

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00 P.M. - TUESDAY, MAY 9, 2006**  
**ST. TAMMANY PARISH LA HWY. 59 - KOOP DRIVE COMPLEX**  
**21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS**  
**MANDEVILLE, LOUISIANA**

**DRAFT**

**ROLL CALL**

**PUBLIC ANNOUNCEMENTS**

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

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE APRIL 11, 2006 MINUTES**

**PUBLIC HEARINGS**

**CONSENT CALENDAR**

Any items not pulled from the consent calendar are automatically dispensed by vote in accordance to the staff's recommendations. Items pulled from the consent calendar shall be discussed and voted upon individually.

**PERFORMANCE OBLIGATIONS**

Autumn Creek Subdivision, Ward 1, District 1

Amount: \$5,000.00 Expires : May 24, 2006

Debtor: Autumn Creek, L.L.C. Parish Council District Representative: Hon. Marty Dean

Normandy Oaks Subdivision, Ward 1, District 1

Amount: \$30,400.00 Expires : June 6, 2006

Debtor: Wainer Brothers Parish Council District Representative: Hon. Marty Dean

Riverview Townhomes Subdivision, Ward 3, District 3

Amount: \$15,820.00 Expires : June 17, 2006

Debtor: Riverview Townhomes, L.L.C. Parish Council District Representative: Hon. James "Red" Thompson

Echo Street, Alexiusville Subdivision, Ward 3, District 5

Amount: \$12,000.00 Expires : June 5, 2006

Debtor: Abita River, L.L.C. Parish Council District Representative: Hon. Marty Gould

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MAY 9, 2006  
MANDEVILLE, LOUISIANA**

Lakeshore Estates, Phase 1-A-3 Subdivision, Ward 9, District 13  
Amount: \$30,000.00 Expires : July 13, 2006  
Debtor: Tammany Holding Corp. Parish Council District Representative: Hon. Joe "Coach" Thomas  
**(60 day notice, no action required)**

Money Hill Plantation, Phase 2A & 2B Subdivision, Ward 6, District 6  
Amount: \$30,000.00 Expires : July 5, 2006  
Debtor: Money Hill Plantation Parish Council District Representative: Hon. Gary Singletary  
**(60 day notice, no action required)**

Money Hill Plantation, Phase 2A & 2B Subdivision, Ward 6, District 6  
Amount: \$100,000.00 Expires : July 5, 2006  
Debtor: Money Hill Plantation Parish Council District Representative: Hon. Gary Singletary  
**(60 day notice, no action required)**

Abita Terrace Subdivision, Ward 4, District 7  
Amount: \$50,500.00 Expires : July 8, 2006  
Debtor: Hallmark Homes Parish Council District Representative: Hon. Joseph Impastato  
**(60 day notice, no action required)**

**PETITIONS/REQUESTS**

**ENTERING THE TAMMANY TRACE**

**REVOCATION/CLOSINGS REVIEW**

**RESUBDIVISION REVIEW**

**TENTATIVE SUBDIVISION REVIEW**

**SD06-04-014**

Lake Ramsey, Phase 5, Ward 3, District 3  
Developer/Owner: One Consort International, L.L.C. Engineer: Cooper Engineering, Inc.  
Parish Council District Representative: Hon. James "Red" Thompson  
**(TABLED AT THE APRIL 11, 2006 MEETING)**

**SD06-05-016**

Ashton Parc, Ward 8, District 9  
Developer/Owner: Leon Lowe & Sons, Inc. Engineer: J.V. Burkes & Associates, Inc.  
Parish Council District Representative: Hon. Barry Bagert

**SD06-05-017**

Oakley Place, Ward 8, District 9  
Developer/Owner: DJB Properties Engineer: J.V. Burkes & Associates, Inc.  
Parish Council District Representative: Hon. Barry Bagert

