for Mobile Food Trucks to incorporate revised standards (Appendix A, **Recommendation No. 6**).
- vi. Amend Chapter 500 – Nonconformities, Section 500-2 Types of Nonconformities to clarify abandonment terms for manufactured homes (Appendix A, **Recommendation No. 7**).
- vii. Amend Chapter 600 – General Development Standards, Section 600-6.2 Accessory Use Standards to increase the size of a boat house allowable on a state-designated scenic river (Appendix A, **Recommendation No. 8**).
- viii. Amend Chapter 900 – Infrastructure, Section 900-6.5 Placement of Fill to add language which regulates the placement of fill in major subdivisions (Appendix A, **Recommendation No. 9**).

b. Clarifications include:

- i. Amend Chapter 400 – Zoning, Section 400-8(RR) – Use Standards for Swimming Pools to clarify setbacks for pool equipment (Appendix A, **Recommendation No. 4**).

APPENDIX A
PROPOSED AMENDMENTS
TO
PART II: LAND DEVELOPMENT CODE
ST. TAMMANY CODE OF ORDINANCES
(last amended per Council Ord. No. 26-6010)

Proposed Changes Key:**Blue, Bold, and Underlined Text** – Added Text~~Red and strikethrough text~~ - Deleted Text**1. Amend Chapter 100 – Administration, Sec. 100-2.5 Board of Adjustment to add training requirements, to read as follows:**

Chapter 100 – Administration

* * *

Sec. 100-2.5 Board of Adjustment

* * *

G. Training

1. A person newly appointed and serving on the Board of Adjustment shall receive at least 4 hours of training within 1 year of appointment.
2. All members shall attend unpaid biennial mandatory training consisting of 4 hours of continuing education provided by the Department of Planning and Development. Should a member be unable to attend the mandatory training session, that member will not take part in Board functions until the training requirement has been met. Should the Parish-sponsored training session not be available, an alternative training session approved by the Director of Planning and Development may be substituted. Members newly appointed and those continuing to serve are required to obtain a combined total of 4 hours of training continuing education.

2. Amend Chapter 200 – Procedures, Section 200-3.3 Zoning Map Changes to codify the procedure for Parish Council action on zoning map change applications, to read as follows:

Chapter 200 – Procedures

* * *

Sec. 200-3.3 Zoning Map Changes

* * *

F. Action by the Parish Council

1. The Parish Council shall hold a public hearing in accordance with its rules and take action ~~by motion of approval, modified approval, or denial~~ within 60 days from receipt of a recommendation from the Planning and Zoning Commission. The Parish Council may not take official action upon any application requiring a recommendation of the Planning and Zoning Commission until the report of the Commission has been received or, if the Commission has failed to act by a vote of the majority of the Commission members, once the application has been forwarded to the Parish Council without recommendation.

2. The action taken by the Parish Council shall consist of one of the following:

- a. If the Planning and Zoning Commission recommended approval of the amendment, the Parish Council may, by motion, concur with or override the recommendation of the Planning and Zoning Commission. If the Parish Council concurs with the recommendation of the Planning and Zoning Commission, it shall introduce an ordinance on the zoning amendment at that same meeting. If the Parish Council overrides the recommendation of the Planning and Zoning Commission, it shall adopt a resolution noting the denial;
- b. If the Planning and Zoning Commission recommended modified approval of the amendment, the Parish Council may, by motion, concur with or override the recommendation of the Planning and Zoning Commission. If the Parish Council concurs with the recommendation of the Planning and Zoning Commission, it shall introduce an ordinance on the modified zoning amendment at that same meeting. If the Parish Council overrides the recommendation of the Planning and Zoning Commission, it shall adopt a resolution noting the denial;
- c. If the Planning and Zoning Commission recommended denial of the amendment, the Parish Council may, by motion, concur with or override the recommendation of the Planning and Zoning Commission. If the Parish Council overrides the recommendation of the Planning and Zoning Commission, it shall introduce an ordinance on the zoning amendment at that same meeting. If the Parish Council concurs with the recommendation of the Planning and Zoning Commission, it shall adopt a resolution noting the denial;
- d. If the Planning and Zoning Commission fails to make a recommendation, the Parish Council may, by motion, approve or deny the application. If the Parish Council approves the application, it shall introduce an ordinance on the zoning amendment at the same meeting. If the Parish Council denies the application, it shall adopt a resolution noting the denial;
- e. If the Planning and Zoning Commission recommends denial of the original amendment requested, the applicant may, at the public hearing conducted in accordance with these provisions, amend the request to seek a less intensive zoning classification, including one with larger site and structure provisions, or less intensive permitted uses (e.g., L-2 to L-1, R-2 to R-1, or HC-3 to HC-2 or HC-1). In that instance, the Parish Council may:
 - i. By motion override the recommendation of the Planning and Zoning Commission and approve the amended request, in which instance the Parish Council shall introduce an ordinance on the amended zoning request at that same meeting; or
 - ii. By motion deny the amended request, in which instance the Parish Council shall continue to take action on the Planning and Zoning Commission's recommendation as set forth hereinabove.

~~2.~~ 3. If the Parish Council fails to take action by motion 60 days from receipt of the Planning and

Zoning Commission recommendation, the application is denied. If the application is forwarded to the Parish Council without recommendation from the Planning and Zoning Commission and the Parish Council fails to take action by motion 60 days from the date it received the application, the application is denied.

* * *

H. Appeals.

Any person or persons aggrieved by any decision of the Parish Council relative to a zoning map change may file a petition to the 22nd Judicial District Court. The petition shall be filed within 30 days after the decision of the Council becomes final. The Council decision is final either on the day following (i) any action taken by the Parish Council pursuant to Sec. 200-3.3(F) or (ii) the deadline for decision-making when the Parish Council's lack of action resulted in a denial of the application. The person or persons who file such a petition shall be responsible for the cost of preparing and lodging the record.

3. Amend Chapter 100 – Administration, Section 100-5 Definitions and Chapter 300 – Buildings and Construction, Section 300-5 Inspections to add requirements for Construction Test Meters for non-residential projects, to read as follows:

Chapter 100 – Administration

* * *

Section 100-5 Definitions

* * *

Construction Test Meter - A temporary electrical meter authorized for use during active construction to provide electrical service necessary for the installation, testing, inspection, and completion of building systems prior to the issuance of a Certificate of Occupancy or Certificate of Completion and authorization of permanent electrical service.

* * *

Chapter 300 – Buildings and Construction

* * *

Section 300-5.1 Generally

* * *

G. Construction Test Meter

A construction test meter shall be energized prior to scheduling any building, electrical, mechanical, or plumbing final **inspections. For all non-residential projects other than residential accessory buildings this meter shall only be active for 90 calendar days from the date of issuance of the construction test meter permit. No construction test meter permits**

will be issued until a compliant electrical service inspection is performed by a St Tammany Parish Inspector. An extension may be requested in writing to the Director when construction is ongoing and the permit is active. Upon issuance of the Certificate of Occupancy or Certificate of Completion a permanent meter permit shall be issued.

4. Amend Chapter 400 – Zoning, Section 400-8(RR) – Use Standards for Swimming Pools to clarify setbacks for pool equipment, to read as follows:

Chapter 400 – Zoning

	*	*	*
Section 400-8 Use Standards			
	*	*	*

RR. Swimming Pools.

1. Swimming pools which are not located within an appropriate commercial zoning district shall not be operated as a business; however, private swimming lessons are permitted.
2. All swimming pools shall be completely enclosed within a permanent and solidly constructed fence or wall of not less than 4 feet in height.
3. All gate or door openings through a fence or wall enclosure shall be equipped with a self-closing and self-latching device for keeping the gates or doors closed and locked at all times when not in actual use.
4. Above-ground swimming pools can only be located on the property in either a side or rear yard area. The inside edge, lip, or structure of each swimming pool shall be set back at least 5 feet from the side property line and 10 feet from the rear property line. However, in no instance shall a swimming pool be located within any documented servitude or easement.
5. In-ground swimming pools (less than 12 inches above grade) can only be located on the property in either a side or rear yard area. The structure, including decking and/or coping of each swimming pool shall be set back at least 5 feet from the side property line and 5 feet from the rear property line. However, in no instance shall a swimming pool be located within any documented servitude or easement.
6. All portable or accessory swimming pools that are less than 18 inches in water depth shall be exempt from any fencing or wall requirements.

7. No pool may be maintained in such a way that it is attractive to rats, mice, mosquitoes, or other such vermin. No pool may be maintained in such a way as to be hazardous to adjacent property owners.
 8. All swimming pool equipment, including pumps, filters, heaters, chlorination systems, and similar mechanical equipment, shall be located a minimum of five (5) feet from any side or rear property line and shall not be located with any recorded servitude or easement.
5. Amend Chapter 100 – Administration and Chapter 400 – Zoning, including Section 400-3 Commercial Zoning Districts, Section 400-4 Specialized Zoning Districts, Section 400-5 Industrial Districts, 400-7 Overlay Districts, and Section 400-8 Use Standards to add “Outdoor Shooting Range” as a conditional use and include minimum standards as follows:

Staff requests postponement of this UDC amendment to allow further time for review.

6. Amend Chapter 400 – Zoning, Section 400-8(AA) – Use Standards for Mobile Food Trucks to incorporate revised standards, to read as follows:

Chapter 400 – Zoning

* * *

Section 400-8 Use Standards.

* * *

AA. Mobile Food Trucks/Temporary Food or Retail Stand

1. *Applicability.* This section applies to mobile food trucks and temporary food and retail stands. Uses this applies to include, but are not limited to mobile food trucks, ice cream trucks, and snowball trucks.
2. A mobile food truck or temporary food or retail stand shall obtain an annual Mobile Food Truck License from the Department of Planning and Development. The license shall authorize the mobile food truck to operate at multiple locations within unincorporated St. Tammany Parish during the license period, provided that each location complies with the requirements of this Section. A separate permit or approval shall not be required for each location at which the mobile food truck operates. ~~Limitation in size. Any uses similar to those regulated within this section that exceed 500 square feet must follow the requirements in Sec. 400-8.NN. or must be fully permitted as a commercial building.~~
3. A mobile food truck or temporary food or retail stand may operate only on property within a zoning district in which mobile food trucks are permitted and only at a location that complies with all applicable requirements of this Section. The license holder shall be responsible for verifying compliance with applicable zoning, setbacks, sight-distance triangles, buffers, parking, access, and other site requirements prior to operating at a location. No mobile food truck or temporary food or retail stand shall be issued on a property that is not compliant with the non-residential development standards provided for within

Chapter 600 – General Development Standards. ~~A copy of the lease and/or written permission from the property owner or authorized agent shall be kept on site.~~

4. **The license holder shall obtain permission from the property owner or authorized agent prior to operating on private property. A copy of the lease, written permission, or other evidence of authorization shall be maintained with the mobile food truck or temporary or retail stand and made available upon request.** ~~This use requires an annual permit. The mobile food truck or temporary food or retail stand must reapply annually for the permit.~~
5. No mobile food truck or temporary food or retail stand may remain on a site for more than 12 hours.
6. The mobile food truck or temporary food or retail stand must be located entirely on private property and shall not be located in any required setback, sight distance triangle, buffer, or public right-of-way.
7. Trucks may not operate:
 - Within 20 feet of any intersection, stop sign, flashing beacon, yield sign, or other traffic control signal located on the side of a roadway;
 - Within 3 feet of any public or private driveway, wheelchair ramp, or bicycle ramp;
 - In any manner that impedes an exit or entrance of an operating building;
 - In any manner that impedes traffic flow on a public street, private drive, or parking aisles.
8. Vendors must obey all applicable parking, traffic and vehicle safety laws, regulations, and restrictions.
9. The mobile food truck or temporary food or retail stand must meet all applicable state codes.
10. No vendor may sell alcoholic beverages.
11. All vendors shall provide a trash receptacle within 3 feet of the front or back of the truck.
12. All vendors must keep a 50-foot radius around the truck during operation and upon ceasing operation.
13. No horns, amplification systems, or other sound-producing devices or music systems which can be heard outside of the truck may be used.
14. A maximum of 1 sign not exceeding 16 square feet per side, off the vehicles or temporary building, will be allowed on the property. No signs shall be located within public rights-of-way or in sight triangles.

7. Amend Chapter 500 – Nonconformities, Section 500-2 Types of Nonconformities to clarify abandonment terms for manufactured homes, to read as follows:

Chapter 500 – Nonconformities

* * *

Section 500-2.2 Legal Nonconforming Buildings

* * *

B. Abandonment.

Any particular use that is established as a legally nonconforming use is deemed abandoned when that particular non-conforming use is discontinued or becomes vacant or unoccupied for a continuous period of 6 months. In the instance of multi-use or multi-unit sites, the site will be considered vacant when 51% or more of the units are vacant or do not have an active occupational license associated with the units. The petitioner or new occupant of a nonconforming use or structure shall have 6 months to obtain the appropriate building permits or occupy the legal non-conforming building, otherwise the use or structure shall be considered discontinued, and the legally nonconforming status shall expire.

Notwithstanding any other provision of this Chapter, a legally established nonconforming manufactured home use shall not lose its legal nonconforming status solely because of vacancy, discontinuance of occupancy, removal of the manufactured home, or discontinuation of electrical service for a period not exceeding two (2) years from the date electrical service to the manufactured home was discontinued. Following a period exceeding two (2) years from the date electrical service was discontinued, the legal nonconforming status shall expire unless otherwise determined in writing by the Planning and Development Director.

* * *

Section 500-2.3 Legal Nonconforming Uses

* * *

C. Regulations for Nonconforming Uses. Nonconforming uses shall be subject to the following regulations:

* * *

4. Expiration of Use. A building or structure or premises within where a legal nonconforming use has ceased for a period of more than 6 months or has changed to a permitted or conforming use, shall lose its legal nonconforming status, subject to the following considerations:

- a. The calculation of the period of discontinuance of the use does not include any period of discontinuance by declared state of emergency or acts of public enemy
- b. The causal, intermittent, temporary, or illegal use of land or structures is not sufficient to establish and maintain the continuance of any legally nonconforming use, whether the use is a main or accessory use.
- c. Seasonal shall be deemed expired when discontinued for 1 calendar year.
- d. **Manufactured Homes. Notwithstanding any other provision of this Chapter, a legally established nonconforming manufactured home use shall not lose its legal nonconforming status solely because of vacancy, discontinuance of occupancy, removal of the manufactured home, or discontinuation of electrical service for a period not exceeding**

two (2) years from the date electrical service to the manufactured home was discontinued. Following a period exceeding two (2) years from the date electrical service was discontinued, the legal nonconforming status shall expire unless otherwise determined in writing by the Planning and Development Director.

* * *

Section 500-3.2 Removal and Replacement

* * *

A. In General

If any structure or building is removed from the site, other than a manufactured home, such structure or building shall only be replaced if it conforms to current land use regulations or meet all criteria within the current zoning district in which it is located.

B. Exception for Manufactured Homes

In order to provide for improvements in the standard of living and built environment, a manufactured home possessing legal nonconforming status ~~manufactured housing~~ may be removed and replaced, while maintaining nonconforming use status, if and only if all of the following conditions are met:

1. The replacement ~~mobile~~ manufactured home is manufactured or constructed under authority of 42 U.S.C. Sec. 5403-Construction and Safety Standards.
2. The replacement manufactured home is a newer make or model than the existing or previously located manufactured home on the site.
3. The legal nonconforming manufactured home use has not expired pursuant to Sec. 500-2.3(C). ~~Removal and replacement activities are complete within no more than 6 months from the point of permit~~

8. Amend Chapter 600 – General Development Standards, Section 600-6.2 Accessory Use Standards to increase the size of a boat house allowable on a state-designated scenic river, to read as follows:

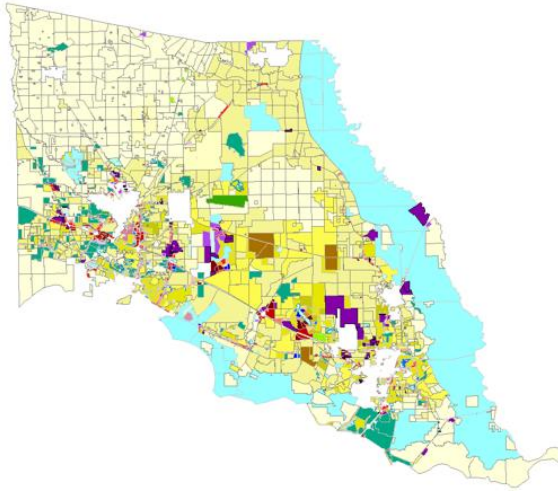
Chapter 600 – General Development Standards

* * *

Sec. 600-6.2 Accessory Use Standards

* * *

- c. No boat house shall exceed 1,600 square feet. ~~except that any boat house constructed on a state-designated scenic river shall not exceed a size of 800 square feet.~~

9. Amend Chapter 900 – Infrastructure, Section 900-6.5 Placement of Fill: STAFF REPORT

Staff Report: UDC Amendment # 9 – Sec. 900-6.5: Placement of Fill to add language which regulates the placement of fill in major subdivisions

Commission Hearing: September 8, 2026

Determination: Approved, Denied, Postponed

Location: Parish Wide

OVERVIEW

The proposed ordinance establishes new grading and fill standards for new major residential subdivisions. Although the ordinance is technical, its basic purpose is straightforward: new subdivisions should be designed around the land's existing elevations and natural drainage patterns rather than substantially reshaping the site with fill.

The ordinance does not prohibit development or the use of fill. Instead, it establishes limits on how much the existing ground may be raised or lowered in all proposed subdivisions, expands compensatory storage requirements to properties in a flood zone and those shown to be inundated through an approved inundation model, and carries maximum fill elevations forward to individual residential lots.

WHY THE CHANGE?

Existing subdivision regulations focus primarily on managing the stormwater generated by a development and controlling the rate at which the water leaves the site. While those requirements remain important, they do not always account for how altering the existing topography can affect the way the water naturally moves across, or is stored on the property.

The proposed ordinance proposes a more holistic approach to development by considering both the subdivision's stormwater management system and the site's existing elevations and hydrology. The goal is to allow development while better preserving the natural functions of the land that existed before development occurred.

Notable requirements proposed in the ordinance include:

- Work with the site's existing topography instead of substantially raising or lowering the development site for all proposed new subdivisions.

- Require maximum fill elevations to be recorded on the final as-built plat and require individual building permits adhere to the elevations approved with the recorded subdivision plat.
- Where a home is required to be elevated higher than the allowable fill permits, the home must be raised on piers, pilings, or a vented crawlspace to reach the required finished floor elevation.

CURRENT APPROACH VS. PROPOSED APPROACH

Current UDC

Under the current UDC, major subdivisions are subject to Engineering review including drainage plans, hydrologic analysis, and stormwater requirements. Fill cannot be used in a manner that adversely impacts neighboring properties, and additional fill restrictions apply in Parish determined critical drainage areas, flood zones, and areas of special concern. However, there is not a uniform 24-inch grading limitation specifically governing major residential subdivisions across the flood-zone and modeled inundation areas as addressed by this draft ordinance.

Proposed UDC

The proposed ordinance retains the existing drainage requirements but adds specific grading and fill controls. The result is a combined approach which requires the drainage system to perform properly and respect the site's pre-development elevations and natural drainage patterns.

WHAT THE PROPOSED ORDINANCE REQUIRES:

1. Limits Changes in Ground Elevation to 24 inches

Major residential subdivisions must maintain existing topography with only minimal grading or fill. Ground elevations cannot be lowered or raised more than 24 inches from the pre-development grade. Pre-development elevations are established using individual points from a 100 foot x 100 foot survey grid, rather than using a site-wide average.

2. Require Zero Net Fill in Applicable Flood-Prone Areas

For major subdivisions in Flood Zones A and AE, and for subdivisions shown by an Engineering-approved model to be inundated during a 100-year rainfall event, each development must meet a zero-net-fill requirement.

The calculation must account not only for subdivision roads, but also for the fill reasonably anticipated for future house pads, back slopes, and driveways. The mitigation calculation includes a 1.25 factor.

3. Allow Certain Dry Storage Areas to Count as Green Space

The additional dry-storage area associated with the newly required 0.25 mitigation factor may count toward the major subdivision green space requirements when it is appropriately amenitized or planted in accordance with the ordinance.

FOLLOW THE LAND

Design subdivisions to work with the land's existing topography and natural drainage patterns.

Limiting substantial changes in elevation helps preserve the way water naturally moves across and is stored on site, while still allowing the necessary grading to develop the property.

HOW THE REQUIREMENTS APPLY TO INDIVIDUAL LOTS

1. Maximum Fill Elevations Are Established Before Homes Are Built - The final plat and as-built plans must include a table which establishes the maximum allowable fill elevation for every lot within the proposed subdivision. Elevations are measured at the center of each lot. The fill anticipated for future homes is included in the subdivision's calculations and the approved lot elevation provides a clear limit when a home is designed.
2. No more than 24 inches of fill above the pre-developed grade can be placed beneath the roof-shed area of the structure for all proposed major subdivisions. If the required foundation height cannot be achieved using the maximum allowable fill, the additional elevation must come from the structure itself through piers, pilings, or a vented crawlspace.
3. 100-Year Rainfall Inundation Areas – For structures subject to the proposed inundation provisions, the lowest floor must be at or above the modeled flood inundation elevation, plus 12 inches.

RAISE THE HOUSE, NOT THE LAND

If a home needs to be higher for flood protection, it can still be elevated. The difference is that additional height would come from the foundation design rather than placing additional fill on the property.

SUMMARY

The proposed ordinance does not prohibit development in flood-prone areas, nor does it prohibit the use of fill. Instead, it changes the way fill is used in major residential subdivisions by establishing three basic requirements:

- Work with the existing land. Avoid substantially raising or lowering the development site.
- Account for displaced storage. In flood-prone developments, compensate for the volume occupied by fill and plan for the complete development site, rather than addressing fill one lot at a time as homes are constructed. Establishing maximum fill elevations up front provides consistency between the

approved drainage plan and the construction of the homes.

- Elevate structures instead of entire sites. Allow homes to meet required flood elevations without unnecessarily raising the land. Where additional height is needed, appropriate foundation methods can elevate the structure while allowing the property below to continue functioning as part of the site's drainage and flood storage system.

The overall goal is to allow residential development while reducing the potential for large scale grading and fill placement, which can adversely affect existing drainage and flood storage conditions.

Proposed UDC Amendment: Amend Chapter 900 – Infrastructure, Section 900-6.5 Placement of Fill to add language which regulates the placement of fill in major subdivisions, to read as follows:

Chapter 900 – Infrastructure

* * *

Sec. 900-6.5 Placement of Fill

* * *

F. **Fill Standards for Fill in Major Subdivisions.**

1. **All major residential subdivisions in flood zone A and AE as established by the adopted FIRM shall conform to the requirements found in 900-6 of the UDC. Additionally, the proposed development shall follow the natural terrain and hydrology of the site and shall meet the following standards:**
 - a. **The proposed development shall maintain the existing topography with only minimum grading permitted. Ground elevation not to exceed 24 inches either from elevating or degrading from pre-developed grade. Pre-developed grade elevations are singular points taken from a 100 feet by 100 feet grid survey and is not an average elevation across the site.**
 - b. **Fill shall be limited to 24 inches above existing elevations for areas under proposed roadways and driveways. Roadways may be additionally elevated at intersections with parish and state roads in order to meet road grades with approval from the Department of Engineering. Fill is defined as sand, gravel, earth, or other materials of any composition including paving materials and concrete foundations.**
 - c. **The 24 inch degrading requirement shall not be applicable when being utilized for stormwater management ponds, fill mitigation areas, or drainage conveyance areas.**

- d. Each development shall meet the zero net fill requirement. Fill calculations shall include the development's roads and anticipated fill needed for each lot's house pads, back slopes and driveways. The average fill volume for the house pad, back slope and driveway shall be calculated for each lot and used in the overall development net fill calculations. The development fill mitigation calculations shall include a 1.25 factor.
 - e. Dry storage may count towards major subdivision green space requirements for the additional .25 factor referenced in this section, when amenitized as approved by the Planning and Zoning Commission or planted in accordance with the following:
 - i. Where a dry detention pond is planted, a planting plan stamped by a Louisiana registered Landscape Architect must be submitted and shall provide a minimum of 50 caliper inches of Class A or Class B trees per acre of dry storage area proposed to receive green space credit. A minimum of 50% of required caliper inches must be provided through the use of Class A trees. Required plant material shall consist of native or indigenous, flood tolerant species suitable for the hydrologic conditions of the site. Plantings may be grouped or distributed throughout the credited area as appropriate to accommodate drainage function, maintenance access, slopes, utilities, and other site conditions, as approved by the Planning and Zoning Commission.
 - f. The final plat and as-builts plans must include a table detailing maximum allowed fill elevation for all lots referenced in this section. Elevations shall be taken at the center of each lot.
 - g. Areas enclosed by levees under forced drainage shall be exempt from this section unless otherwise required.
2. All major residential subdivisions in flood zone C, X, B, and X500 as established by the adopted FIRM shall conform to the requirements found in 900-6 of the UDC. Additionally, the proposed development shall follow the natural terrain and hydrology of the site and shall meet the following standards:
- a. The proposed development shall maintain the existing topography with only minimum grading permitted. Ground elevation not to exceed 24 inches either from elevating or degrading from pre-developed grade. Pre-developed grade elevations are singular points taken from a 100 feet by 100 feet grid survey and is not an average elevation across the site.