**PRELIMINARY SUBDIVISION REVIEW**

**SD06-01-002P**

Villa West, Ward 1, District 1  
Developer/Owner: Pass On It Properties, L.L.C.            Engineer: Pinnacle Engineering, L.L.C.  
Parish Council District Representative: Hon. Marty Dean  
(TABLED AT THE APRIL 11, 2006 MEETING)

**SD04-12-034P1**

House Creek Estates, Phase 1, Ward 2, District 2  
Developer/Owner: Alaska Seaboard Limited Partnership Engineer: John Cummings & Associates, Inc.  
Parish Council District Representative: Hon. Russell Fitzmorris

**SD06-02-008P**

Majestic Oaks (*requesting name change to Heritage Oaks*), Ward 1, District 1  
Developer/Owner: Heritage Oaks of Mandeville Engineer: Kelly McHugh & Associates, Inc.  
Parish Council District Representative: Hon. Marty Dean

**SD05-12-031P**

Plantation Manor, Ward 10, District 2  
Developer/Owner: Bel Oaks Builders    Engineer: Kyle & Associates  
Parish Council District Representative: Hon. Russell Fitzmorris

**FINAL SUBDIVISION REVIEW**

**SD05-06-012F1B**

Bedico Creek, Phase 1-B, Ward 1, District 1  
Developer/Owner: Upland Properties, L.L.C.    Engineer: Cooper Engineering, Inc.  
Parish Council District Representative: Hon. Marty Dean

**ENTERING PARISH RIGHT-OF-WAY/SERVITUDES/EASEMENTS**

Chinchuba Subdivision, Ward 4, District 4  
Request to enter Parish right-of-way ( 10<sup>th</sup> Street) for the purpose of laying water and sewer lines  
Petitioner: 11<sup>th</sup> Street Development, L.L.C. Parish Council District Representative: Hon. Patricia Brister

Town of Ramsey (Jones Pickett Addition) Subdivision, Ward 3, District 3  
Request to enter Parish right-of-way ( Lenard Street) for the purpose of gaining access to property  
Petitioner: Alfreda G. Mouton Parish Council District Representative: Hon. James "Red" Thompson

Voters Road, Ward 8, District 14  
Request to enter Parish right-of-way for the purposes of connecting sewer and water lines and construction access ramp to Bella Sera Subdivision within the City of Slidell  
Petitioner: Summit Contractors, Inc. Parish Council District Representative: Hon. Ken Burkhalter

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Frank J. Pichon Road (a.k.a. Robert Street), Ward 9, District 12  
Request to enter Parish right-of-way for the purpose of laying water and sewer lines  
Petitioner: HD Land, L.L.C. Parish Council District Representative: Hon. Jerry Binder

Tammany Hills Subdivision, Ward 3, District 5  
Request to enter Parish right-of-way (9<sup>th</sup> Street) for the purpose of gaining access to property  
Petitioner: Lexus Homes, Inc. Parish Council District Representative: Hon. Marty Gould

**VOLUNTARY DEVELOPMENTAL AGREEMENTS**

**PROPOSED AMENDMENTS TO ORDINANCE 499**

An ordinance to amend appendix B of the St. Tammany Parish Code of Ordinances, Subdivision Regulatory Ordinance No. 499, specifically, Section 40-061.0 Additional Requirements to Preliminary Subdivision Review, Item 2a., and Section 40-070.0 Final Subdivision Review, Item ee., relative to slope design for ditches and built-as-approved drawings for infrastructure.

*(Ordinance sponsored by the Hon. Marty Gould, Councilman, District No. 5)*

**OLD BUSINESS**

**SD06-02-008**

Majestic Oaks, Ward 1, District 1  
Developer/Owner: Majestic Oaks, L.L.C. Engineer: Kelly McHugh & Associates, Inc.  
Parish Council District Representative: Hon. Marty Dean  
*(Developer requests name change to Heritage Oaks Subdivision)*

**NEW BUSINESS**

**ADJOURNMENT**