- b. Fill shall be limited to 24 inches above existing elevations for areas under proposed roadways and driveways. Roadways may be additionally elevated at intersections with parish and state roads in order to meet road grades with approval from the Department of Engineering. Fill is defined as sand, gravel, earth, or other materials of any composition placed or deposited by humans including paving materials and concrete foundations.
 - c. The 24 inch degrading requirement shall not be applicable when being utilized for stormwater management ponds, fill mitigation areas, or drainage conveyance areas.
- 3. All major residential subdivisions shown to be inundated as demonstrated by an inundation model approved by the Department of Engineering in a 100-year rain event shall conform to the requirements found in 900-6 of the UDC. Additionally, the proposed development shall follow the natural terrain and hydrology of the site and shall meet the following standards:
 - a. The proposed development shall maintain the existing topography with only minimum grading permitted. Ground elevation not to exceed 24 inches either from elevating or degrading from pre-developed grade. Pre-developed grade elevations are singular points taken from a 100 feet by 100 feet grid survey and is not an average elevation across the site.
 - b. Fill shall be limited to 24 inches above existing elevations for areas under proposed roadways and driveways. Roadways may be additionally elevated at intersections with parish and state roads in order to meet road grades with approval from the Department of Engineering. Fill is defined as sand, gravel, earth, or other materials of any composition including paving materials and concrete foundations.
 - c. The 24 inch degrading requirement shall not be applicable when being utilized for stormwater management ponds, fill mitigation areas, or drainage conveyance areas.
 - d. Each development shall meet the zero net fill requirement. Fill calculations shall include the development's roads and anticipated fill needed for each lot's house pads, back slopes and driveways. The average fill volume for the house pad, back slope and driveway shall be calculated for each lot and used in the overall development net fill calculations. The development fill mitigation calculations shall include a 1.25 factor.

- e. Dry storage may count towards major subdivision green space requirements for the additional .25 factor referenced in this section, when amenitized as approved by the Planning and Zoning Commission or planted in accordance with the following:
 - i. Where a dry detention pond is planted, a planting plan stamped by a Louisiana registered Landscape Architect must be submitted and shall provide a minimum of 50 caliper inches of Class A or Class B trees per acre of dry storage area proposed to receive green space credit. A minimum of 50% of required caliper inches must be provided through the use of Class A trees. Required plant material shall consist of native or indigenous, flood tolerant species suitable for the hydrologic conditions of the site. Plantings may be grouped or distributed throughout the credited area as appropriate to accommodate drainage function, maintenance access, slopes, utilities, and other site conditions, as approved by the Planning and Zoning Commission.
 - f. The final plat and as-builts plans must include a table detailing maximum allowed elevation for all lots with fill as defined in these regulations. Elevations shall be taken at the center of each lot.
 - g. Areas enclosed by levees under forced drainage shall be exempt from this section unless otherwise required.
4. All residential structures and their accessory structures constructed within a major residential subdivision approved after the adoption of this regulation where a portion of the structure is in flood zone A or AE as established by adopted FIRM shall conform to the requirements found in 900-6.7 of the UDC and shall be developed as follows:
- a. A maximum of 24 inches of fill from pre-development grade may be placed under the roof-shed area of any structure and shall not exceed the volume required to prepare an adequate building footprint pad. Maximum fill elevation includes concrete foundations, see table for maximum allowed fill elevation on approved development plat.
 - b. If the proposed foundation height cannot be achieved using the maximum allowable fill height, the structure shall be constructed with the use of piers, pilings, or vented crawlspace.
 - c. Areas enclosed by levees under forced drainage shall be exempt from this section unless otherwise required.

5. All residential structures and their accessory structures constructed within a major residential subdivision approved after the adoption of this regulation where a portion of the structure is shown to be inundated as shown by an inundation model approved by the Department of Engineering in a 100-year rain event shall conform to the requirements found in 900-6.7 of the UDC and shall be developed as follows:
- a. A maximum of 24 inches of fill from pre-development grade may be placed under the roof-shed area of any structure and shall not exceed the volume required to prepare an adequate building footprint pad. Maximum fill elevation includes concrete foundations. See table for maximum allowed fill elevation on approved development plat.
 - b. The regulatory height shall have the lowest floor (including basement), as determined by an inundation model approved by the Department of Engineering in a 100-year rain event at or above the level of flood inundation plus 12 inches.
 - c. Enclosures - new construction with fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are constructed below the regulatory height shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:
 - i. A minimum of two openings on separate walls having a total net area of not less than 1 square inch for every square foot of enclosed area subject to flooding shall be provided.
 - ii. The bottom of all openings shall be no higher than 1 foot above grade.
 - iii. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of flood waters.
 - d. If the proposed foundation height cannot be achieved using the maximum allowable fill height, the structure shall be constructed with the use of piers, pilings, or vented crawlspace.
 - e. Areas enclosed by levees under forced drainage shall be exempt from this section unless otherwise required.

~~F.~~ G. Procedures

* * *

~~G.~~ **H. Administration and Enforcement**

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

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ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. 26-XXX

TITLE: A RESOLUTION AUTHORIZING ALL STATE FINANCIAL COMPANY TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO ALL STATE FINANCIAL COMPANY, C/O MR. JOSHUA WAINER OR ASSIGNEES; 321 VETERANS BLVD., SUITE 201, METAIRIE, LA 70005 TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY A PORTION OF WEST OCHSNER BLVD. AT THE ENTRANCE OF THE PROPOSED CHARTER HIGH SCHOOL, FOR THE PURPOSE OF IMPROVING THE ROADWAY AND GAINING ACCESS TO PROPERTY, AND A PORTION OF SOUTH OCHSER BLVD., FOR THE PURPOSE OF IMPROVING THE ROADWAY. WARD 1, DISTRICT 1.

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. 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.
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 ensure the construction complies with Parish specifications.
7. That the petitioner posts a Performance Obligation in the amount of \$42,000.00 for a period of one (1) year.

8. That the petitioner agrees to post a Warranty Obligation upon completion of the project in the amount of \$21,370.00 for a period of two (2) years.
9. 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.
10. That the petitioner and any assignees agree 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.
11. Petitioner acknowledges and accepts full responsibility for the installation and maintenance of drainage on the public right of way he/she seeks permission to enter.
12. That the petitioner agrees to provide the Parish with the necessary drainage and utility servitude along the roadways being constructed.
13. That the petitioner shall submit a copy of the current owner's deed.
14. That the petitioner shall produce proof that the right of way is dedicated to the Parish.
15. 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.
16. That the petitioner shall submit a site plan of Petitioner's property and the unopened right of way.
17. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE, WARD 1 DISTRICT 1.
18. That the petitioner submits as-built drawings certifying that road and the infrastructure is constructed within the Parish right of way.
19. That the petitioner submits 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 _____, SECONDED BY _____; A VOTE THEREON RESULTED IN THE FOLLOWING:

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE _____
DAY OF _____, 20_____, AT A REGULAR MEETING OF
THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

JOHN GAINES CHAIRMAN
ST. TAMMANY PARISH PLANNING & ZONING COMMISSION

ATTEST:

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

All State Financial Company

321 VETERANS BLVD., SUITE 201
METAIRIE, LOUISIANA 70005
TELEPHONE (504) 834.5511
CELL (504) 432.0160
FAX (504) 834.6624

August 6, 2026

Mr. Theodore Reynolds, P.E.
Parish Engineer
St. Tammany Parish
Department of Engineering
P.O. Box 628
Covington, LA 70434

Enter R.O.W. Project
PLANS
RECEIVED
8/6/26
DEVELOPMENT
ENGINEERING

**ENGINEERING
REVIEW COPY**

RE: Enter Parish Right-Of-Way for West Ochsner Blvd. and South Ochsner Blvd.

Dear Ted:

All State Financial Company hereby requests to enter the subject right-of-way for the purpose of constructing a deceleration lane along West Ochsner Blvd. and an additional right turn lane from South Ochsner Blvd. to the roundabout. All work will be performed per the plans and specifications submitted.

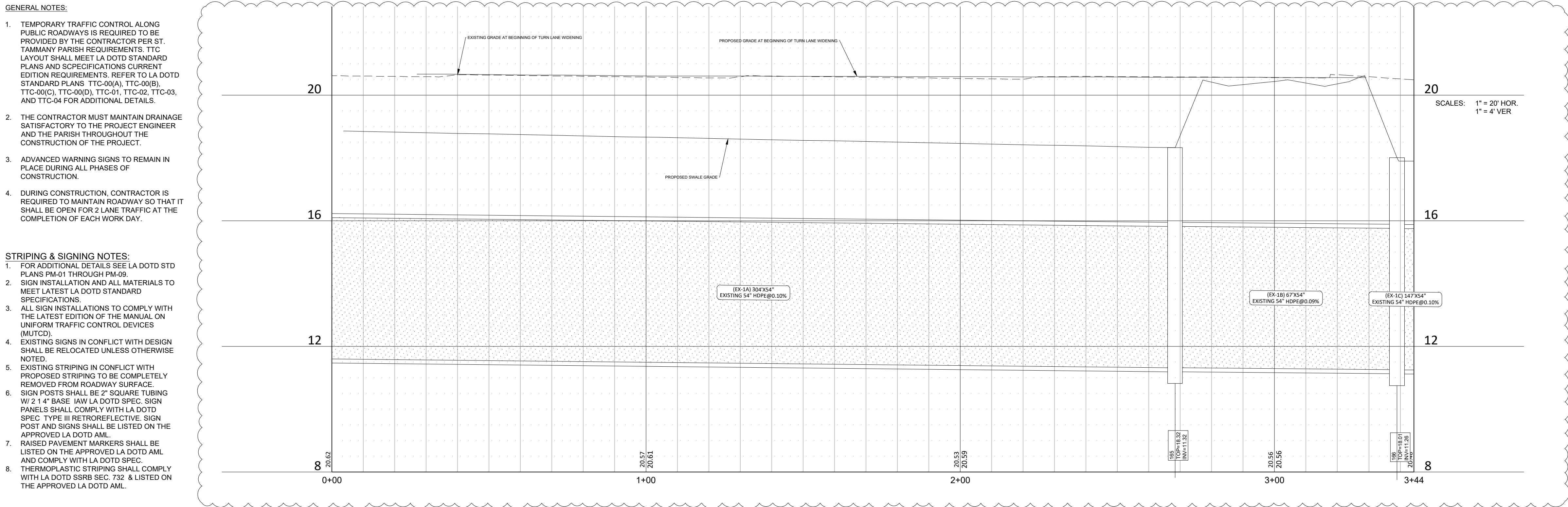
Accordingly, I would appreciate you placing this request on the upcoming planning commission agenda.

Should you have any question or require additional information, please let me hear from you.

Sincerely,



Joshua Wainer



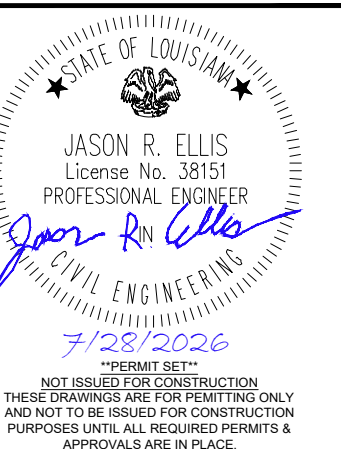


NO.	DESCRIPTION	DATE	BY
1	ADDRESSING JARESH ENGINEERING COMMENTS	7/29/2020	KMG
2	ADDRESSING ST. TAMMANY COMMENTS AND REVISION OF ENTRY ROAD PER SELLER AND BOUNDARY CHANGE	06/22/2020	KMG

SUCHSNER BLVD ROUNDABOUT IMPROVEMENTS

COVINGTON CHARTER SCHOOL EXPANSION (MIDDLE + HIGH SCHOOL)

ST. TAMMANY PARISH, LA



cked By: JRE

own By: KMG

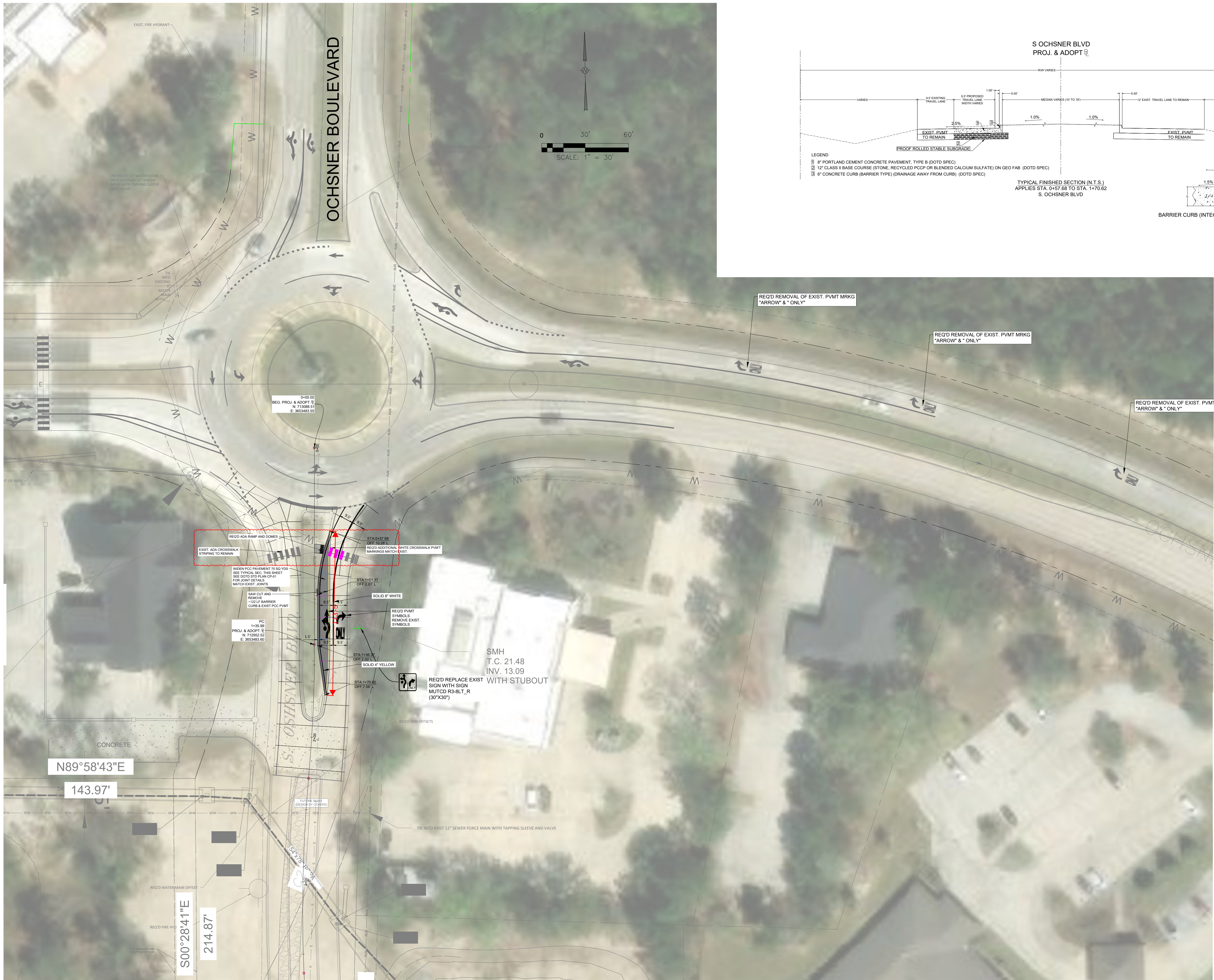
File: _____

VIVUS REB ENGINEERING, LLC
51 LOBDELL AVE., SUITE 202
BATON ROUGE, LA 70806
225-442-3140

SHEET NUMBER

202

DATE
/30/2026



GENERAL NOTES:

1. TEMPORARY TRAFFIC CONTROL ALONG PUBLIC ROADWAYS IS REQUIRED TO BE PROVIDED BY THE CONTRACTOR PER ST. TAMMANY PARISH REQUIREMENTS. TC LAYOUT SHALL MEET LA DOT AND PLANNING DEPARTMENT SPECIFICATIONS CURRENT EDITION REQUIREMENTS. REFER TO LA DOT STANDARD PLANS TC-00(A), TC-00(B), TC-00(C), TC-00(D), TC-01, TC-02, TC-03, AND TC-04 FOR ADDITIONAL DETAILS.
2. THE CONTRACTOR MUST MAINTAIN DRAINAGE SATISFACTORY TO THE PROJECT ENGINEER AND THE PARISH THROUGHOUT THE CONSTRUCTION OF THE PROJECT.
3. ADVANCED WARNING SIGNS TO REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION.
4. DURING CONSTRUCTION, CONTRACTOR IS REQUIRED TO MAINTAIN ROADWAY SO THAT IT SHALL BE OPEN FOR 2 LANE TRAFFIC AT THE COMPLETION OF EACH WORK DAY.
5. ALL PCC PAVEMENT TO MATCH EXIST. JOINTS AND JOINT PATTERNS, RE: LA DOT STANDARD PLAN CP-01 FOR DETAILS.

STRIPING & SIGNING NOTES

- FOR ADDITIONAL DETAILS SEE LA DOT STD PLANS PM-01 THROUGH PM-09.
- SIGNIFICATION AND ALL MATERIALS TO MEET LATEST LA DOT STANDARD SPECIFICATIONS.
- ALL SIGN INSTALLATIONS TO COMPLY WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- EXISTING SIGNS IN CONFLICT WITH DESIGN SHALL BE RELOCATED UNLESS OTHERWISE NOTED
- EXISTING STRIPING IN CONFLICT WITH PROPOSED STRIPING TO BE REMOVED AND FULLY REPLACED. MIDWAY SURFACE SIGN POSTS SHALL BE 2' SQUARE TUBING W/ 2 1/4" BASE IAW LA DOT SPEC. SIGN PANELS SHALL COMPLY WITH LA DOT SPEC. SIGN SHALL BE REFLECTIVE. SIGN SET AND SIGNS SHALL BE LISTED ON THE APPROVED LA DOT AML.
- RAISED PAVEMENT MARKERS SHALL BE LISTED ON THE APPROVED LA DOT AML AND COMPLY WITH LA DOT SPEC. RAISED PAVEMENT MARKERS SHALL BE LISTED ON THE APPROVED LA DOT SRRB
- SEE 732 & LISTED ON THE APPROVED LA DOT AML.

MINOR SUBDIVISIONS

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PLANNING STAFF REPORT
2026-4772-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

Hearing: September 8, 2026

Posted: August 24, 2026

General Location: The property is located on the north side of LA Highway 40 and on Edmundson Lane, Folsom, Louisiana; S17, T5S, R10E, Ward 2, District 3

Owner & Representative: Matthew Edmundson and Benjamin Edmundson

Type of Development: Residential



Current Zoning:

R-1 Rural Residential District

Total Acres: 9.984 acres

Of Lots/Parcels:

Minor Subdivision of 9.984 acres
into Parcels A & B

Land Uses: Residential

Flood Zone:

Flood Zone C - FFE is 12" above
crown of street elevation
Effective Flood Zone C;
Preliminary Flood Zone X; Not
CDA

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to subdivide the 9.984 acres into Parcels A & B

The minor subdivision requires a public hearing due to:

- Parcel B does not meet the minimum lot size of 5 acres required under the R-1 Rural Residential District, thus requiring a waiver from the Planning & Zoning Commission. Note: as per UDC Section 800-2.2 D.1.c.ii. Unmet minimum lot requirements. Includes applications involving the creation of lots that do not meet the minimum area required, length, or width for the zoning district in which the lot is located. In these circumstances the Planning and Zoning Commissions authority to waive lot area is limited to 10 percent reduction in total lot area.

Planning Commission
September 8th, 2026

Department of Planning and Development
St Tammany Parish, Louisiana

2026-4772-MSP



PLANNING STAFF REPORT
2026-4772-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

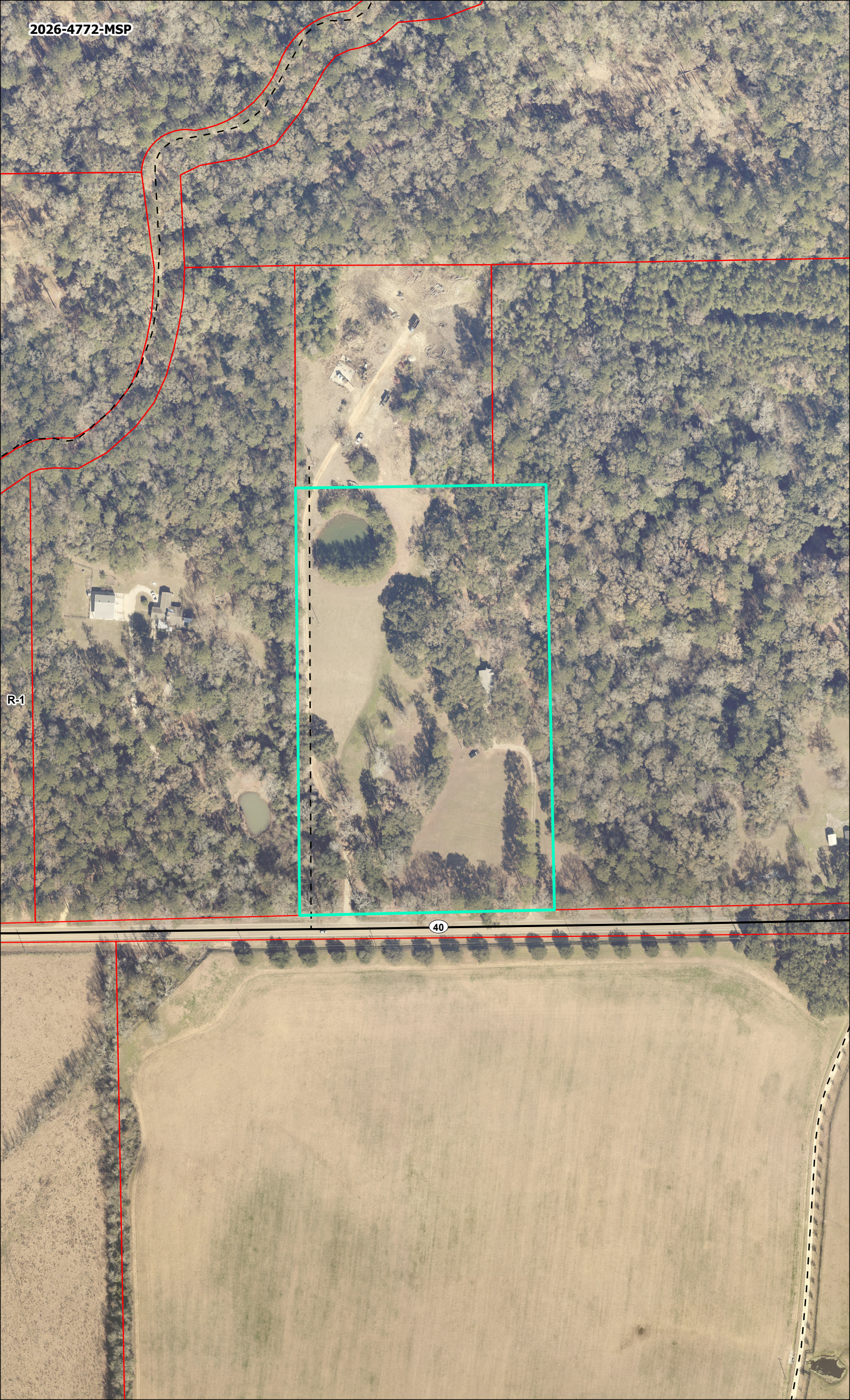
Per Sec. 100-2.2(I), an action on a waiver, at minimum, shall be determined by at least 8 members or a two-thirds majority vote. The failure of a motion to receive the minimum number of affirmative votes shall constitute no action either for denial or approval. For development applications where the Planning and Zoning Commission is the final decision maker, no action shall constitute a de facto denial of the application.

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

1. Show the location of the intermittent waterway and the 35' no cut buffer from top of bank (each side) of the intermittent waterways per the USGS maps.
2. Add the Instrument number to the survey for the private servitude identified as Edmundson Lane.
3. Note: If crossing the waterway, provide a hydrological study, stamped by a licensed professional engineer, showing a culvert sized to accommodate a 100-year storm event and indicate no change in the upstream and downstream drainage flow.

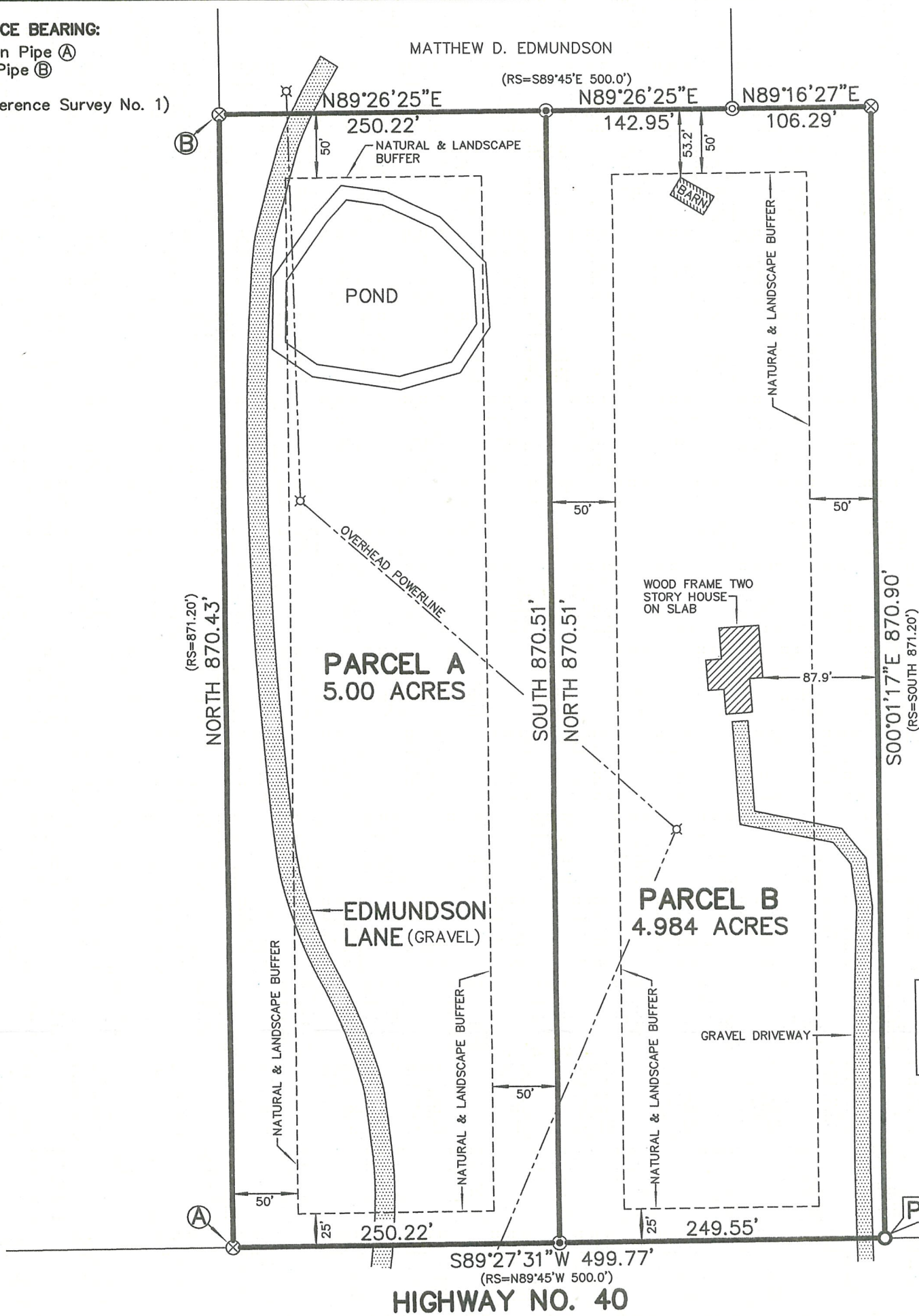
New Directions 2040

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.



R-1

REFERENCE BEARING:
From Iron Pipe (A)
to Iron Pipe (B)
NORTH
(per Reference Survey No. 1)



NOTES:

- This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0125 C, dated October 17, 1989.
- Building Setback Lines must be determined by the St. Tammany Parish Planning Department.

REFERENCE SURVEYS:

- Survey for B.D. Edmundson by C.R. Schultz, Surveyor, dated 11/05/1969.
- Survey for Mathew D. Edmundson by Fred L. Tilley, Surveyor, dated 07/12/1995.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORDS SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

LEGEND
○ = 1/2" IRON PIPE FOUND
⊗ = 3/4" IRON PIPE FOUND
⊙ = 1/2" IRON ROD FOUND
⊗ = 1/2" IRON ROD SET
⊗ = POWERPOLE
RS = REFERENCE SURVEY NO. 1

APPROVAL:

DIRECTOR/DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING & ZONING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.

503 N. JEFFERSON AVENUE
COVINGTON, LA 70433

John G. Cummings & Associates
PROFESSIONAL LAND SURVEYORS
johncummings108@charter.net

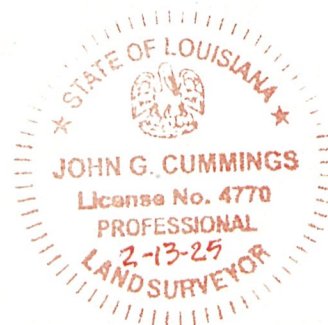
PHONE (985) 892-1549
FAX (985) 892-9250

PLAT PREPARED FOR: **MATTHEW D. EDMUNDSON**

SHOWING A SURVEY OF: **MINOR SUBDIVISION OF 9.984 ACRES INTO PARCELS A AND B, LOCATED IN SECTION 17, TOWNSHIP 5 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.**

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 100'

JOB NO. 24216

DATE: 02/13/2025

REVISED:

PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2026-4772-MSP

will be heard at the St. Tammany
- Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM on

09/08/2026

for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development

Posted on 8-24-26 by MP

AUG 24 2026 10:21

PUBLIC NOTICE
An application has been made to the
Planning or Zoning Commission
CASE NUMBER
2026-4772-MSP
will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM on
09/08/2026
for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development
Posted on 8/24/26 by MP

AUG 24 2026 10:21



PLANNING STAFF REPORT
2026-4793-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Hearing: September 8, 2026

Posted: August 24, 2026

General Location: The property is located on the east side of Fish Hatchery Road, south of Oak Cove, Lacombe, Louisiana; S38, T8S, R12E, Ward 7, District 7

Owner & Representative: Claude Mauberret, Catherine Mauberret & Lee Mauberret

Type of Development: Residential



Current Zoning:

R-1 Rural Residential District

Total Acres: acres

Of Lots/Parcels:

Minor Subdivision of Parcel B1
into Parcels B1A & B1B

Land Uses: Residential

Flood Zone:

Flood Zone A, B, & C - BFE

14.6' + 1' Freeboard = 15.6' FFE

Effective Flood Zone A;

Preliminary Flood Zone AE;

CDA

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to subdivide Parcel B1 into Parcels B1A & B1B.

The minor subdivision requires a public hearing due to:

- As seen in Table 1, Parcel B1 has been through the minor subdivision process, thus requiring the request to be heard by the Planning and Zoning Commission.

Table 1: Minor Subdivision History			
Case No.	Request	File No.	Year
2019-1489-MSP	Minor subdivision of 30.1484 acres into Parcels A1 & B1	5858D	2019

Planning Commission
September 8th, 2026

Department of Planning and Development
St Tammany Parish, Louisiana

2026-4793-MSP



PLANNING STAFF REPORT
2026-4793-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

- Parcels B1A & B1B are proposed to be accessed from a 20' existing private drive, thus requiring approval from the Planning and Zoning Commission.
- Requesting a waiver of the construction requirements for the existing 20-foot private servitude to Parcels B1A & B1B thus requiring approval from the Planning & Zoning Commission.

Per Sec. 100-2.2(I), an action on a waiver, at minimum, shall be determined by at least 8 members or a two-thirds majority vote. The failure of a motion to receive the minimum number of affirmative votes shall constitute no action either for denial or approval. For development applications where the Planning and Zoning Commission is the final decision maker, no action shall constitute a de facto denial of the application.

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

1. Provide copy of servitude agreement and add Instrument number to the survey.
2. Show 100' Scenic River No-Cut Buffer from top of bank (each side) of Bayou Lacombe.
3. Show required Natural and landscape buffers: 25 feet along road and 50 feet along all sides and rear.
4. Show the location of the Parish Laterals on the survey.
5. No structures within 20' from top of bank (each side) of the parish lateral. If crossing the parish lateral, provide a hydrological study, stamped by a licensed professional engineer, showing a culvert sized to accommodate a 100-year storm event and indicate no change in the upstream and downstream drainage flow.
6. Note: Contact the Louisiana Department of Wildlife and Fisheries regarding any fill and clearing and any proposed buildings within the 100' buffer.
7. Note: Provide written authorization or permit for LDWF for any work within 100' from top of bank of scenic river.



PLANNING STAFF REPORT
2026-4793-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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.

Coastal Conservation areas are within the Parish's "coastal zone" (all areas south of Interstate 12, per Louisiana Revised Statute § 49:214.24) that are not currently developed with intense uses and are within the 100-year floodplain. Coastal Conservation areas are critically important for a variety of fisheries and wildlife, essential to water quality and groundwater recharge, and should be conserved to ensure species and habitat sustainability. Coastal wetlands also serve as storm buffers and help to minimize storm runoff and subsequent flood damage to area homes and businesses. The areas include undisturbed coastal marshes, swamps, and tidal wetlands and adjacent lands accommodating very low-intensity human land uses - namely, highly dispersed residences, though low-impact agricultural, commercial, and public and institutional uses, such as recreation, tourism, research, and education may be appropriate



CHARLOTTE

VELDA

JOHN

ZELDA

L-1

OAK

FISH HATCHERY

R-2

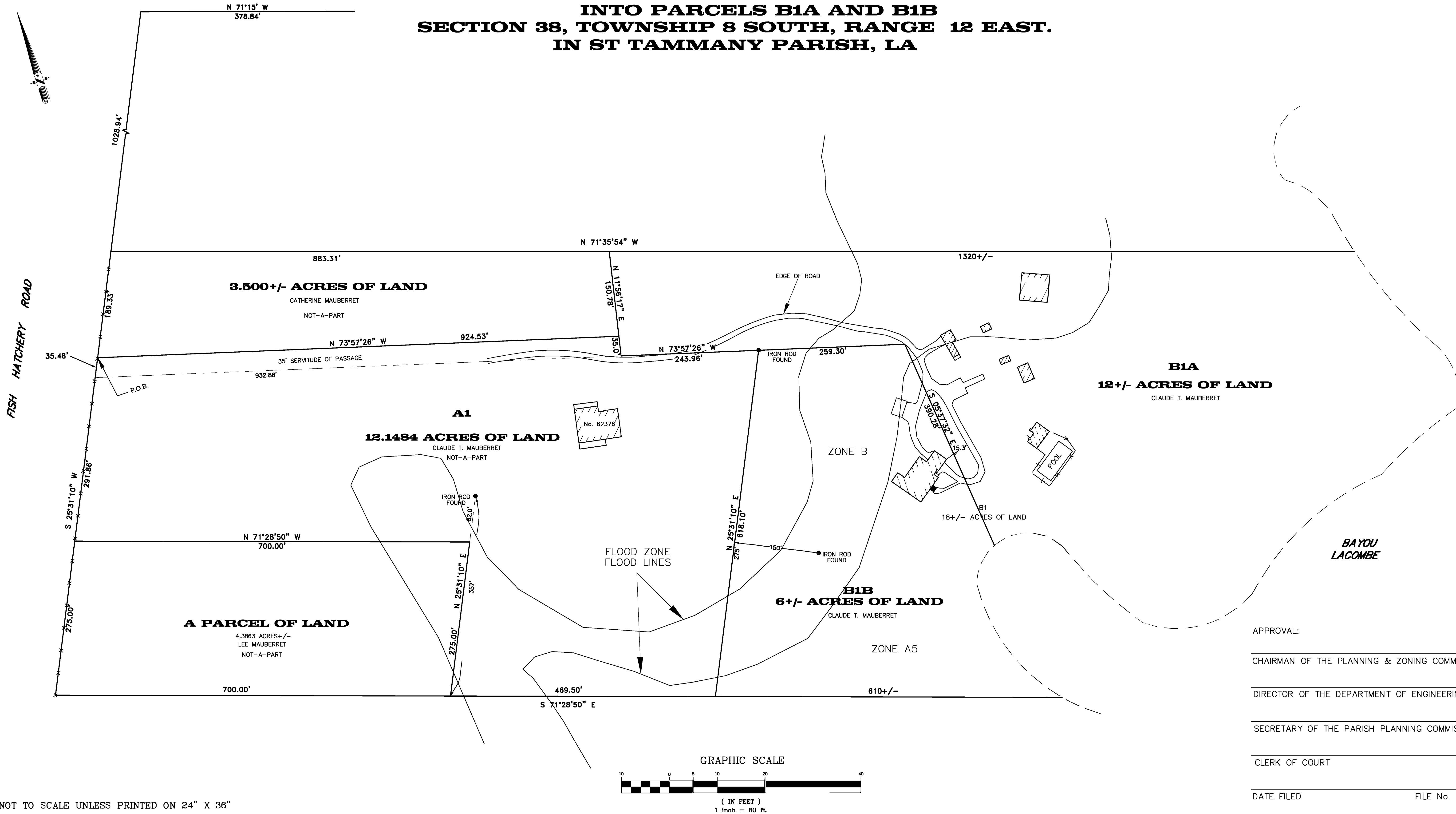
VINSON

BIG-7

R-1

E

MINOR RESUBDIVISION OF PARCEL
B1 BEING 18+/- ACRES OF LAND
INTO PARCELS B1A AND B1B
SECTION 38, TOWNSHIP 8 SOUTH, RANGE 12 EAST.
IN ST TAMMANY PARISH, LA



NOT TO SCALE UNLESS PRINTED ON 24" X 36"

APPROVAL:

CHAIRMAN OF THE PLANNING & ZONING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE No.

REFERENCE NOTES

ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1
REFERENCE PLAN #1: KLS GROUP INC. DATED NOVEMBER 26, 2018.

DATE: APRIL 16, 2026	DRAWN BY: JWK
SCALE: 1" = 80'	CHECKED BY: WBH
JOB #: 15686-26	FILE #:

ELEVATION NOTE:

THIS IS CERTIFY THAT SUBJECT PROPERTY IS
LOCATED IN THE FOLLOWING FLOOD ZONE, PER:

FIRM MAP DATED: 4/30/2008
FLOOD ZONE: A5 AND B
BASE FLOOD ELEVATION: A5=15.00'. B=N/A
REFERENCE BENCH MARK: NGS MARKER
ELEVATION: N/A
SITE BENCH MARK: N/A

GENERAL NOTES

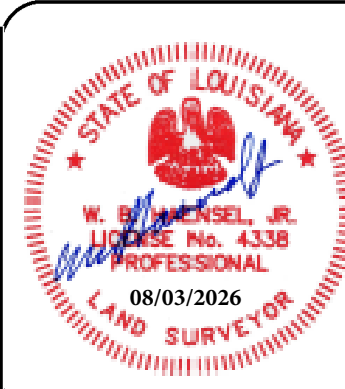
NOTE: ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY NOT BE TO SCALE
FOR CLARITY. DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE. FENCES ARE SHOWN FOR
GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.

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

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

THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN
DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR
EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH
RECORDS. WHERE FOUND THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL
NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE
CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO
ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO
EXCAVATION AND DIGGING.

THIS IS TO CERTIFY THAT THE PROPERTY
BOUNDARY SURVEY RECORDED HEREON WAS MADE
ON THE GROUND UNDER MY DIRECT SUPERVISION,
AND IS IN ACCORDANCE WITH APPLICABLE
STANDARDS OF PRACTICE FOR PROFESSIONAL LAND
SURVEYORS AS STIPULATED IN LOUISIANA
ADMINISTRATIVE CODE TITLE: 46:XXI, CHAPTER 25
FOR A CLASS "C" (SUBURBAN) SURVEY
MADE AT THE REQUEST OF CLAUDE MAUBERRET

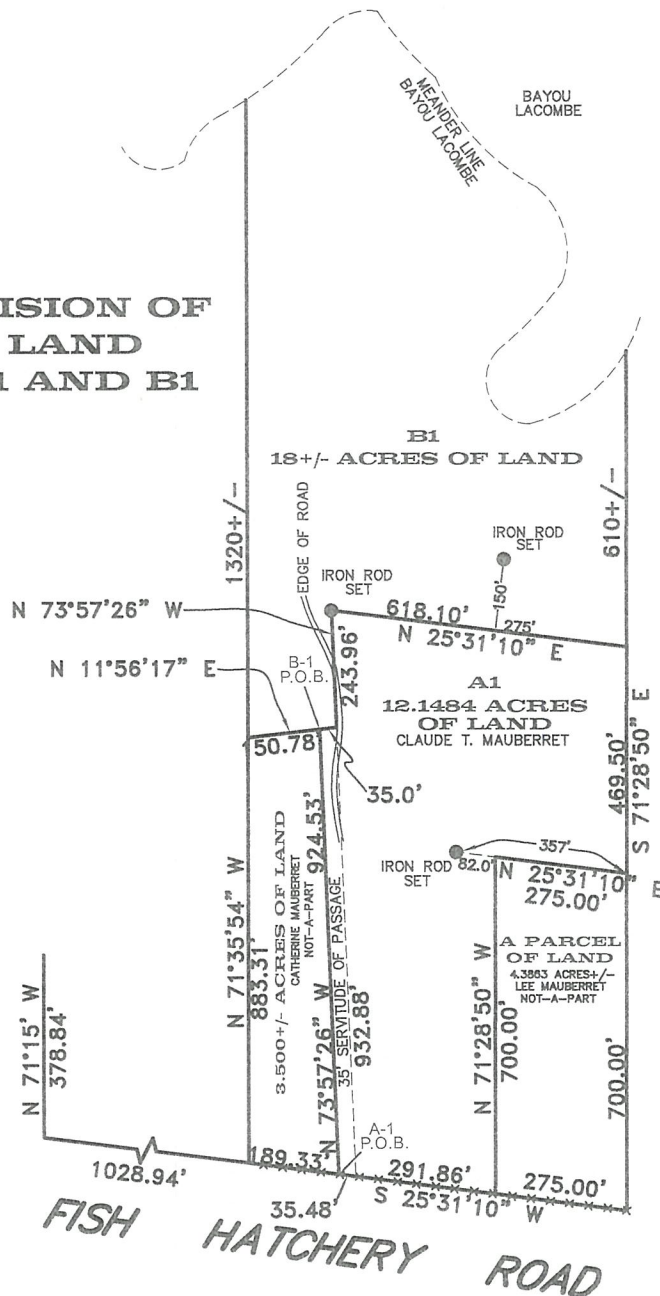


KLS Group Inc.
SURVEYING - CONSTRUCTION LAYOUT
4717 Page Dr., Metairie, LA 70003
P: 504-302-8991 F: 504-539-5712
INFO@KREBLAYOUT.COM
Certified WBE

SHEET #1 OF 1

SECTION 38, TOWNSHIP 8 SOUTH, RANGE 12 EAST.
A PARCEL OF LAND CONTAINING 6.5024 ACRES
IN ST TAMMANY PARISH, LA

MINOR RESUBDIVISION OF
30+/- ACRES OF LAND
INTO PARCELS A1 AND B1



APPROVAL:

CHAIRMAN OF THE PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT

Pamela M. Tripp, Deputy Clerk

DATE FILED

FILE NO.

BOUNDARY SURVEY OF:

LOTS: A1 AND B1
SECTION 38, TOWNSHIP 8 SOUTH,
RANGE 12 EAST
PARISH, LA: ST. TAMMANY

ELEVATION NOTE:

THIS IS CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE
FOLLOWING FLOOD ZONE, PER:
FIRM MAP DATED: 4/30/08
FLOOD ZONE: X
BASE FLOOD ELEVATION: N/A

GENERAL NOTES

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

ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1
REFERENCE PLAN #1: A PLAN OF SURVEY BY J.V. BURKES & ASSOCIATES
DATED MAY 16, 1994.

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

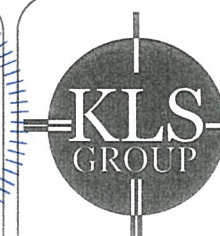
THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE,
AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO
WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY
ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

THIS IS TO CERTIFY THAT THE PROPERTY
BOUNDARY SURVEY RECORDED HEREON WAS
MADE ON THE GROUND UNDER MY DIRECT
SUPERVISION, AND IS IN ACCORDANCE WITH
APPLICABLE STANDARDS OF PRACTICE FOR
PROFESSIONAL LAND SURVEYORS AS
STIPULATED IN LOUISIANA ADMINISTRATIVE
CODE TITLE: 46:XXI, CHAPTER 25 FOR A
CLASS "C" (SUBURBAN) SURVEY

MADE AT THE REQUEST OF CLAUDE MAUBERRET

BY:

C. Randall Dixon



KLS Group Inc.

SURVEYING - CONSTRUCTION LAYOUT
3D SCANNING & MODELING - ELEVATION CERTIFICATES
3313 Jurgens St. Metairie, LA 70002
P: 504-302-0991 F: 504-539-3712
INFO@KREBSLAYOUT.COM
Certified WBE

DATE: NOVEMBER 26, 2018

DRAWN BY: JWK

SCALE: 1" = 400'

CHECKED BY: CRD

JOB #: 4484-18

SHEET #1 OF 1



PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2026-4793-MSP

will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM o

09/08/2026

for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development

Posted on 09/24/2026 by AMS Stei

AUG 24 2026

PUBLIC NOTICE
An application has been made to the
Planning or Zoning Commission
CASE NUMBER
2026-4793-MSP
will be heard at the St. James
Public Center 10000 - 11000
Rte 101, Manassas, VA at 6:00 PM
09/08/2026
For more information
call 703-261-2000 or
email planning@manassasva.gov
www.stjamesva.gov/planning
Filed by: planning@manassasva.gov

AUG 24 2026

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RESUBDIVISION REVIEW

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PLANNING STAFF REPORT
2026-4790-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

Hearing: September 8, 2026

Posted: August 24, 2026

General Location: The property is located on the south side of Barbara Avenue, Covington, Louisiana; S23, T7S, R11E, Ward 4, District 11

Owner & Representative: Curtis J. Ledet Jr. & Melissa Marie Ledet

Type of Development: Residential

Current Zoning:

L-1 Large Lot Residential
District

Total Acres: 16.38 acres

Of Lots/Parcels:

Resubdivision of lots 19-A & 18-A into lots 19-A1, 18-A1 & 18-A2, Thelma Estate

Land Uses: Residential

Flood Zone:

Flood Zone C - FFE is 12" above crown of street elevation
Effective Flood Zone C;
Preliminary Flood Zone X; Not CDA



STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to subdivide lots 19-A & 18-A into lots 19-A1, 18-A1 & 18-A2

The resubdivision requires a public hearing due to:

- As seen in Table 1, lots 18-A & 19-A have been through the resubdivision process, thus requiring the request to be heard by the Planning and Zoning Commission.

Table 1: Minor Subdivision History			
Case No.	Request	File No.	Year
2019-1344-MRA	Resubdivision of lots 18 & 19 lots 18-A & 19-A Thelma Estate	5818B	2019

Planning Commission
September 8th, 2026

Department of Planning and Development
St Tammany Parish, Louisiana

2026-4790-MSP



PLANNING STAFF REPORT
2026-4790-MRP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

1. Show required natural & landscape buffers on lot 18-A2: 25' along Barbara Avenue & 50' along sides and rear.

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.

Residential 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.

JUDY

BODE

BARBARA

L-1

23

24

T7 - R11E

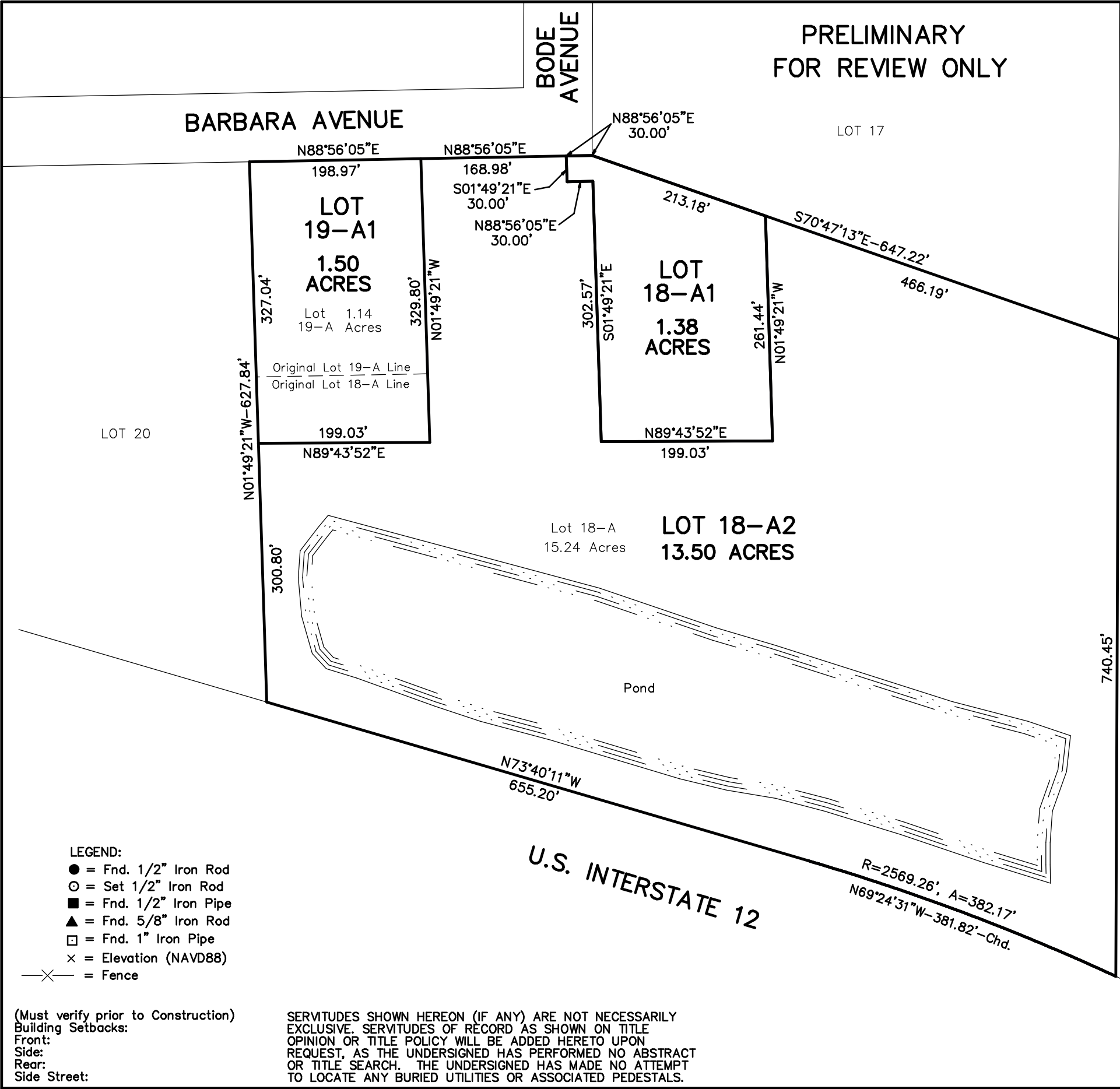
CBF-1

12

BURAS RANCH

GREY

R-2



FINAL APPROVAL
PRELIMINARY

CHAIRMAN OF PLANNING & ZONING COMM.

PRELIMINARY

DIR. DEPT. OF ENGINEERING

PRELIMINARY

SECRETARY OF PLANNING & ZONING COMM.

PRELIMINARY

CLERK OF COURT

PRELIMINARY

DATE

FILE NO.

A RESUBDIVISION OF LOT 19-A (1.14 ACRES) AND LOT 18-A (15.24 ACRES) INTO LOTS 19-A1, 18-A1 & 18-A2, THELMA ESTATES, SECTION 23, T-7-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA

Reference: Survey Plat by Michael Blanchard, File Date 1-28-2019, File No. 5818 B, Clerks Office

Bearings refer to the Louisiana State Plane Coordinate System (1702 La. South) and was observed by GPS

This property is located in Flood Zone C, per Fema Map No. 225205 0245 C Dated 10-17-1989

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.

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

PRELIMINARY

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

CURTIS & MELISSA LEDET

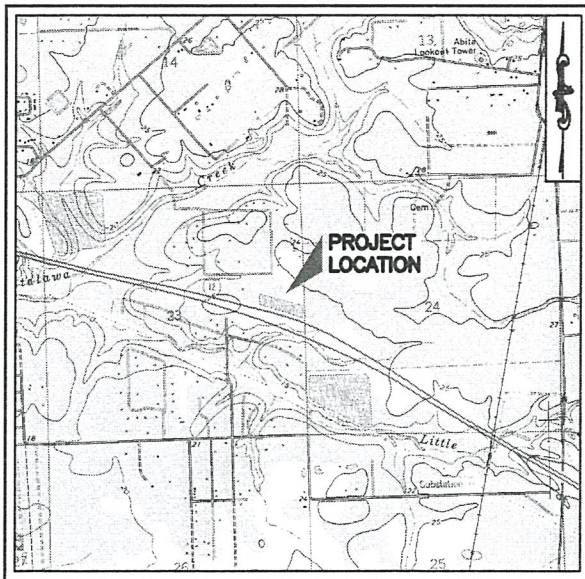
SCALE: 1" = 130'

DATE: 7-27-2026

DRAWN BY JWG

LOCATED IN LOTS 18-A & 19-A, THELMA ESTATES, SECTION 23, T-7-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA

SURVEY NUMBER



VICINITY MAP

SCALE 1" = 4000'

NOTES:

- 1.) No attempt has been made by Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
- 2.) The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.

CERTIFICATION:

This is to certify that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Standards of Practice for Boundary Surveys as set forth by the State of Louisiana, Board of Registration for Professional Engineers and Land Surveyors and that the accuracy specifications and positional tolerances are in accordance with Class "C" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

Michael P. Blanchard, P.L.S.,
This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

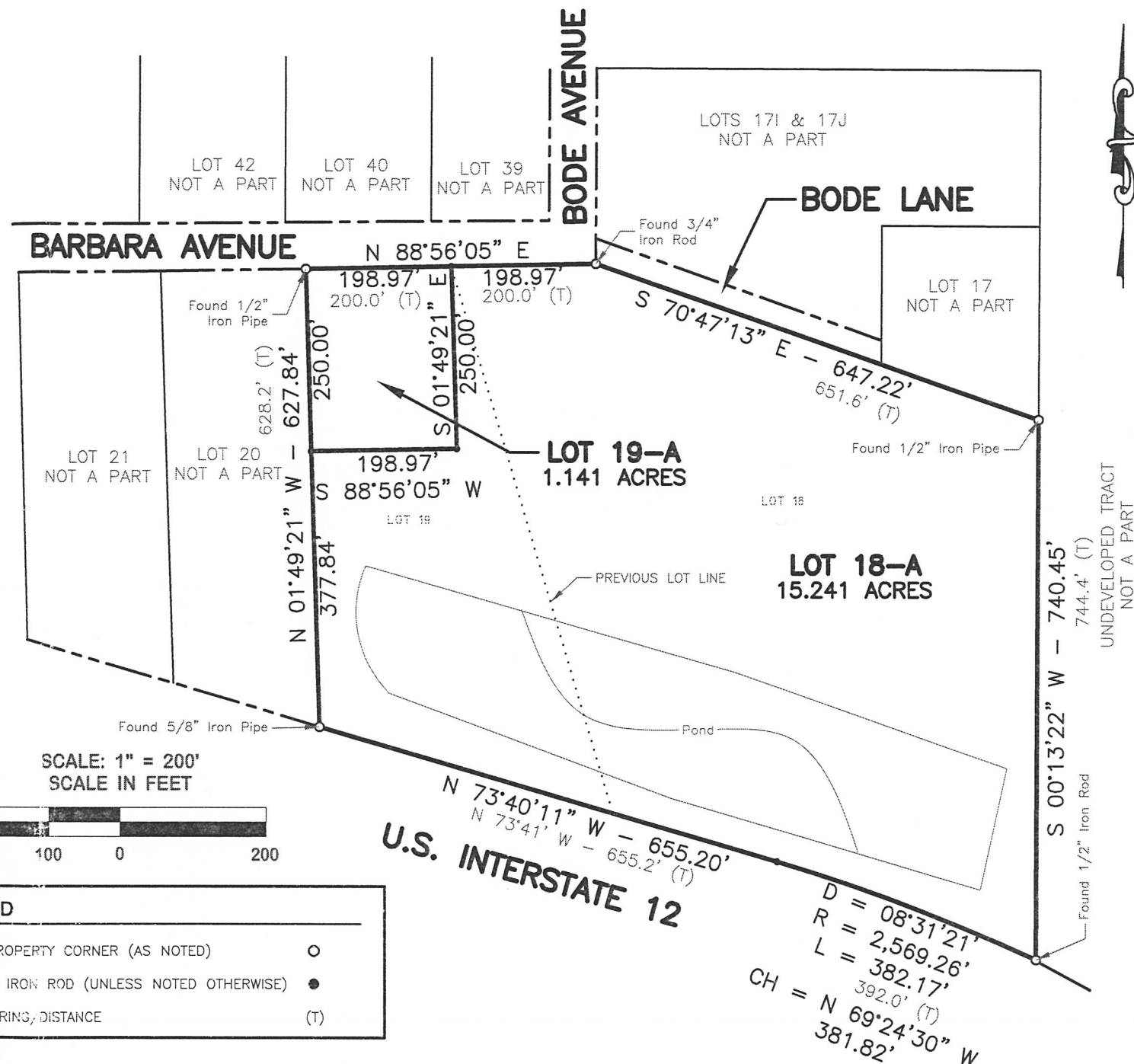
PLAT SHOWING RESUBDIVISION OF THELMA ESTATES LOT 18 & LOT 19 INTO LOT 18-A & LOT 19-A LOCATED IN SECTION 23, TOWNSHIP 7 SOUTH - RANGE 11 EAST GREENSBURG DISTRICT, ST. TAMMANY PARISH, LOUISIANA

REFERENCE

Plat showing survey of Thelma Estates located in Section 23 T7S, R10E, Greensburg Land District, St. Tammany Parish, Louisiana Prepared by Eddie J. Champagne dated November 11, 1968 Map 297B

FEMA

The property hereon is located in Flood Zone "C" in accordance with FEMA Flood Insurance Rate Map Panel Number 2252050245C, dated October 17, 1989, for St. Tammany Parish, Louisiana.



ACADIA

LAND SURVEYING, LLC

LOUISIANA • MISSISSIPPI • TEXAS

206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301

Phone • (985) 449-0094 Fax • (985) 449-0085

EMAIL • ACADIA@ACADIALANDSURVEYING.COM

DATE: SEPTEMBER 28, 2018

ALS FILE: 2018/18-447s/RESUB.dwg

PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2026-4790-MRP

will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM on

09/08/2026

for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development

Posted on 8-25-26 by AM

AUG 25 2026 09:03



PUBLIC NOTICE
An application has been made to the
Planning or Zoning Commission
CASE NUMBER
2026-4790-MRP
will be heard at 10:00 A.M. on Monday
August 23rd, 2026 at 10:00 A.M.
at the Planning or Zoning Commission - 2100
Bass Street, Metairie, LA 70001
09/08/2026
For more information
call (504) 885-1430 or
visit www.mtair.org/planning
www.mtair.org/planning

AUG 25 2026 09:06

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CONCEPT SUBDIVISIONS

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The Concept plans and documentation have been reviewed by this office and an inspection was made of the site on August 21, 2026. Concept approval shall be subject to the below informational items and comments #1 - #6 being completed and addressed.

History of the Subject Property

In April 2025, a Major Amendment to the PUD was approved allowing a maximum of 35 single-family residential lots on the subject 7.16-acre parcel. The applicant subsequently submitted a Concept Plan for review in May 2025; however, at the request of the applicant's representative, the item was postponed indefinitely at the June 10, 2025 Planning Commission meeting.

In May 2026, the applicant requested an additional Major Amendment to relocate the 35 single-family lots to the northwestern portion of the Bedico Creek PUD, citing the proximity of the approved development area to Bedico Creek, its location outside of the subdivision gate, and conflicts with the existing walking and golf cart trail. This request was denied. The applicant has therefore requested that the previously postponed Concept Plan return for consideration. The proposed Concept Plan is consistent with the April 2025 approval of the Major Amendment to the PUD.

General Comments:

1. Staff continues to recommend that the applicant seek a waiver to permit access from the front lot line for Lot 1062. While the proposed side-yard driveway location appears to satisfy the minimum requirements of the Unified Development Code, staff has determined that locating the driveway immediately adjacent to the subdivision entrance creates an avoidable vehicle conflict point. Relocating the driveway to the front lot line would improve sight distance and reduce turning conflicts at the primary entrance without adversely affecting the lot's functionality. The applicant has elected not to pursue this modification.
2. Per Sec. 900-3.2(A)(6) of the Unified Development Code, subdivisions containing more than 100 lots shall provide a minimum of two ingress and two egress points providing vehicular access to an existing public street. The Planning and Zoning Commission may grant an exception upon determining that an additional entrance would pose a significant safety hazard or upon written determination by the Louisiana Department of Transportation and Development.

The Tangipahoa Parish Planning Director has advised staff that the Parish administration does not support a roadway connection to CC Road, citing concerns that the connection would provide little benefit to the surrounding community and could negatively impact existing residents along CC Road.

3. Staff requested clarification regarding the drainage feature along the western property boundary as this area directly abuts Phase 1A. The applicant confirmed that this is an existing drainage channel and that no improvements or tree removal are proposed within this area. This existing condition, however, is not readily apparent from the Concept Plat. Staff requests a clearing plan if trees are required to be cleared due to the relocation of the cart path or required fill/grading work.
4. Due to the existing elevations of the property and the proximity of the proposed lots to Bedico Creek, consideration should be given to requiring raised foundations or a higher required finished floor elevation to protect future residents.

5. The Concept Plat needs to be updated to reflect and account for the previous comments and markup summary issued to the developer and the engineer of record on September 1, 2026.
6. Provide Will Serve Letter from water and sewer utility provider.

Informational Items

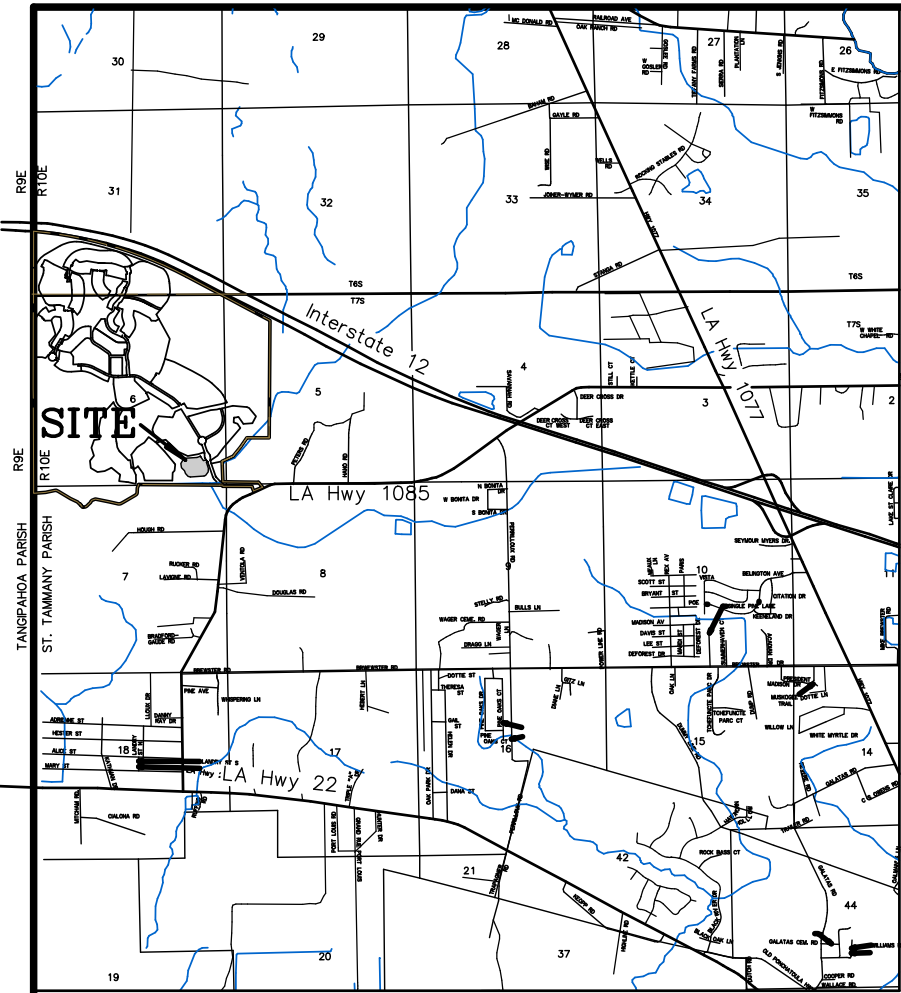
Sec. 800-3.3-E. Action by the Planning and Zoning Commission.

The standards and procedures for the conduct of Planning and Zoning Commission public hearings are set forth in Sec. 100-2.2.H of the UDC. Applicants shall familiarize themselves with the Commission's meeting procedures prior participation at a Planning and Zoning Commission meeting. The Planning and Zoning Commission shall review whether the subdivision plans meet the minimum requirements and align with the best interests of public health, safety, and welfare. The Commission reserves the right to mandate additional reasonable requirements for subdivisions, which are related to, but not limited to, the subdivision's recreational areas, general street design, construction specifications, buffer zones and screening, and lot designs and configurations. The Planning and Zoning Commission shall decide whether to approve, approve with modifications, defer, or deny the concept subdivision plan.

The developer is responsible for contacting the USPS Regional Growth management Coordinator to verify the appropriate street names, addresses and mail delivery location for this development.

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

Revised drawings will not be accepted for review or placement in the packet prior to the September 8, 2026 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



VICINITY MAP

LINE DATA CHART

L-1	S 35°11'31" E	80.46'
L-2	S 58°41'58" W	54.82'
L-3	S 18°38'37" E	65.28'
L-4	S 17°13'29" E	113.07'
L-5	S 67°59'38" W	46.40'
L-6	N 20°38'27" W	78.73'
L-7	N 29°04'07" E	93.33'
L-8	N 19°08'03" E	32.27'
L-9	N 71°21'23" E	87.02'
L-10	N 71°21'23" E	44.94'
L-11	N 58°41'58" E	49.37'

CURVE DATA CHART

C-1	R=10.00' L=15.29' Ch=N 77°29'34" W 13.84'
C-2	R=180.00' L=23.10' Ch=S 62°22'35" W 23.09'
C-3	R=40.00' L=46.72' Ch=N 52°35'53" E 44.11'
C-4	R=18.00' L=21.53' Ch=S 74°23'13" E 20.27'
C-5	R=120.00' L=26.51' Ch=N 65°01'40" E 26.45'
C-6	R=10.00' L=16.40' Ch=N 11°43'39" E 14.62'

BEDICO CREEK PARCEL 1,
SECTION 6, T-7-S, R-10-E,
ST. TAMMANY PARISH, LA.

LEGAL DESCRIPTION
BEDICO CREEK PARCEL 1 (2025-4)

A certain parcel of ground situated in Section 6, Township-7-South, Range-10-East, Greensburg Land District, St. Tammany Parish, Louisiana and more fully described as follows:
Commence at the Section Corner common to Sections 5, 6, 7, & 8 Township-7-South, Range-10-East and measure North 33°19'28" West a distance of 891.53 feet to the Point of Beginning
From the Point of Beginning measure
South 35°11'31" East a distance of 80.46 feet to a point on a curve; Thence along a curve to the left having a radius of 10.00 feet, an arc length of 15.29 feet, and a chord which bears North 77°29'34" West having a chord distance of 13.84 feet to a point of tangency; Thence South 58°41'58" West a distance of 54.82 feet to a point of curve; Thence along a curve to the right having a radius of 180.00 feet, an arc length of 23.10 feet, and a chord which bears South 62°22'35" West having a chord distance of 23.09 feet to a point on a line;
Thence South 18°38'37" East a distance of 65.28 feet to a point; Thence South 17°13'29" East a distance of 113.07 feet to a point; Thence South 02°35'59" West a distance of 92.67 feet to a point; Thence South 35°19'21" West a distance of 113.15 feet to a point; Thence South 67°59'38" West a distance of 46.40 feet to a point; Thence North 20°38'27" West a distance of 78.73 feet to a point; Thence North 29°04'07" West a distance of 93.33 feet to a point; Thence North 19°08'03" West a distance of 32.27 feet to a point; Thence North 71°21'23" West a distance of 87.02 feet to a point; Thence North 71°21'23" West a distance of 44.94 feet to a point; Thence North 58°41'58" East a distance of 49.37 feet to a point of tangency; Thence North 86°03'42" East a distance of 337.29 feet to a point; Thence along a curve to the right having a radius of 40.00 feet, an arc length of 46.72 feet, and a chord which bears North 52°35'53" East having a chord distance of 44.11 feet to a point of tangency; Thence North 86°03'42" East a distance of 337.29 feet to a point of curve; Thence along a curve to the right having a radius of 18.00 feet, an arc length of 21.53 feet, and a chord which bears South 74°23'13" East having a chord distance of 20.27 feet to a point on a line; Thence North 19°08'03" East a distance of 32.27 feet to a point of tangency; Thence North 71°21'23" East a distance of 44.94 feet to a point of curve; Thence along a curve to the left having a radius of 120.00 feet, an arc length of 26.51 feet, and a chord which bears North 65°01'40" East having a chord distance of 26.45 feet to a point of tangency; Thence North 58°41'58" East a distance of 49.37 feet to a point of curve; Thence along a curve to the right having a radius of 10.00 feet, an arc length of 15.29 feet, and a chord which bears North 77°29'34" West having a chord distance of 13.84 feet to the POINT OF BEGINNING, and containing 315,291.51 square feet or 7.24 acre(s) of land, more or less.

RESTRICTIVE COVENANTS

- EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
- 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 ENVIRONMENTAL SERVICES DEPARTMENT OF ST. TAMMANY 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).
- MINIMUM BUILDING SETBACKS ARE FRONT 15ft., SIDES 5ft., REAR 15ft., AND SIDE STREET 5ft. MAXIMUM BUILDING HEIGHT SHALL BE 35ft. ABOVE THE ADJACENT GRADE.
- CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN DRAINAGE OR STREET EASEMENTS AND OR RIGHTS OF WAY.
- NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
- THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE 1.0' ABOVE THE BASE FLOOD ELEVATION OR 1.0' ABOVE THE CROWN OF THE STREET WHICHEVER IS GREATER.
- NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
- DRIVEWAYS ON CORNER LOTS 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 PROPERTY WHERE THE SAID TWO STREET RIGHT-OF-WAYS INTERSECT.
- EACH RESIDENCE OR ESTABLISHMENT WITHIN THE SUBDIVISION SHALL SUBSCRIBE AND BE SUBJECT TO THE WATER AND SEWERAGE SERVICES PROVIDED BY ST. TAMMANY PARISH DEPARTMENT OF UTILITIES. IT SHALL BE PROHIBITED FOR ANY LOT WITHIN AN APPROVED SUBDIVISION TO HAVE REAR ACCESS VIA A DRIVEWAY TO OR FROM ANY STREET OR ROAD THAT IS NOT DEDICATED WITHIN THE BOUNDARIES OF THE APPROVED SUBDIVISION PLAT.

DEDICATION:
THE INDICATION OF THE STREETS AND ROADWAYS ON THIS PLAT IS NOT INTENDED AS A DEDICATION TO THE PARISH OF ST. TAMMANY, THE STATE OF LOUISIANA OR THE PUBLIC IN GENERAL OF STREETS AND ROADWAYS; THE AREA SHOWN ON THIS PLAT AS A DEDICATED OR DEDICATED TO BE DEDICATED IS CONSTITUTE ONLY A SERVITUDE OF PASSAGE FOR OWNERS OF LOTS IN THIS SUBDIVISION. THE FEE TITLE TO SUCH AREA BELONGING TO THE HOMEOWNERS ASSOCIATION OR THE DEVELOPER, THE STREETS, STREET SIGNAGE, DRAINAGE, SIDEWALKS, RETENTION AREAS, GREENSPACE AREAS AND CART/WALKING PATH FOR THIS SUBDIVISION SHALL BE MAINTAINED AND REGULATED BY THE HOMEOWNERS ASSOCIATION.

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.

LOUISIANA REGISTERED LAND SURVEYOR NO. 4443
LOUISIANA REGISTERED CIVIL ENGINEER NO. 18940

CONCEPT S/D PLANS
RECEIVED
8/21/2026
DEVELOPMENT
ENGINEERING

ENGINEERING
REVIEW COPY

7.24 ACRES	28	1185'	CENTRAL
AREA	NO. OF LOTS	LENGTH OF STREETS	SEWER SYSTEM
7500 sq. ft.	VARIES	60' /20'	CENTRAL
AVG. LOT SIZE	LOT FRONTAGE	STREET WIDTH	WATER SYSTEM
CONCRETE	120'	P.U.D.	300'
ROAD SURFACE	LOT DEPTH	ZONING	MAX. BLK. LENGTH

EAST BEDICO CREEK
ULTIMATE SURFACE WATER DISPOSAL

FOR:

BEDICO CREEK PRESERVE, LLC
CORPORATION

APPROVALS

DAVID WALTEMEATH
OFFICER

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

3520 HOLIDAY DR, SUITE 100,
NEW ORLEANS, LA. 70114
ADDRESS

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

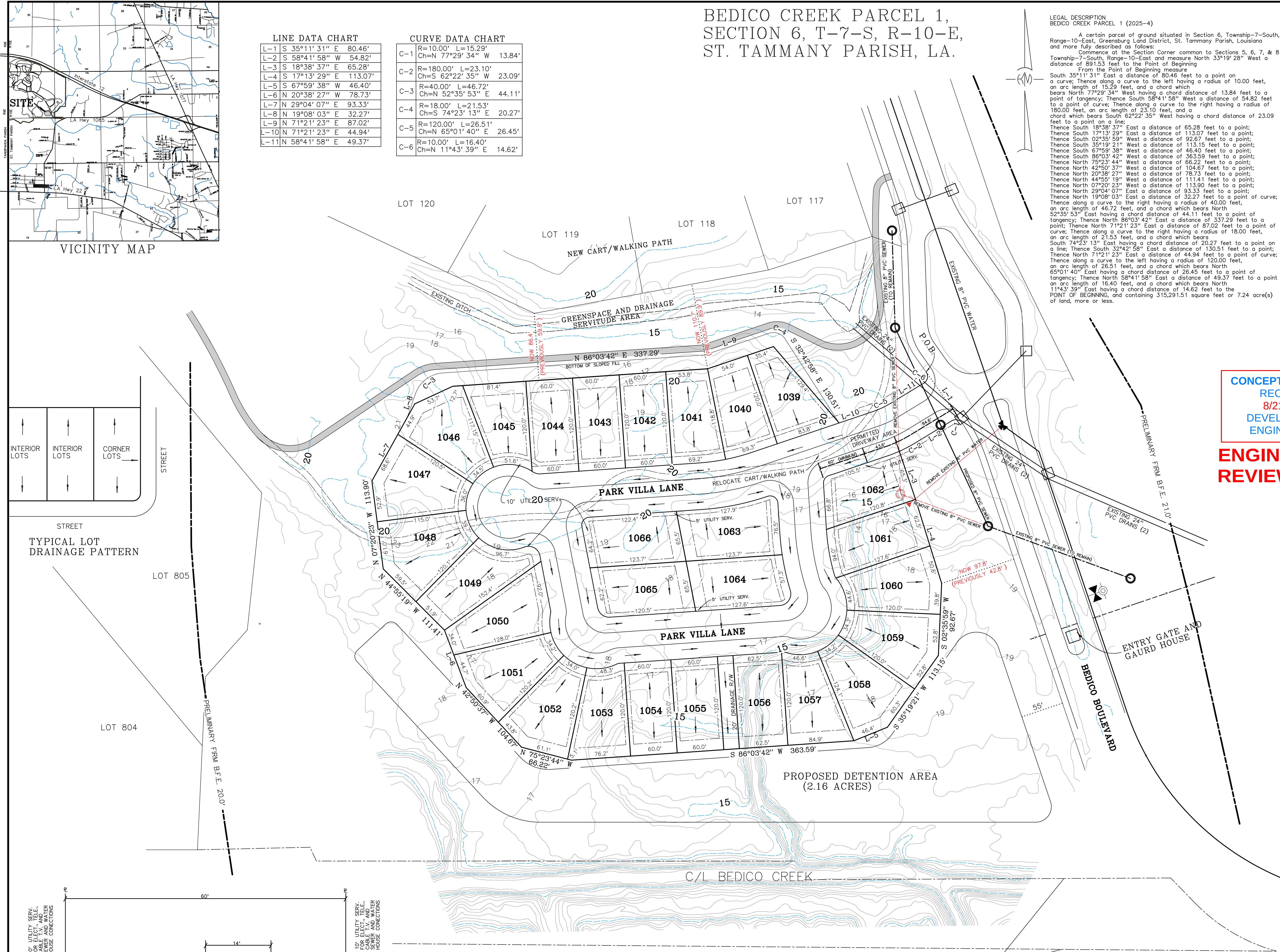
CLERK OF COURT

- NOTES:
- THIS PROPERTY IS LOCATED IN FLOOD ZONE A, BASE FLOOD ELEV. 21.0' (B.F.E. PROVIDED BY THE ST. TAMMANY PARISH FLOOD PLAN ADMINISTRATOR)
RE: FJ.R.M. PANEL NO. 225205 0205 C
REVISED 10-17-1989
 - THE PRELIMINARY FLOOD MAP SHOWS THE FLOOD ZONE AS "AE", BASE FLOOD ELEV. OF 21.0'
 - THE FRONTS OF ALL LOTS ARE SUBJECT TO A 10ft. UTILITY SERVITUDE, SIDE STREET FOR LOTS 24-28 ARE SUBJECT TO A 5ft. UTILITY SERVITUDE.

CONCEPTUAL PLAN

BEDICO CREEK PARCEL 1,
SECTION 6, T-7-S, R-10-E,
ST. TAMMANY PARISH, LA.

REVISIONS		KELLY J. McHUGH & ASSOC., INC.	
DATE	DATE	CIVIL ENGINEERS & LAND SURVEYORS	
04-23-25		845 GALVEZ ST. - MANDEVILLE, LA.	
05-29-26		626-5611	
07-22-26		SCALE: 1" = 60'	DATE: 04-01-25
08-10-26		DRAWN: DRJ	JOB NO.: 19-013
08-18-26		CHECKED: KJM	DWG. NO.: 19-013 CONCEPT



TYPICAL STREET SECTION
SCALE 1"=10'

CONCEPT SUBDIVISION STAFF ANALYSIS REPORT
(As of September 1, 2026)

CASE NO.: 2026-4729-TP

PROPOSED SUBDIVISION NAME: The Breezes of Oak Harbor

DEVELOPER: J. Breaux Enterprises, LLC
1807 W. Gloria Switch Rd.
Carencro, LA 70520

ENGINEER/SURVEYOR: LCR & Company, LLC
345 Doucet Road
Lafayette, LA 70503

SECTION: 44

WARD: 9

TOWNSHIP: 9 South

PARISH COUNCIL DISTRICT: 12

RANGE: 14 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 southeast of Oak Harbor Boulevard, west of
Pontchartrain Drive, Slidell

SURROUNDING LAND USES: North - PUD Planned Unit Development
 South - PUD Planned Unit Development
 East - PUD Planned Unit Development
 West - HC-2 Highway Commercial

TOTAL ACRES IN DEVELOPMENT: 45 Acres

NUMBER OF LOTS: 107 Lots

TYPICAL LOT SIZE: 7,500 Square Feet

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: PUD

FLOOD ZONE DESIGNATION: A & AE

NUMBER OF POSTPONEMENTS: 2

STAFF COMMENTARY:

Department of Planning and Department of Engineering

This case was previously postponed at the July 14, 2026 and August 11, 2026 Planning Commission meetings. However, the developer requested this case be postponed for one month and be placed on the agenda for the October 13, 2026 Planning Commission Meeting. Staff has no objection to this postponement.

Informational Items:

Sec. 800-3.3-E. Action by the Planning and Zoning Commission.

The standards and procedures for the conduct of Planning and Zoning Commission public hearings are set forth in Sec. 100-2.2.H of the UDC. Applicants shall familiarize themselves with the Commission's meeting procedures prior participation at a Planning and Zoning Commission meeting. The Planning and Zoning Commission shall review whether the subdivision plans meet the minimum requirements and align with the best interests of public health, safety, and welfare. The Commission reserves the right to mandate additional reasonable requirements for subdivisions, which are related to, but not limited to, the subdivision's recreational areas, general street design, construction specifications, buffer zones and screening, and lot designs and configurations. The Planning and Zoning Commission shall decide whether to approve, approve with modifications, defer, or deny the concept subdivision plan.

The Oak Harbor Consent Judgement

The 2004 Oak Harbor Consent Judgement settled litigation and formally established vested rights for portions of the Oak Harbor PUD. The judgement also stated that any future development of these parcels must use the Land Use Regulation Zoning Ordinance No. 523 and Subdivision Regulations No. 499 in effect on May 19, 1988.

The developer is responsible for contacting the USPS Regional Growth management Coordinator to verify the appropriate street names, addresses and mail delivery location for this development.

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

Revised drawings will not be accepted for review or placement in the packet prior to the September 8, 2026 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

**ENGINEERING
REVIEW COPY**

CONCEPT PLAN

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PLANNING STAFF REPORT

2026-4786-TP
Concept Subdivision Plan

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT

Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Development Name: Lofton Estates Subdivision **Posted:** August 20, 2026

Location: The property is located on the east side of Military Road, north of Crawford Landing Road, Slidell. Ward 8, District 9

Developer/Owner: Oak Island Corporation **Commission Hearing:** September 8, 2026

Engineer/Surveyor: JV Burkes & Associates, Inc. **Determination:** Approved, Denied, Postponed



Current Zoning:

R-1 Rural Residential District

Future Land Use: Rural/Agricultural

Size: 103.861 acres

of Lots: 9

Typical Lot Size: 5 acres+

FINDINGS

1. The applicant is requesting concept plan review for Lofton Estates, a nine-lot residential subdivision on approximately 103.86-acres. The proposed residential lots are generally five acres or larger and are located east of Gum Bayou. Access to the lots is proposed from Military Road by extending the existing roadway through the property.
2. *Zoning History*
 - a. As can be seen in Table 1, the subject property was rezoned from SA Suburban Agriculture to R-1 Rural Residential District through the 2009 Parish-wide comprehensive rezoning process.

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
86-051A	Unknown	SA Suburban Agriculture
09-2117	SA Suburban Agriculture	R-1 Rural Residential District

3. *Site and Structure Provisions*
 - a. The subject property is zoned R-1 Rural Residential District which requires 5-acre lot sizes and 300' of lot width. The purpose of the R-1 District is to provide a single-family residential environment at a low-density level.

Site and Infrastructure Review

4. *Utilities*
 - a. The plat proposes individual sewer and water systems.

Per Sec. 900-7.1 – *Central Water Systems* and 900-8.1 – *Sanitary Sewerage and Sewerage Treatment Facilities* of the St. Tammany Parish Unified Development Code, major subdivisions are required to connect to or provide central utilities.

Additionally, Sec. 40-674 – *Community Sewerage System Required* allows DES to waive the requirement for community sewerage in subdivisions comprised of less than 15 lots with a minimum lot size of two acres or greater and a minimum frontage of 125.

The applicant has submitted a request for a waiver to provide individual septic systems and wells for each lot. Individual sewer systems must meet the Department of Health



PLANNING STAFF REPORT

2026-4786-TP
Concept Subdivision Plan

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT

Ross Liner
Director

and Human Services standards and be approved by the Parish Health Department in accordance with the UDC.

5. *Drainage*

- a. At the Concept Plan review stage, the applicant is required to provide the direction of flow of the surface water and the typical lot drainage detail showing design surface flow directions. The revised Concept Plan includes drainage flow information requested during the initial review. The applicant elected to show proposed drainage patterns with directional arrows on the individual lots rather than providing separate typical lot-drainage details.

Additional drainage design, including roadside ditch flow, pond design, lot grading, and the final drainage system designs will be reviewed by Engineering with the Final Plat and Construction Plans. Approval of the Concept Plan does not constitute approval of the final drainage design.

6. *Rights-of-Way*

- a. The plat shows a typical uncurbed 60' right-of-way with 10' travel lanes, 4' shoulders, and ditches on either side. This is consistent with the minimum width requirements provided for within Sec. 900-3.3(C) – *Street Design Requirements*.

The streets are proposed to be privately owned and maintained by a Homeowners Association and not dedicated to the Parish.

- b. Per Sec. 900-2.2(B) – *Block Standards*, no residential block shall be longer than 1,500 feet.

The applicant is requesting a waiver to the maximum block length due to the existing roadway to allow access to the property east of Gum Bayou. The applicant is proposing a new roadway that follows the same established path across the property. Staff has requested traffic calming measures through the review process, to which the Engineer of record has stated will be provided during the Final Plat and Construction Plan review.

- c. Per Sec. 900-3.2(C) – *Subdivision Entrances*, for all single access subdivisions the applicant shall design and construct a median at the entrance to segregate traffic flow.

The right-of-way shall provide one 12-foot-wide ingress travel lane on the entrance side of the median and a minimum of two 12-foot-wide egress travel lanes on the exit side of the median with a 100-foot minimum tangent.

As proposed, the plat provides two-12-foot travel lanes within an 80' right-of-way for 66 feet. The applicant is requesting a waiver to these standards as the existing roadway and entrance are closely located to multiple live oak trees. The proposed configuration will allow the protection of the entrance trees and help preserve these protected species.

- d. Per Sec. 900-3.2(C)(9)(b) – *Dead End Streets*, a street terminated by a cul-de-sac shall be no longer than 700 feet in length.

The proposed subdivision will use the existing roadway that extends more than 1,500 feet from Military Road. Because the proposed roadway terminates in a cul-de-sac, the street length will exceed the 700-foot maximum. The applicant is requesting a waiver to allow the existing roadway to be incorporated into the subdivision rather than constructing a new roadway configuration.

- e. As the subject property has an existing roadway with culverts at the Gum Bayou crossing, the Concept Plan has been amended to show a servitude to provide access to the Department of Public Works for access for maintenance of Gum Bayou.

7. *Traffic*

- a. Staff requested documentation establishing whether a full Traffic Impact Analysis was required. The applicant submitted a traffic memorandum using the ITE Trip Generation Manual. The analysis estimates eight trips during the AM peak hour and ten trips during the PM peak hour. Per Sec. 900-3.1(B)(1) – *Traffic Impact Analysis*, a TIA will not be required;



however, a LADOTD access permit is required at Final Plat and Construction Plan review phase.

8. Wetlands and Clearing

- Wetlands make up a significant portion of the subject property and influence the road and lot layout for the subdivision. During the initial review, staff requested that the wetland limits be clearly shown on the Concept Plan and that the applicant provide the applicable U.S. Army Corps of Engineers wetland determination. The revised Concept Plan shows the wetland areas, and the applicant provided the existing USACE determination. The applicant has advised that updated documentation from USACE is currently in progress.

Staff also requested a land-clearing plan so that the extent of disturbance associated with the subdivision could be evaluated. The submitted clearing plan identifies approximately 15.27 acres of clearing for roadway and pond areas and approximately 2.16 acres associated with proposed homesites, for a total proposed clearing area of approximately 17.43 acres.

9. Greenspace

- Per Sec. 900-2.3(L) – Lot Standards, all newly created subdivisions with more than 25 lots must have land set aside within the development for the use of the residents.

As the proposed subdivision consists of 9 lots, greenspace and amenity requirements are not applicable.

- Per Sec. 900-2.3(M) – Lot Standards, all newly created subdivisions with more than 25 lots must provide Class B trees planted in the front yard of each lot.

As the proposed subdivision totals 9 lots, the planting requirements are also not applicable.

10. Summary of Waivers

Table 2: Summary of Waiver Requests			
Review Type	Regulation	Concept Plan	Staff Comments
Rights-of-Way	Per Sec. 900-3.2(C) – Subdivision Entrances, the right-of-way shall provide one 12-foot-wide ingress travel lane on the entrance side of the median and a minimum of two 12-foot-wide egress travel lanes on the exit side of the median with a 100-foot minimum tangent.	The plat provides two-12-foot travel lanes within an 80’ right-of-way for 66 feet.	The existing roadway and entrance are closely located to multiple live oak trees. The proposed configuration will allow the protection of these entrance trees and help preserve these protected species.
	Per Sec. 900-2.2(B) – Block Standards, no residential block shall be longer than 1,500 feet.	2,760-foot max. block length proposed	Staff has requested traffic calming measures through the review process, to which the Engineer of record has stated will be provided during the Final Plat and Construction Plan review.
	Per Sec. 900-3.2(C)(9)(b) – Dead End Streets, a street terminated by a cul-de-sac shall be no longer than 700 feet in length.		There is an existing roadway that stretches over 1,500’ from the access point on Military Road.
Utilities	Per Sec. 900-7.1 – Central Water Systems and 900-8.1 – Sanitary Sewerage and Sewerage Treatment Facilities, major subdivisions are required to connect to or provide central utilities.	Individual sewer and water systems	Individual sewer systems must meet Department of Health and Human Resources standards and be approved by the Parish Health Department in accordance with the UDC.

11. Additional Information

- Parcels A, B, and C are being created through the Lofton Estates plat; however, will not formally be a part of the Lofton Estates subdivision.



PLANNING STAFF REPORT

2026-4786-TP

Concept Subdivision Plan

MICHAEL B. COOPER

PARISH PRESIDENT

PLANNING & DEVELOPMENT

Ross Liner

Director

12. Summary

- Staff has reviewed the revised Concept Plan and notes that the Concept Plat needs to be updated to reflect and account for the previous comments and markup summary issued to the developer and the engineer of record on September 1, 2026.
- Should the Planning and Zoning Commission choose to approve the request, it should be subject to the following staff comments as well as any additional stipulations or requirements as per Sec. 800-3.3-E.

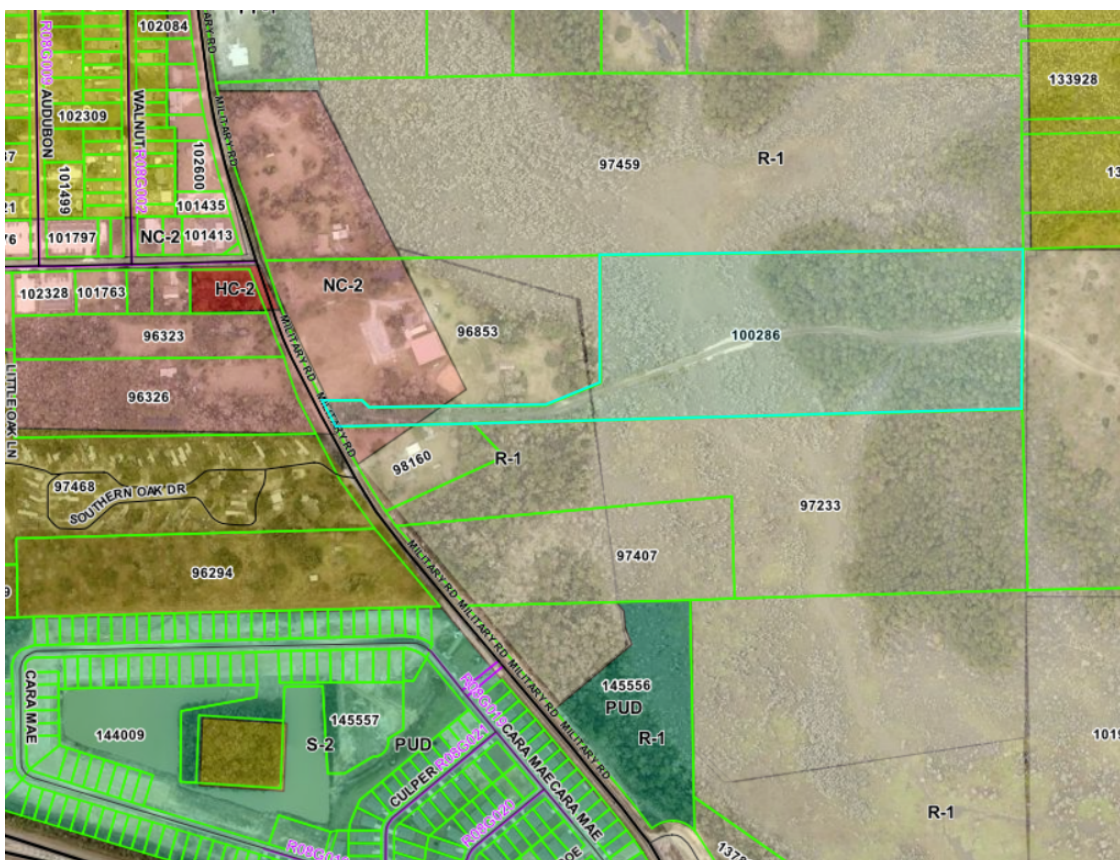
13. Items to be Addressed with Final Plat and Construction Plans

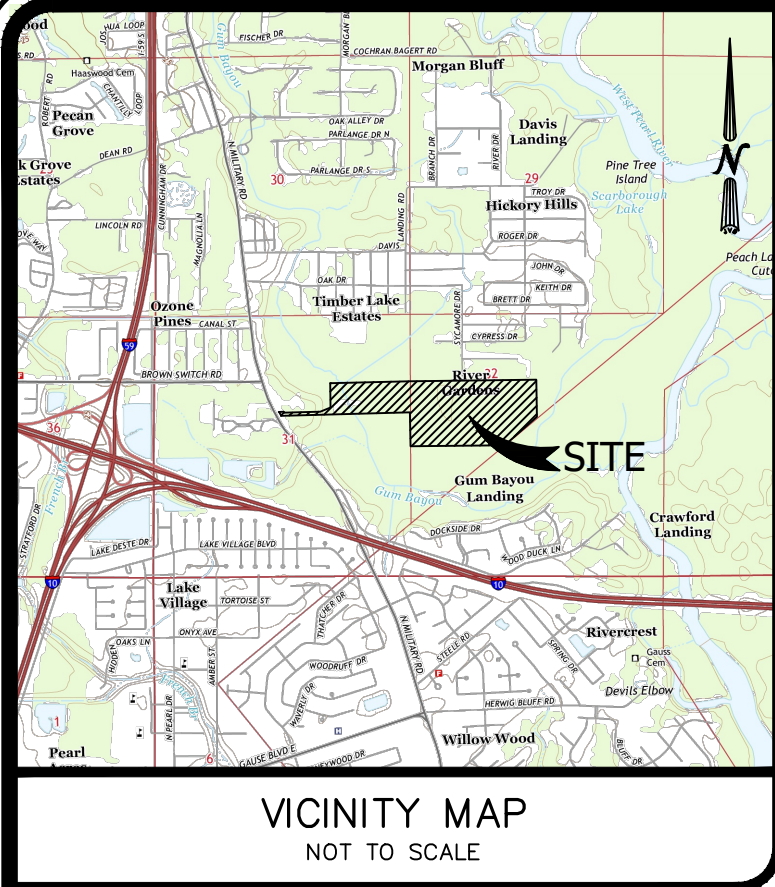
- Final drainage and grading design, including traffic-calming measures and roadside drainage;
- Updated USACE wetland documentation;
- Final design and permitting of individual water and sewer systems;
- LADOTD Access Permit

14. Consistency with New Directions 2040

- The proposed concept plan is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
 - Land Use and Development, Goal 3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.
 - Living with Nature, Goal 6: New development and redevelopment will be environmentally sustainable.

Sec. 800-3.3-E. Action by the Planning and Zoning Commission. The standards and procedures for the conduct of Planning and Zoning Commission public hearings are set forth in Sec. 100-2.2.H of the UDC. Applicants shall familiarize themselves with the Commission's meeting procedures prior participation at a Planning and Zoning Commission meeting. The Planning and Zoning Commission shall review whether the subdivision plans meet the minimum requirements and align with the best interests of public health, safety, and welfare. The Commission reserves the right to mandate additional reasonable requirements for subdivisions, which are related to, but not limited to, the subdivision's recreational areas, general street design, construction specifications, buffer zones and screening, and lot designs and configurations. The Planning and Zoning Commission shall decide whether to approve, approve with modifications, defer, or deny the concept subdivision plan.





Boundary Description

A certain parcel of land, lying and situated in Section 31 and 32, Township 8 South, Range 15 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows:

From the quarter section corner common to Sections 31 and 32, Township 8 South, Range 15 East, Greensburg Land District, Saint Tammany Parish, Louisiana and the Point of Beginning, Thence, North 00 Degrees 58 Minutes 31 Seconds West a distance of 707.47 feet to a point, Thence, South 88 Degrees 28 Minutes 25 Seconds West a distance of 2690.95 feet to a point located on the easterly right of way line of Louisiana Highway 1090 (Military Road), Thence along a curve to the right having a radius of 3002.20 feet and an arc length of 90.40 feet (Chord: North 29 Degrees 14 Minutes 50 Seconds West a distance of 90.40 feet all along the easterly right of way line of Louisiana Highway 1090 (Military Road) to a point, Thence, leaving the easterly right of way line of said road, North 88 Degrees 29 Minutes 23 Seconds East a distance of 100.65 feet to a point, Thence, South 46 Degrees 06 Minutes 37 Seconds East a distance of 26.70 feet to a point, Thence, North 88 Degrees 29 Minutes 23 Seconds East a distance of 747.43 feet to a point, Thence, North 67 Degrees 02 Minutes 23 Seconds East a distance of 231.17 feet to a point, Thence, North 00 Degrees 58 Minutes 37 Seconds West a distance of 506.39 feet to a point, Thence, North 88 Degrees 28 Minutes 23 Seconds East a distance of 1656.43 feet to a point, Thence, North 89 Degrees 21 Minutes 04 Seconds East a distance of 2634.50 feet to a point, Thence, South 00 Degrees 54 Minutes 48 Seconds East a distance of 773.77 feet to a point, Thence, South 48 Degrees 41 Minutes 24 Seconds West a distance of 891.96 feet to a point, Thence, South 89 Degrees 22 Minutes 07 Seconds West a distance of 1957.79 feet and back to the Point of Beginning.

Said parcel contains 103.861 acres of land more or less, lying and situated in Sections 31 and 32, Township 8 South, Range 15 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

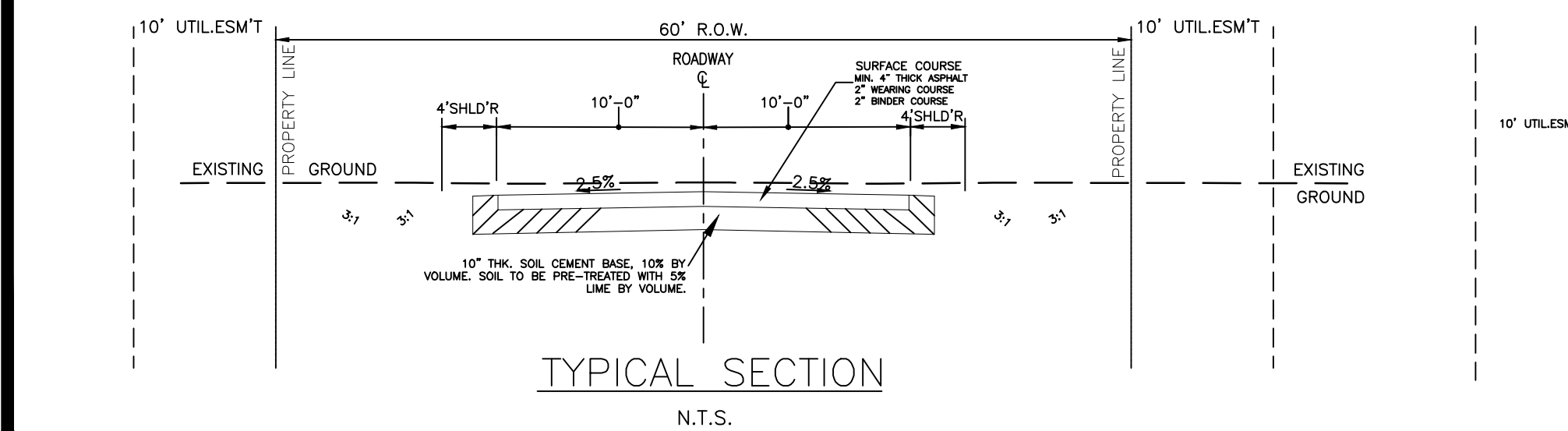
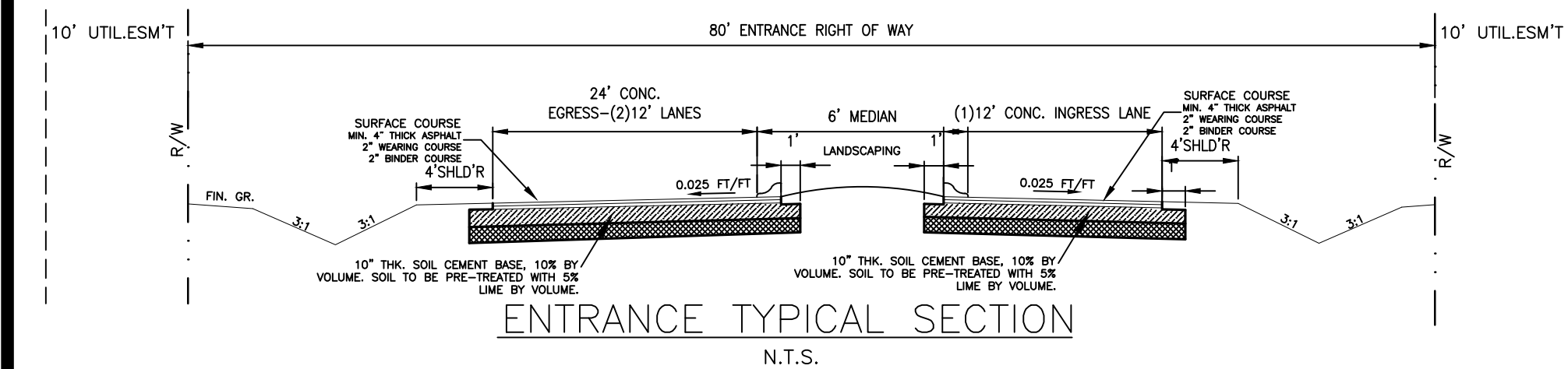
GENERAL NOTES

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES OR STRUCTURES.

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. 225205 0440 D; DATED: 04/21/1999 FLOOD ZONE: A6; BASE FLOOD ELEVATION: EL. 12.6' PER STP. (JENNIFER LANDRY)

TYPICAL CUL-DE-SAC DETAIL

N.T.S.



CONCEPTUAL PLAT FOR LOFTON ESTATES

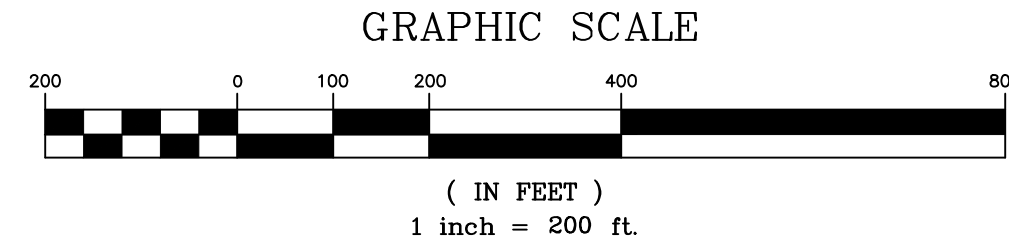
LOCATED IN SECTIONS 31 & 32, T-8-S, R-15-E,
ST. TAMMANY PARISH, LOUISIANA

SECTION 30 SECTION 29

SECTION 31 SECTION 32

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Distance
C1	188.43'	530.00'	S79°48'54"W	187.44'
C2	400.47'	2276.79'	N84°48'05"W	399.95'
C3	250.20'	1136.02'	N86°04'19"W	249.70'
C4	209.19'	1135.98'	S82°20'40"W	208.90'
C5	404.32'	1127.55'	S87°20'31"W	402.16'
C6	144.19'	1127.73'	N78°43'17"W	144.09'
C7	45.84'	58.97'	N53°11'27"W	44.69'
C8	169.38'	60.00'	N87°13'55"E	118.48'
C9	29.28'	42.00'	S60°10'31"E	28.69'
C10	335.79'	1067.53'	S89°09'39"E	334.41'
C11	88.66'	1067.53'	S79°28'54"W	88.64'
C12	294.29'	1196.09'	S84°07'04"W	293.55'
C13	66.83'	42.00'	S49°35'00"W	60.00'

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Distance
C14	472.62'	340.00'	S39°49'20"E	435.48'
C15	59.27'	60.00'	S51°20'36"E	56.89'
C16	204.82'	60.00'	N74°45'03"E	118.89'
C17	43.61'	42.00'	S37°12'15"E	41.68'
C18	274.61'	400.00'	S47°17'06"E	269.25'
C19	192.80'	400.00'	S13°48'31"E	190.94'
C20	60.22'	42.00'	S41°04'21"E	55.19'
C21	49.74'	1196.09'	S80°57'13"E	49.73'
C22	389.10'	2216.93'	S84°47'26"E	386.60'
C23	167.09'	470.00'	S79°48'54"W	166.22'
C24	39.46'	60.00'	N12°28'00"W	38.75'
C25	20.75'	42.00'	S26°02'51"E	20.54'



RESTRICTIVE COVENANTS

1. EACH LOT WILL HAVE NO MORE THAN ONE DWELLING.
2. FRONT BUILDING SETBACKS WILL BE 50 FEET FROM EACH FRONT PROPERTY LINE. SIDE BUILDING SETBACKS WILL BE 15 FEET FROM INTERIOR LINES. REAR BUILDING SETBACKS WILL BE NO LESS THAN 25 FEET FROM REAR PROPERTY LINE.
3. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE 12" (1 FOOT) ABOVE THE CROWN OF THE STREET IN FRONT OF THE LOT OR 12" (1 FOOT) ABOVE THE FEMA BASE FLOOD ELEVATION, WHICHEVER IS GREATER. THE MAXIMUM HEIGHT OF ANY BUILDING OR DWELLING SHALL BE 35 FEET IN HEIGHT ABOVE THE NATURAL GRADE OF THE PROPERTY AT THE LOCATION OF THE STRUCTURE OR BFE, WHICHEVER IS HIGHER.
4. IT SHALL BE PROHIBITED FOR ANY LOT WITHIN AN APPROVED SUBDIVISION TO HAVE REAR ACCESS VIA A DRIVEWAY TO OR FROM ANY STREET OR ROAD THAT IS NOT DEDICATED WITHIN THE BOUNDARIES OF THE APPROVED SUBDIVISION PLAN.
5. CONSTRUCTION OF ANY NATURE IS PROHIBITED IN ANY DRAINAGE OR STREET EASEMENTS.
6. NO NOXIOUS OR OFFENSIVE ACTION SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE AS LOTS AS DUMPS OR JUNK VEHICLE STORAGE.
7. MOBILE HOMES WILL NOT BE PERMITTED TO OCCUPY LOTS AS RESIDENCES IN THIS SUBDIVISION.
8. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE. 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).
9. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY NEARER THAT 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.
10. ADDITIONAL COVENANTS RECORDED IN COB _____ THE FOREGOING SHALL BE A COVENANT RUNNING WITH EACH TITLE, AND REFERENCE SHALL BE MADE THERETO IN EACH TITLE.
11. ALL LOTS SUBJECT TO A 10' UTILITY SERVITUDE ADJACENT TO STREET RIGHT OF WAY.
12. PARCELS A, B, AND C WILL BE THE RESPONSIBILITY OF THE LAND OWNER. THE HOA WILL NOT BE RESPONSIBLE FOR ANY MAINTENANCE ON THE PARCELS.

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

NOTE: PRIVATE ROADWAY "LOFTON BLVD." SHALL PROVIDE A PERMANENT ACCESS TO PARCEL "C".

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 LAW RS:33:5051 AND LAWS AND ORDINANCES OF THE PARISH OF ST. TAMMANY WITH WAIVERS.

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

DEDICATION
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:

LOFTON ESTATES

THE STREET RIGHT-OF-WAY, DETENTION PONDS AND DRAINAGE FEATURES AS SHOWN IN THIS DEVELOPMENT ARE HEREBY PRIVATE FOR PROPER USES AND WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. 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.

OWNER	DATE
FOR	
LOFTON ESTATES	
APPROVAL	
PARISH PLANNING & ZONING COMMISSION CHAIRMAN	DIRECTOR OF PARISH ENGINEERING
PARISH PLANNING & ZONING COMMISSION SECRETARY	CLERK OF COURT
DATE FILED	FILE NUMBER

FLOOD ZONE NOTE

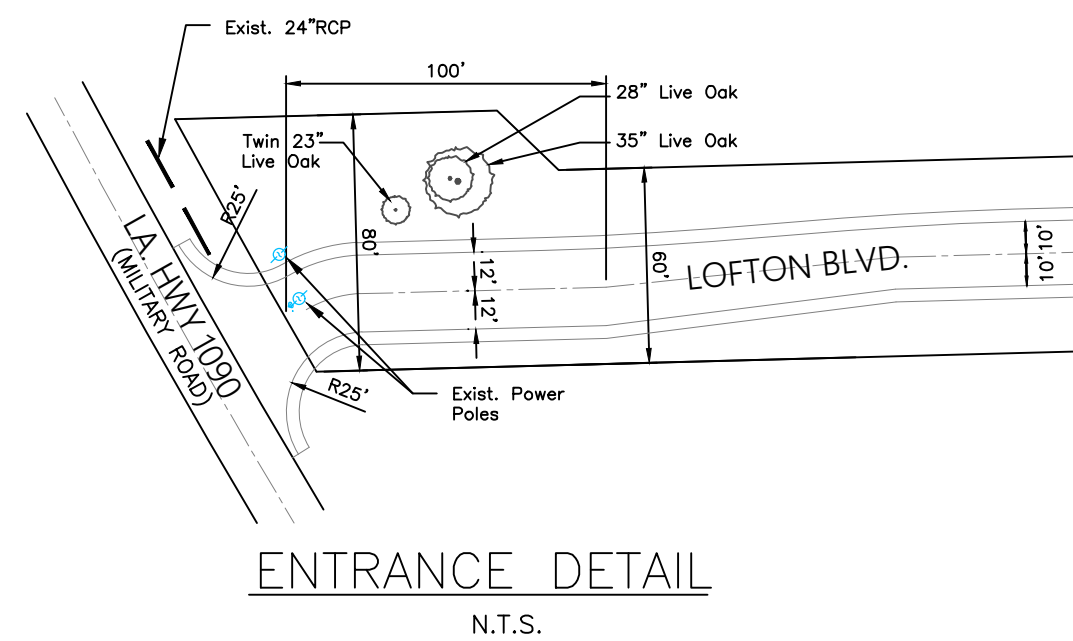
I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA. F.I.R.M. COMMUNITY MAP NO. 225205 0440 D; DATED: 04/21/1999 FLOOD ZONE: A6; BASE FLOOD ELEVATION: 12.6' (per STP. Floodplain Administrator).

NOTES:

1. XXXXX INDICATES MUNICIPAL ADDRESS.
2. ALL LOTS SUBJECT TO A 10' UTILITY SERVITUDE ADJACENT TO STREET RIGHT OF WAY.
3. INDIVIDUAL SEWER AND WATER SHALL BE USED. ALL LOTS 5 ACRES OR MORE.
4. TYPICAL LOT DRAINAGE FLOW DIRECTION.
5. PERMANENT MARKERS (1/2" IRON RODS) SHALL BE SET AT ALL PROPERTY CORNERS.
6. BENCHMARK-ELEV. =XX.XX'
7. CONTOURS SHOWN WERE DERIVED FROM LIDAR DATA AND ARE NOT FIELD VERIFIED.
8. WETLANDS SHOWN ARE FROM 2 SEPARATE CORPS DETERMINATIONS.
9. PARCELS A, B, & C ARE NOT PART OF LOFTON ESTATES SUBDIVISION.

CONCEPT S/D PLANS
RECEIVED
8/24/2026
DEVELOPMENT
ENGINEERING

ENGINEERING
REVIEW COPY



CUL-DE-SAC TYPICAL SECTION

N.T.S.

J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING • ENVIRONMENTAL

1805 Shortcut Highway
Shreveport, Louisiana 70555
E-mail: jvb@jvbassoc.com

Phone: 855-649-0075 Fax: 855-649-0151

CONCEPTUAL PLAT OF
LOFTON ESTATES, BEING 7.474 ACRES
SITUATED IN SECTIONS 31 & 32, T-8-S, R-15-E
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA

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

OAK ISLAND CORPORATION

SCALE: 1" = 200'

DATE: 07/29/2026

DRAWN BY: RMK

CHECKED BY: SMB

DWG. NO. 20250439

SHEET C-3 OF ##

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**FINAL SUBDIVISION PLAT &
CONSTRUCTION PLAN
REVIEW**

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FINAL PLAT & CONSTRUCTION SUBDIVISION PLANS
STAFF ANALYSIS REPORT
(As of September 1, 2026)

CASE NO.: 2026-4757-PP

SUBDIVISION NAME: Clark Branch Estates, Phase 1

DEVELOPER: S&P Land Company, LLC
824 Southwest Railroad Avenue; Suite B
Hammond, LA 70403

ENGINEER/SURVEYOR: Kyle Associates, LLC
638 Village Lane North
Mandeville, LA 70471

SECTION: 17 & 20
TOWNSHIP: 4 South
RANGE: 10 East

WARD: 2
PARISH COUNCIL DISTRICT: 3

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

GENERAL LOCATION: The property is located on the east side of LA Highway 450 (McDougal Road), north of LA Highway 25, Folsom, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 154.71 Acres

NUMBER OF LOTS: 25 Lots TYPICAL LOT SIZE: 5.0+ Acres

SEWER AND WATER SYSTEMS: Individual Water & Sewer

EXISTING ZONING: R-1

FLOOD ZONE DESIGNATION: C & X

NUMBER OF POSTPONEMENTS: 1

STAFF COMMENTARY:

Department of Planning & Department of Engineering

This case was previously postponed at the August 11, 2026 Planning Commission meeting.

The final plat and the construction subdivision plans have been reviewed by this office and an inspection was made of the site on August 21, 2026. Final Plat and Construction Subdivision Plans approval of this case shall be subject to the developer complying with comments #1 - #4 and all information items below

and no work order to be issued until all required items are satisfactorily completed and submitted.

General Comments:

1. Provide all applicable Scenic River, Louisiana Department of Wildlife and Fisheries, state, and federal approvals or determinations for proposed work within Clark Branch.

Final Plat:

2. The Final Plat needs to be updated to reflect and account for the previous comments and markup summaries issued to the developer and the engineer of record on September 1, 2026.

Drainage Plan & Drainage Impact Study:

3. The Drainage & Grading Plans and the Drainage Impact Study need to be updated to reflect and account for the previous comments and markup summaries issued to the developer and the engineer of record on September 1, 2026.

SWPP & Signage Plan:

4. The SWPP and Signage Plan needs to be updated to reflect and account for the previous comments and markup summaries issued to the developer and the engineer of record on September 1, 2026.

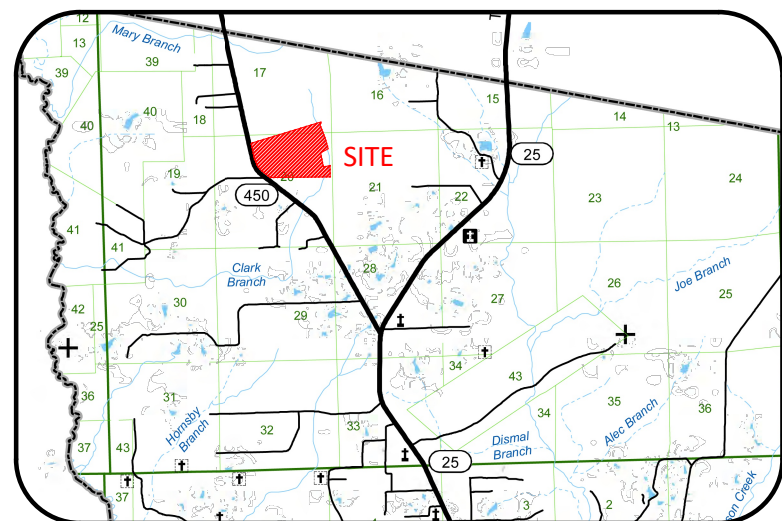
Informational Items:

The developer is responsible for contacting 911 Addressing and the USPS Regional Growth Management Coordinator to verify the appropriate mail delivery location for this development.

The individual home builders are responsible for LDH approval for the individual Water Wells and Sewer Wastewater Treatment Plants.

Mandatory Developmental fees will not be required at As-Built Plan Approval in accordance with St. Tammany Code of Ordinances, Part I, Chapter 2, Article XVII, Subdivision V “Mandatory Impact Fees,” since the development is north of the urban growth boundary line and is zoned for an intensity less than two dwelling units per acre.

Revised drawings will not be accepted for review or placement in the packet prior to the September 8, 2026 Planning Commission meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



VICINITY MAP

PHASE 1 LEGAL DESCRIPTION

A CERTAIN PARCEL OF LAND SITUATED IN SECTIONS 16, 17, 20 & 21, TOWNSHIP 4 SOUTH, RANGE 10 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 3/4 INCH IRON ROD FOUND AT THE NORTH QUARTER CORNER OF SECTIONS 16 & 21, TOWNSHIP 4 SOUTH, RANGE 10 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA AND MEASURE NORTH 00 DEGREES 19 MINUTES 20 SECONDS WEST A DISTANCE OF 1,235.51 FEET TO A 1/2 INCH IRON ROD FOUND; THENCE SOUTH 73 DEGREES 02 MINUTES 06 SECONDS WEST A DISTANCE OF 3,020.71 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, MEASURE SOUTH 23 DEGREES 29 MINUTES 14 SECONDS WEST A DISTANCE OF 147.93 FEET; THENCE SOUTH 21 DEGREES 06 MINUTES 53 SECONDS EAST A DISTANCE OF 679.43 FEET; THENCE SOUTH 15 DEGREES 56 MINUTES 36 SECONDS EAST A DISTANCE OF 443.13 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,861.61 FEET, AN ARC LENGTH OF 685.19 FEET, AND A CHORD WHICH BEARS SOUTH 67 DEGREES 41 MINUTES 42 SECONDS WEST HAVING A CHORD DISTANCE OF 681.33 FEET TO A POINT OF COMPOUND CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2,968.08 FEET, AN ARC LENGTH OF 721.19 FEET, AND A CHORD WHICH BEARS SOUTH 85 DEGREES 12 MINUTES 00 SECONDS WEST HAVING A CHORD DISTANCE OF 719.42 FEET TO A POINT ON A LINE; THENCE SOUTH 02 DEGREES 44 MINUTES 25 SECONDS WEST A DISTANCE OF 60.00 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3,028.08 FEET, AN ARC LENGTH OF 291.22 FEET, AND A CHORD WHICH BEARS NORTH 73 DEGREES 53 MINUTES 51 SECONDS EAST HAVING A CHORD DISTANCE OF 290.94 FEET; THENCE SOUTH 11 DEGREES 00 MINUTES 38 SECONDS EAST A DISTANCE OF 693.10 FEET; THENCE NORTH 76 DEGREES 35 MINUTES 18 SECONDS EAST A DISTANCE OF 318.51 FEET; THENCE SOUTH 00 DEGREES 42 MINUTES 43 SECONDS EAST A DISTANCE OF 628.68 FEET; THENCE SOUTH 89 DEGREES 20 MINUTES 20 SECONDS WEST A DISTANCE OF 2,807.16 FEET TO THE EASTERN RIGHT-OF-WAY OF LOUISIANA HIGHWAY 450; THENCE, ALONG SAID RIGHT-OF-WAY, NORTH 51 DEGREES 25 MINUTES 56 SECONDS WEST A DISTANCE OF 447.46 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,116.28 FEET, AN ARC LENGTH OF 461.85 FEET, AND A CHORD WHICH BEARS NORTH 39 DEGREES 34 MINUTES 46 SECONDS WEST HAVING A CHORD DISTANCE OF 458.56 FEET; THENCE NORTH 62 DEGREES 16 MINUTES 23 SECONDS EAST A DISTANCE OF 20.00 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,096.28 FEET, AN ARC LENGTH OF 212.57 FEET, AND A CHORD WHICH BEARS NORTH 22 DEGREES 09 MINUTES 48 SECONDS WEST HAVING A CHORD DISTANCE OF 212.57 FEET; THENCE SOUTH 73 DEGREES 24 MINUTES 01 SECONDS WEST A DISTANCE OF 20.00 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,116.28 FEET, AN ARC LENGTH OF 94.49 FEET, AND A CHORD WHICH BEARS NORTH 14 DEGREES 10 MINUTES 30 SECONDS WEST HAVING A CHORD DISTANCE OF 94.46 FEET; THENCE NORTH 11 DEGREES 41 MINUTES 43 SECONDS WEST A DISTANCE OF 690.29 FEET; THENCE NORTH 73 DEGREES 02 MINUTES 06 SECONDS EAST A DISTANCE OF 3,424.01 FEET TO THE POINT OF BEGINNING, AND CONTAINING 154.71 ACRES OF LAND, MORE OR LESS.

FINAL PLAN OF

CLARK BRANCH ESTATES, PHASE 1

SECTIONS 16, 17, 20 & 21, T-4-S, R-10-E
ST. TAMMANY PARISH, LOUISIANA

PHASE 1 POINT OF BEGINNING

THE POINT OF BEGINNING FOR THIS PHASE IS LOCATED N00°19'20"W A DISTANCE OF 1,235.51' AND S73°02'06"W A DISTANCE OF 3,020.71' FROM THE 1/4 CORNER COMMON TO SECTIONS 16 & 21, T-4-S, R-10-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA.

FINAL APPROVAL

S&P LAND CO., LLC – OWNER

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CHAIRMAN OF THE PARISH PLANNING & ZONING COMMISSION

SECRETARY OF THE PARISH PLANNING & ZONING COMMISSION

CLERK OF COURT

DATE FILE NO.

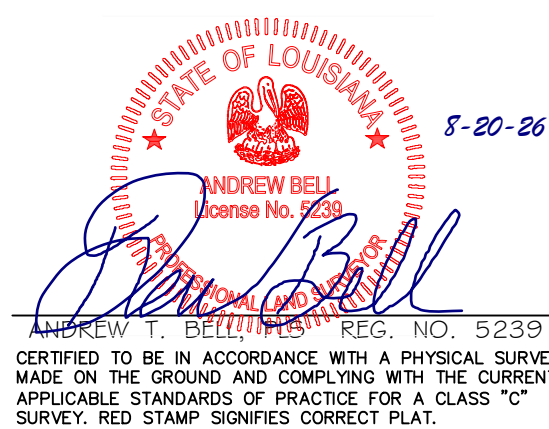
FLOOD ZONE INFORMATION

THIS PROPERTY IS LOCATED IN:

FLOOD ZONE: "C"
COMMUNITY-PANEL NO.: 225205, 0025 B
EFFECTIVE DATE: MARCH 1, 1984

REFERENCE:

1) SURVEY PLAT BY THIS FIRM DATED 12/15/2022.



RESTRICTIVE COVENANTS

- 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 SYSTEMS, ALL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH.
- REQUIRED SETBACK PER R-1 RURAL RESIDENTIAL DISTRICT ARE AS FOLLOWS: FRONT = 50'; SIDE = 15'; REAR = 25'. HEIGHT REQUIREMENTS ARE AS FOLLOWS: NO BUILDING OR DWELLING FOR RESIDENTIAL OR BUSINESS PURPOSES SHALL EXCEED 35 FEET IN HEIGHT ABOVE THE NATURAL GRADE OF THE PROPERTY AT THE LOCATION OF THE STRUCTURE.
- EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
- A LAND CLEARING PERMIT WILL BE REQUIRED FOR EACH LOT PRIOR TO CLEARING ACTIVITIES.
- CONSTRUCTION OF ANY NATURE IS PROHIBITED IN PARISH DRAINAGE OR STREET EASEMENT.
- LOTS MAY NOT BE USED FOR THE STORAGE OF TRASH OR JUNK VEHICLES.
- MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES IN FLOOD ZONE "C" SHALL BE NO LESS THAN 12 INCHES ABOVE THE CENTERLINE OF STREET OR TOP OF CURB FRONTING THE HOME, WHICHEVER IS GREATER.
- THE MINIMUM CULVERT SIZE TO BE USED FOR DRIVEWAYS SHALL BE 15".
- DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN 60 FEET FROM A CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE PROPERTY LINES ON THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT.
- IT SHALL BE PROHIBITED FOR ANY LOT WITHIN AN APPROVED SUBDIVISION TO HAVE REAR ACCESS VIA A DRIVEWAY TO OR FROM ANY STREET OR ROAD THAT IS NOT DEDICATED WITHIN THE BOUNDARIES OF THE APPROVED SUBDIVISION PLAT.
- SEWERAGE TREATMENT SYSTEMS FOR ALL LOTS SHALL USE AN LDI APPROVED "CONTAINED ON PROPERTY" DISCHARGE METHOD AND SHALL BE PERMITTED BY DEQ. THE DIRECT DISCHARGE OF TREATED EFFLUENT INTO A ROADSIDE DITCH OR DRAINAGE SERVICE IS PROHIBITED.
- IN ADDITION TO THE FOREGOING MINIMUM RESTRICTIVE COVENANT RUNNING WITH AND REFERENCE SHALL BE MADE THERETO IN EACH TITLE. THIS PHASE SHALL COMPLY WITH THE DECLARATION AND COVENANTS FILED UNDER C.O.B. NO. 2022-0025 B, RECORDED IN THE ST. TAMMANY PARISH CLERK OF COURT.

SUBDIVISION INFORMATION

154.71 ACRES AREA	25 LOTS NO. OF LOTS	6,231 LN. FT. LENGTH OF STREETS
5.0+ ACRES AVG. LOT SIZE	20' (60' ROW) STREET WIDTH	R-1 RURAL RESIDENTIAL ZONING
ASPHALT ROAD SURFACING	SEWER SYSTEM	INDIVIDUAL WATER SYSTEM
7.30 ACRES GREENSPACE AREA	4' +/- 1.910' BLOCK LENGTH	

SCALE: 1" = 200'



LEGEND (ENTRANCE):

- 2" ASPHALT WEARING COURSE
- 2" BINDER COURSE
- 6" BARRIER CURB
- 12" BASE COURSE
- SODDED MEDIAN
- ROAD STRIPING

DEDICATION

THE STREET RIGHT-OF-WAY 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.

GREENSPACE AREAS AND ASSOCIATED RECREATIONAL AMENITIES, STREET NAME SIGNS, AND TRAFFIC CONTROL SIGNS WILL BE OWNED AND MAINTAINED BY THE SUBDIVISION HOA.

PRIVATE DRAINAGE SERVITUDES AND DRAINAGE STRUCTURES IN CLARK BRANCH WILL BE MAINTAINED BY THE SUBDIVISION HOA.

WAIVERS:

- A WAIVER HAS BEEN GRANTED FOR THE REQUIREMENT THAT A STREET TERMINATED BY A CUL-DE-SAC SHALL BE NO LONGER THAN 700 FEET IN LENGTH.
- A WAIVER HAS BEEN GRANTED FOR THE REQUIREMENT THAT NO RESIDENTIAL BLOCK LENGTH SHALL BE LONGER THAN 100 FEET.
- A WAIVER HAS BEEN GRANTED FOR THE REQUIREMENT THAT CENTRAL WATER AND COMMUNITY SEWER SYSTEMS BE PROVIDED.
- A WAIVER HAS BEEN GRANTED FOR THE REQUIREMENT THAT ALL DRAINAGE RIGHTS OF WAY/SERVITUDES SHALL NOT BE LOCATED WITHIN AN INDIVIDUAL LOT.

NOTE:

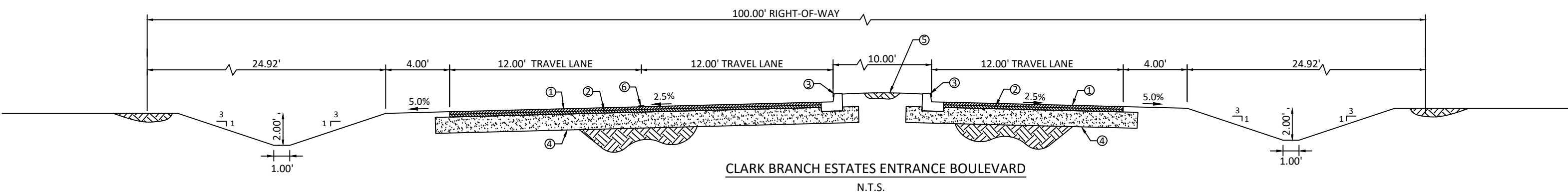
- IF PHASE 2 IS NOT DEVELOPED WITHIN FOUR (4) YEARS, THEN THE ACTIVE RECREATION AMENITIES WILL NEED TO BE IMPLEMENTED WITHIN THE GREENSPACE 1 (GS-1) PARCEL OF PHASE 1.

LEGEND (ROAD/CUL-DE-SAC):

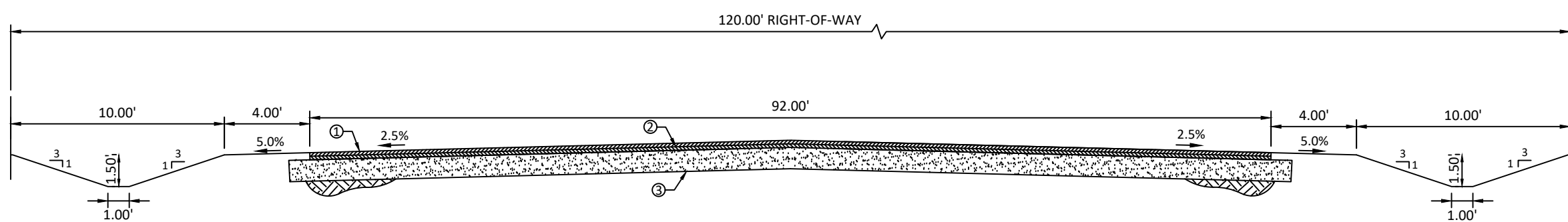
- 2" ASPHALT WEARING COURSE
- 2" ASPHALT BINDER COURSE
- 12" BASE COURSE

FINAL S/D PLAT &
CONSTRUCTION PLANS
RECEIVED
8/21/2026
DEVELOPMENT
ENGINEERING

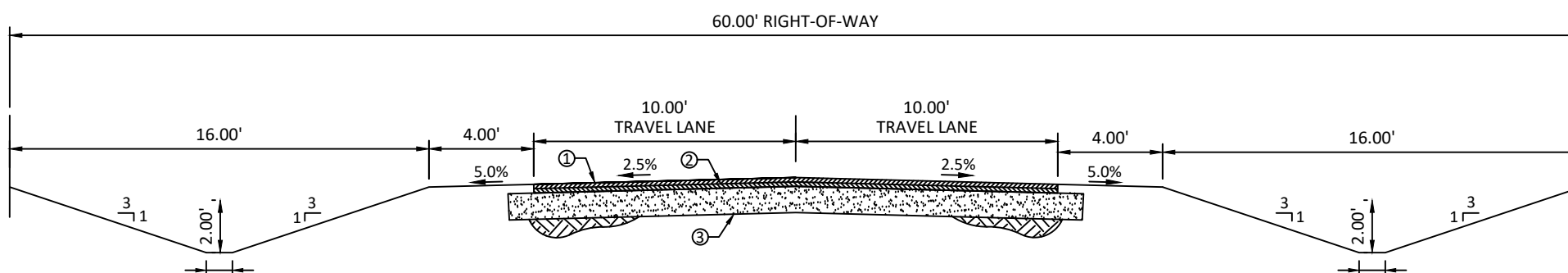
ENGINEERING
REVIEW COPY



CLARK BRANCH ESTATES ENTRANCE BOULEVARD
N.T.S.



CLARK BRANCH ESTATES CUL-DE-SAC SECTION
N.T.S.



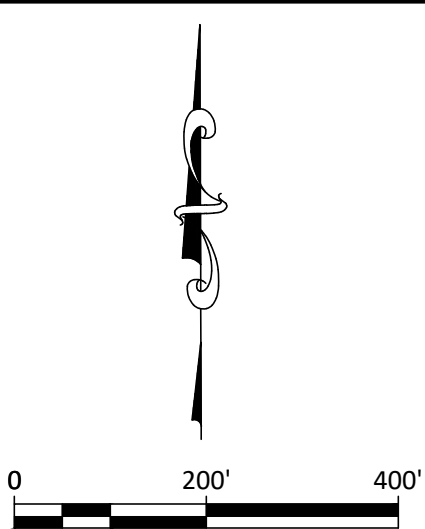
CLARK BRANCH ESTATES ROAD SECTION
N.T.S.

CLARK BRANCH ESTATES, PHASE 1
SECTIONS 16, 17, 20 & 21, T-4-S, R-10-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA

S&P LAND CO., LLC

BELCO
SURVEYING, LLC
(LICENSED IN MS. & LA.)
50233 TOM BELL ROAD
FRANKLINTON, LA. 70438
985-295-9433





CADD FILE NAME:
26030-PL-DRN.dwg

DESIGNED BY:
DNH

DRAWN BY:
BAF

CHECKED BY:
DNH

JOB NO:
26030

SCALE: (2X/34)
1" = 200'

SCALE: (11X/17)
1" = 400'

DATE:
07.02.26

CLARK BRANCH ESTATES - PHASE I
LA HIGHWAY 450
ST. TAMMANY PARISH, LOUISIANA

OVERALL DRAINAGE PLAN

NO.	DATE:	REVISIONS	APP'D
1	08.21.26	REVISED PER STP COMMENTS 7.21.26	JEP

STATE OF LOUISIANA
DANIEL HARPER
License No. 37150
PROFESSIONAL ENGINEER
CIVIL ENGINEER

STAMP:

Kyle Associates, LLC

Planning, Engineering, and Landscape Architecture

605 Village Lane N • Mandeville, LA 70471 • 983.221.2577

SHEET NO.

C0.1



FINAL S/D PLAT &
CONSTRUCTION PLANS
RECEIVED
8/21/2026
DEVELOPMENT
ENGINEERING

**ENGINEERING
REVIEW COPY**

**Recreational Development Plan
for
Clark Branch Estates
(revised August 21, 2026)**

Construction Phasing

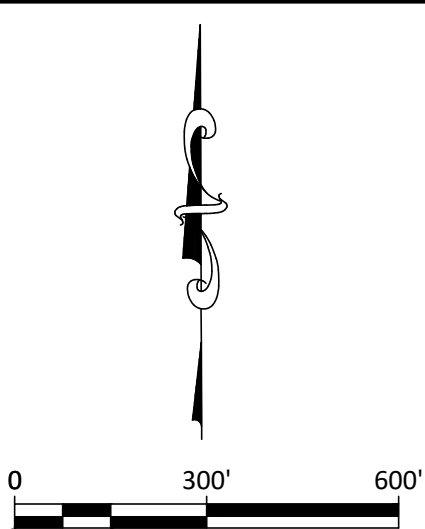
The overall development is comprised of 65 large residential lots. The construction of the development will be performed in at least two (2) phases with Phase 1 being 25 lots. This is the development being submitted at this time for consideration by the Planning Commission for Final Approval. The remaining portion will be developed at a later date which is likely a few years down the road.

Greenspace and Amenities

The minimum amount of greenspace required for this development is 0.86 acres based on 580 sq ft per lot. Of the 0.86 acres, a minimum of 25% must be active (0.21 acres). There are greenspace areas throughout the development totally approximately 20.9 acres which far exceeds the minimum required.

Greenspace will be a mix of wooded and selectively cleared areas as indicated on the attached exhibit. All greenspaces within Phase 1 of the development (first 25 lots) are proposed to be passive as wooded and/or selectively cleared. Active greenspace will be implemented within the 2nd phase of the development in the area designated Green 2 per the attached exhibit. Green 2 is approximately 4.93 acres and will have a small pond and picnic area with benches and a shade structure with an estimated budget of \$25,000. It is anticipated that the future phases including the Green 2 area will be developed within four (4) years from the initial completion and acceptance of the Phase 1 infrastructure. If future phases are not implemented within this timeframe, then the developer will install the recreation amenities within Phase 1 (Green 1).

The homeowner's association will be responsible for the maintenance of all greenspace areas including the amenities located within the active greenspace.



SCALE: (22x34)	DESIGNED BY:
-	JEP
SCALE: (11x17)	DRAWN BY:
-	NBZ
	CHECKED BY:
	JEP
DATE:	JOB NO.
07.02.26	26030

CLARK BRANCH ESTATES - PHASE I
LA HIGHWAY 450
ST. TAMMANY PARISH, LOUISIANA

RECREATION PLAN

NO.	DATE:	REVISIONS	APP'D
1	08.21.26	REVISED PER STP COMMENTS 7.21.26	JEP

STAMP:



SHEET NO.

EX1.0

FINAL PLAT & CONSTRUCTION SUBDIVISION PLANS
STAFF ANALYSIS REPORT
(As of September 1, 2026)

CASE NO.: 2026-4787-PP

PROPOSED SUBDIVISION NAME: Pelican Grove

DEVELOPER: St. Tammany Management Group - CDL, LLC
1321 Ochsner Blvd., Suite 201
Covington, LA 70433

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

SECTION: 48

WARD: 4

TOWNSHIP: 8 South

PARISH COUNCIL DISTRICT: 7

RANGE: 12 East

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

GENERAL LOCATION: The property is located north of LA Highway 190, west of Pugh Road,
Lacombe.

TOTAL ACRES IN DEVELOPMENT: 22.37 Acres

NUMBER OF LOTS: 51 Lots TYPICAL LOT SIZE: 10,481 Square Feet

SEWER AND WATER SYSTEMS: Central

EXISTING ZONING: S-1

FLOOD ZONE DESIGNATION: A & C

CONCEPT APPROVAL: July 14, 2026

NUMBER OF POSTPONEMENTS: 0

STAFF COMMENTARY:

Department of Planning and Department of Engineering

The final plat and the construction subdivision plans have been reviewed by this office and an inspection was made of the site on August 21, 2026. Final Plat and Construction Subdivision Plans approval of this

case shall be subject to the developer complying with comments #1 - #8 and all information items below and no work order to be issued until all required items are satisfactorily completed and submitted.

General Comments:

1. The Concept Plan provides sidewalks and pedestrian connections to some of the proposed greenspace the mailbox area. As all of the greenspace, amenities, and the central mailing location are around the outermost perimeter of the subdivision lots, staff recommends relocating the sidewalk to the opposite side of the street. As currently shown, residents accessing the greenspace and mailbox area would need to cross the street, and the proposed sidewalk does not provide the most direct connection between the residential lots and these amenities. The sidewalk layout should be revised with the Final Subdivision Plan to provide a more direct and practical pedestrian route to both areas.
2. The subdivision is utilizing the tree planting incentive provided by the UDC to obtain a 5% reduction in lot size. As part of the Final Subdivision Plan review, the applicant is required to provide a tree planting plan stamped by a Landscape Architect identifying the proposed tree species, quantities, caliper sizes, and planting locations. Staff has requested this plan during the review process; however, it has not been provided. The planting plan will need to be provided and reviewed by staff prior to Final Subdivision approval in order for the development to receive the incentive.
3. Based on the existing width and configuration of Pugh Road, staff recommends that the proposed improvements include the installation of a subsurface drainage system and widening of the existing asphalt roadway from Highway 190 to the boulevard entrance. These improvements are recommended in lieu of the proposed lowering and regrading of the existing roadside ditch. This approach would provide the necessary drainage improvements while also improving the roadway width and overall functionality of Pugh Road.

Final Plat:

4. The Final Plat needs to be updated to reflect and account for the previous comments and markup summaries issued to the developer and the engineer of record on September 1, 2026.

Drainage Plan & Drainage Impact Study:

5. The Drainage & Grading Plans and the Drainage Impact Study need to be updated to reflect and account for the previous comments and markup summaries issued to the developer and the engineer of record on September 1, 2026.

Water & Sewer Plan:

6. The Water & Sewer Plan needs to be updated to reflect and account for the previous comments and markup summaries issued to the developer and the engineer of record on September 1, 2026.
7. Provide a plan approval letter from utility provider who will be responsible to own and maintain these systems for this development.

SWPP & Signage Plan:

8. The SWPP and Signage Plan needs to be updated to reflect and account for the previous comments and markup summaries issued to the developer and the engineer of record on September 1, 2026.

Informational Items

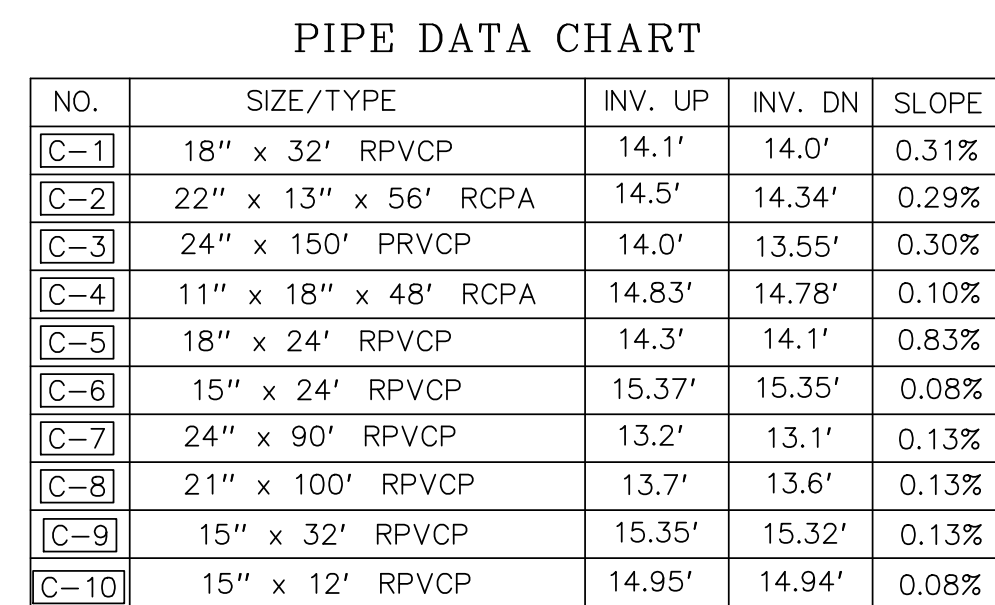
The developer is responsible for contacting 911 Addressing and the USPS Regional Growth Management Coordinator to verify the appropriate mail delivery location for this development.

A D.E.S. Letter of No Objection will be required for this project regarding the water and sewer lines and systems associated with this project.

An LDH approval letter will be required for this project regarding the water and sewer lines and systems associated with this project.

Mandatory Developmental fees will be required at As-Built Plan Approval in accordance with St. Tammany Code of Ordinances, Part II “Land Development Code,” Chapter 800 “Subdivision Regulations,” since no public hearing was held prior to January 1, 2005.

Revised drawings will not be accepted for review or placement in the packet prior to the September 8, 2026 Planning Commission meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

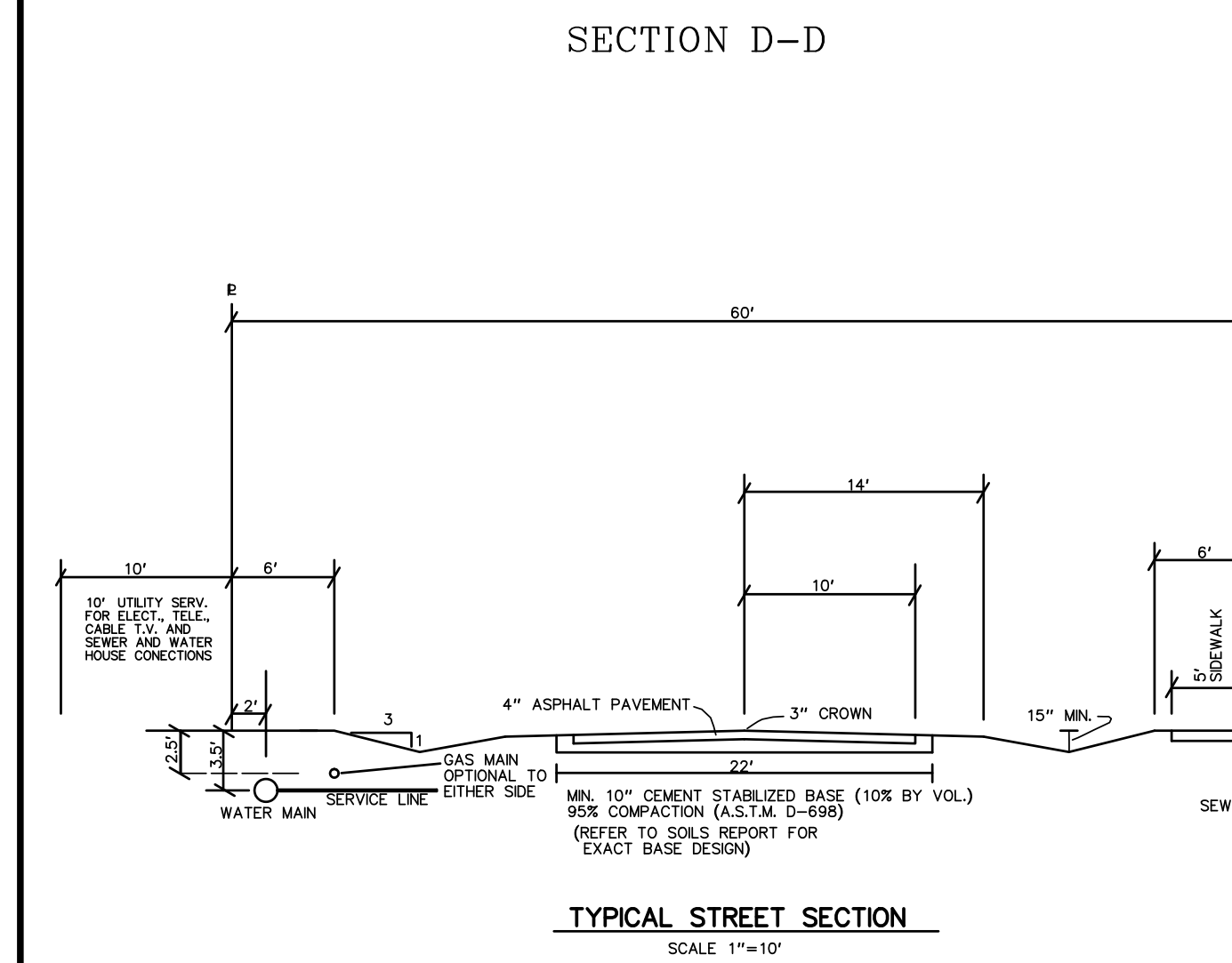
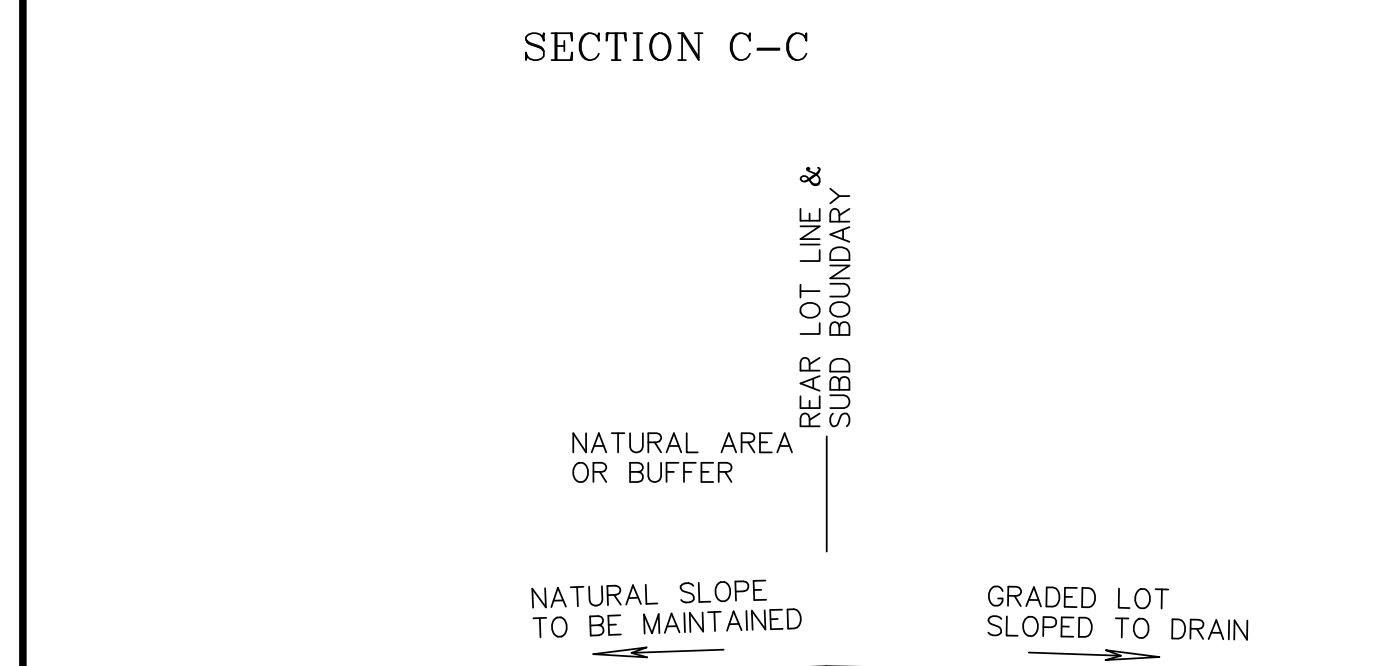
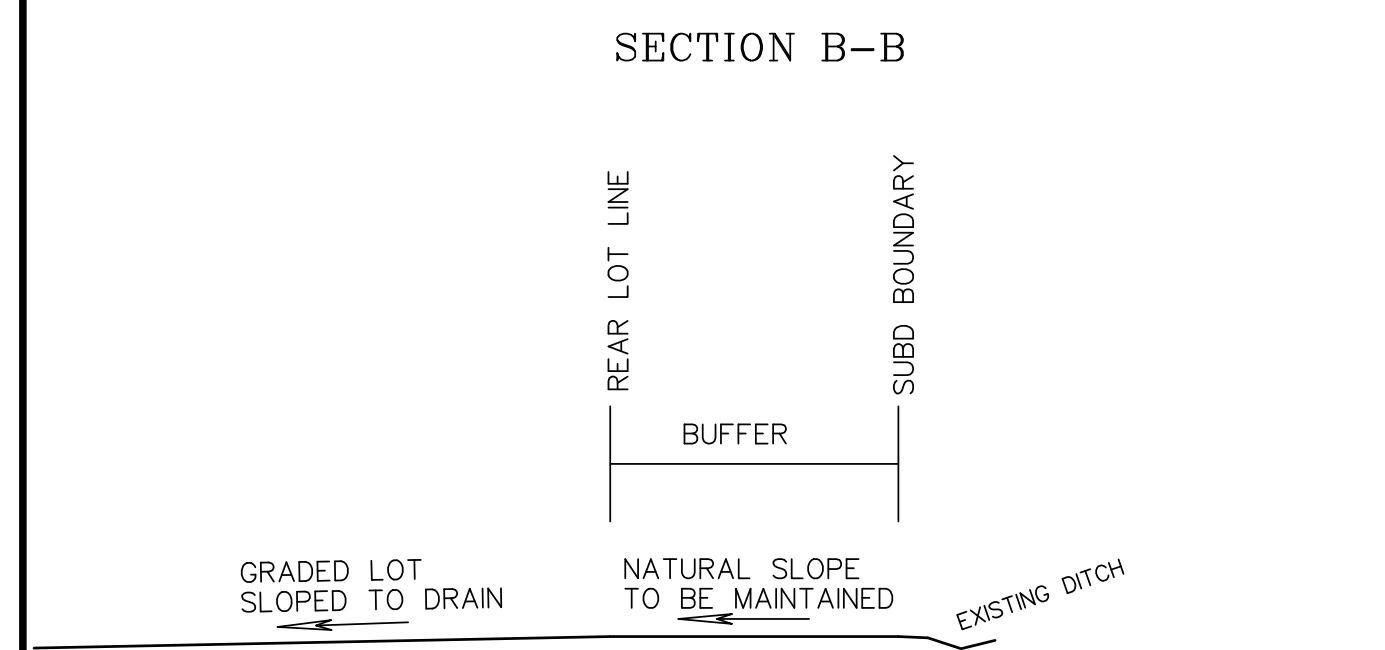


ALL DRIVEWAY CULVERTS SHALL BE
HDPE, DWPVC, OR SMOOTH WALL PVC

SIZE	LOT NUMBERS
15"	1-17, 23, 24, GS-1, GS-2, 35-46
18"	18-21, 26-29, 30-34 47-51
21"	22, 25
L/S	NO CULVERT REQUIRED

LOT#		UPSTREAM	DOWNSTREAM
001		14.92	14.84
002		15.01	14.92
003		15.09	15.01
004		15.18	15.09
005		15.26	15.18
006		15.32	15.26
007		15.38	15.32
008		15.46	15.38
009	CL-RIGHT	15.50	15.46
009	CL-LEFT	15.50	15.45
010		15.45	15.35
011		15.35	15.28
012		15.42	15.33
013		15.33	15.21
014		15.21	15.08
015		15.08	14.95
016		14.95	14.82
017		14.82	14.70
018		14.70	14.57
019		14.57	14.44
020		14.44	14.32
021		14.32	14.16
022		14.16	14.00
023		14.25	14.00
024		14.50	14.25
GS-1		14.75	14.50
025		14.46	14.39
026		14.54	14.46
027		14.62	14.54
028		14.70	14.62
029		14.78	14.70
030	FRONT ST.	14.57	14.50
030	SIDE ST.	14.62	14.36
031		14.64	14.57
032		14.72	14.64
033		14.79	14.72
034		14.87	14.79
035		14.95	14.87
036		15.03	14.95
037		15.11	15.03
038		15.19	15.11
039		15.27	15.19
040	FRONT ST.	15.35	15.27
040	SIDE ST.	15.50	15.43
041	FRONT ST.	15.32	15.23
041	SIDE ST.	15.50	15.41
042		15.23	15.13
043		15.13	15.04
044		15.04	14.94
045		14.94	14.85
046		14.85	14.76
047		14.76	14.66
048		14.66	14.57
049		14.57	14.47
050		14.47	14.38
051	FRONT ST.	14.38	14.30
051	SIDE ST.	14.36	14.10

1.  BENCHMARK—C/L PUGH ROAD ELEVATION 19.16'
2. ELEVATIONS HEREON ARE REFERENCED TO MSL, NAVD 88, GEOID 18
3. THIS PROPERTY IS LOCATED IN FLOOD ZONE C
BASE FLOOD ELEVATION N/A
RE: FIRM PANEL NO. 225205 0380 C
REVISED 04-02-1991
4.  AREA OF POTENTIAL WETLANDS
5.  RIP RAP AT ALL CULVERTS
6.  NATURAL AREAS
7.  TREE CANOPY DETENTION AREA



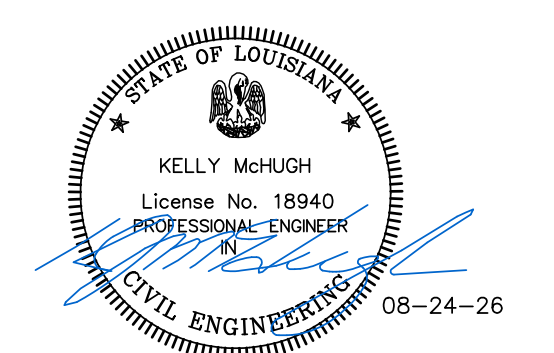
Cross-section diagram of a road with a grassed median. The diagram shows a road with a central grassed median. Dimensions are provided for the swale areas, median, and walkways.

Component	Width
8.5' SWALE AREA	8.5'
24'	24'
10' MEDIAN	10'
24'	24'
5' WALK	5'
8.5' SWALE AREA	8.5'

Grassed Median

**FINAL S/D PLAT &
CONSTRUCTION PLANS
RECEIVED
8/24/2026
DEVELOPMENT
ENGINEERING**

**ENGINEERING
REVIEW COPY**



PELICAN GROVE,
SECTION 48, T-8-S, R-12-E, G.L.D.,
ST. TAMMANY PARISH, LOUISIANA.

REVISIONS		KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST. - MANDEVILLE, LA. 626-5611	
DATE	DATE		
08-24-26		SCALE: 1" = 100'	DATE: 05-26-26
		DRAWN: DRJ	JOB NO.: 26-079
		CHECKED: KJM	DWG. NO.: 26-079-PD

GS-2
PASSIVE REC.
(0.78 ac.)

OVERLAND
SHEET FLOW

NATURAL AREA

GS-1
ACTIVE REC.
(0.21 ac.)

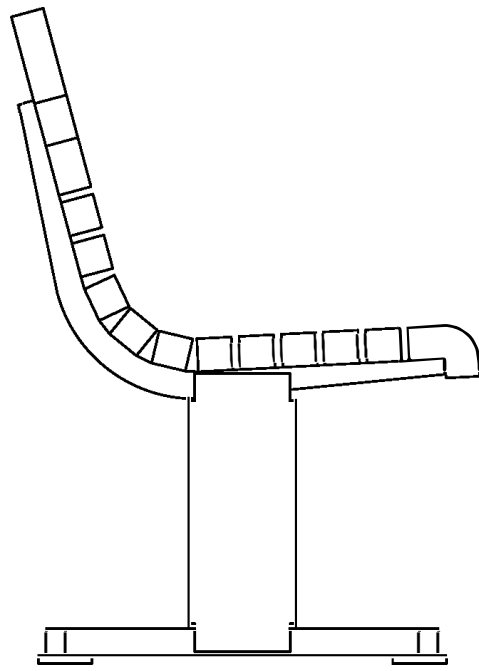
FINAL S/D PLAT &
CONSTRUCTION PLANS
RECEIVED
8/24/2026

1. PARK BENCHES: APPROXIMATE VALUE \$1,400
2. SWING SET: APPROXIMATE VALUE \$6,000
3. FALL SURFACE FOR SWING SET: APPROXIMATE VALUE \$7,500
4. INSTALLATION FOR ALL RECREATION ITEMS: APPROXIMATE VALUE \$7,500

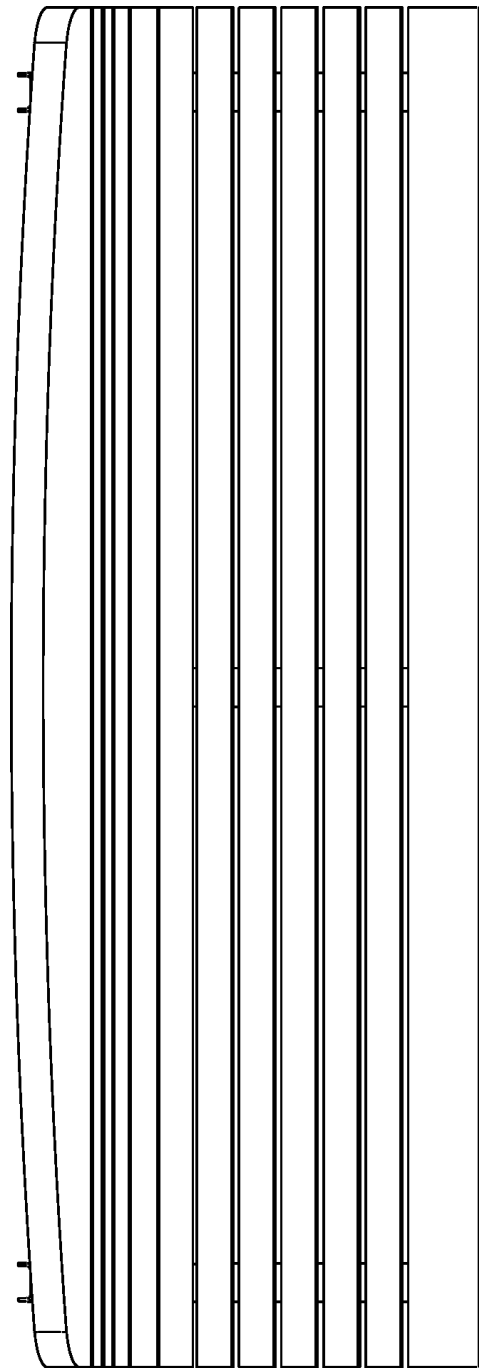
**ENGINEERING
REVIEW COPY**

PELICAN GROVE
SECTION 24, T-6-S, R-10-E, G.L.D.
ST. TAMMANY PARISH, LOUISIANA.

REVISIONS		KELLY J. McHUGH & ASSOC., INC CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST. - MANDEVILLE, LA. 626-5611	
MARK	DATE		
	05-06-26		
	08-21-26		
		SCALE: 1" = 60'	DATE: 05-26-26
		DRAWN: KPM	JOB NO.: 26-079
		CHECKED: KJM	DWG. NO.: 26-079-REC

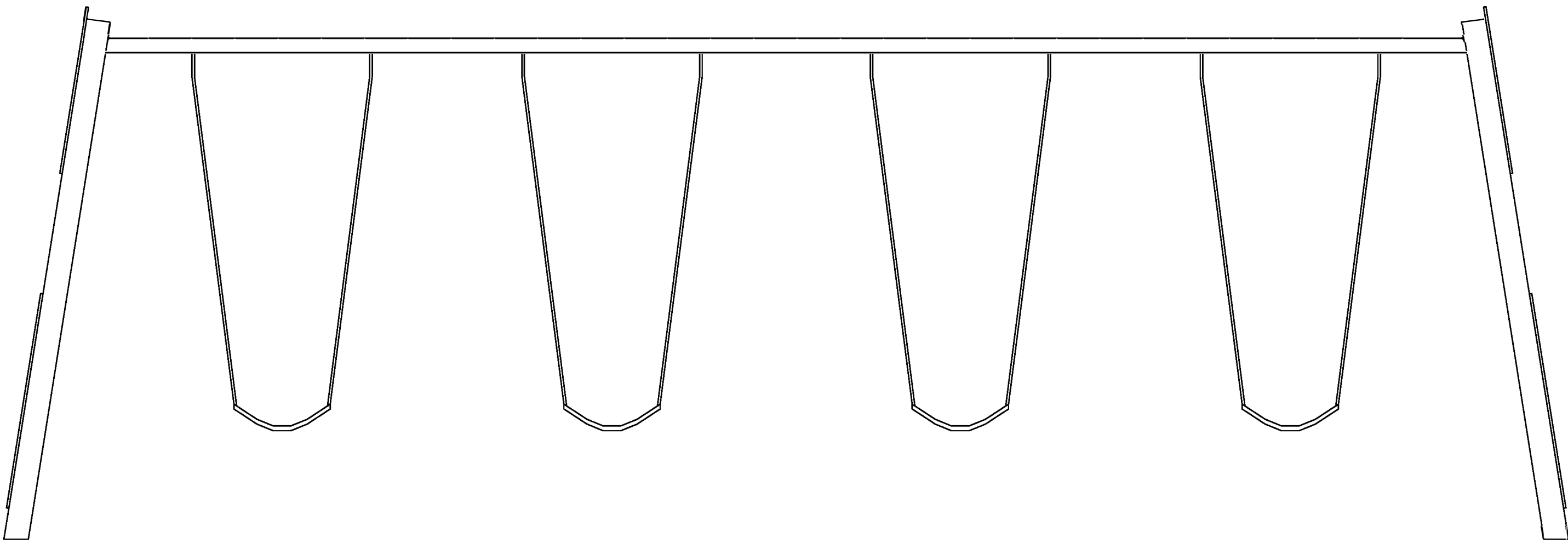


SIDE ELEVATION



TOP VIEW

PARK BENCH
SCALE: N.T.S.



SWING SET
SCALE: N.T.S.

- NOTES:
- 1. GREENSPACE REQUIRED: 51 x 580 sqft. = 29580 sqft. (0.68 AC)
GREENSPACE PROVIDED: 0.84 AC
 - 2. ACTIVE RECREATION REQUIRED: 0.68 AC x 0.25 = 0.17 AC
ACTIVE RECREATION PROVIDED: 0.21 AC
 - 3. LOCATION OF RECREATION EQUIPMENT ARE APPROXIMATE AND SUBJECT TO CHANGE.
 - 4. GS-1 0.21 acres (9148 sqft.)- 2x PARK BENCHES & A SWING SET
 - 5. RECREATION EQUIPMENT TO BE INSTALLED BEFORE THE FIRST CERTIFICATE OF OCCUPANCY IS GRANTED.

- RECREATION EQUIPMENT INFORMATION:
- 1. PARK BENCHES: APPROXIMATE VALUE \$1,400
 - 2. SWING SET: APPROXIMATE VALUE \$6,000
 - 3. FALL SURFACE FOR SWING SET: APPROXIMATE VALUE \$7,500
 - 4. INSTALLATION FOR ALL RECREATION ITEMS: APPROXIMATE VALUE \$7,500

RECREATION PLAN			
VINCENT HEIGHTS SECTION 24, T-6-S, R-10-E, G.L.D. ST. TAMMANY PARISH, LOUISIANA.			
REVISIONS		KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST. — MANDEVILLE, LA. 626-5611	
MARK	DATE		
*****	03-24-26		
		SCALE: 1" = 100'	DATE: 02-19-26
		DRAWN: KPM	JOB NO.: 24-249
		CHECKED: KJM	DWG. NO.: 24-249-SP