

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, MAY 13, 2014
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

DRAFT

ROLL CALL

PUBLIC ANNOUNCEMENTS

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

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE APRIL 8, 2014 MINUTES

PUBLIC HEARINGS

CONSENT CALENDAR

Any items not pulled from the consent calendar are automatically dispensed by vote as approved and/or as per staff comments. Items pulled from the consent calendar shall be discussed and voted upon individually.

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

MINOR SUBDIVISIONS

MS14-04-019

A 3.103 acre parcel into Tracts 1A-1 and 1A-2, Ward 1, District 3

Owner: Jackie & Terri Thomas Surveyor: John G. Cummings & Associates, Inc.

Parish Council District Representative: Hon. James "Red" Thompson

MS14-04-020

A 2.735 acre parcel into lots 1 and 2, Ward 4, District 5

Owner: JDM Development, L.L.C. Surveyor: Randall W. Brown & Associates, Inc.

Parish Council District Representative: Hon. Marty Gould

[------(End of Consent Calendar)-----]

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
MAY 13, 2014
MANDEVILLE, LOUISIANA

REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

SD14-05-003

Money Hill Plantation, Phase 7 (*Revised*), Ward 6, District 6
Developer/Owner: Money Hill Plantation, L.L.C. Engineer: J.V. Burkes & Associates, Inc.
Parish Council District Representative: Hon. Richard Tanner

SD14-05-004

The Estates at Watercross, Ward 1, District 1
Developer/Owner: All State Financial Company Engineer: Duplantis Design Group
Parish Council District Representative: Hon. Marty Dean

PRELIMINARY SUBDIVISION REVIEW

SD14-04-003P7A

Money Hill Plantation, Phase 7A, Ward 6, District 6
Developer/Owner: Money Hill Plantation, L.L.C. Engineer: J.V. Burkes & Associates, Inc.
Parish Council District Representative: Hon. Richard Tanner

The Landings of Cross Gates, Phase 5, Ward 8, District 9
Developer/Owner: Cross Gates, Inc. Engineer: J.V. Burkes & Associates, Inc.
Parish Council District Representative: Hon. Gene Bellisario

FINAL SUBDIVISION REVIEW

SD05-12-033F2B

Pine Creek Acres, Phase 2B, Ward 1, District 4
Developer/Owner: Pine Creek Development, L.L.C. Engineer: J.V. Burkes & Associates, Inc.
Parish Council District Representative: Hon. Reid Falconer

SD05-12-033F2C

Pine Creek Acres, Phase 2C, Ward 1, District 4
Developer/Owner: Pine Creek Development, L.L.C. Engineer: J.V. Burkes & Associates, Inc.
Parish Council District Representative: Hon. Reid Falconer

SD05-08-021F1A-4

Terra Bella, Phase 1A-4, Ward 1, District 1
Developer/Owner: Terra Bella Group, L.L.C. Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
MAY 13, 2014
MANDEVILLE, LOUISIANA

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

SD12-08-005

River Club, Ward 1, District 1

Developer/Owner: Delta Land Holding, L.L.C. Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

(Request to rename the subdivision to "River Place")

Entering Parish Right-of-Way (5th and 6th Streets), Ward 3, District 5

Amount: \$54,400.00 Expires: Expired May 14, 2007

Debtor: David S. Derbes Parish Council District Representative: Hon. Marty Gould

(Request for an extension of time)

Entering Parish Right-of-Way (Magnolia Drive), Ward 1, District 1

Amount: \$8,000.00 Expires: May 13, 2014

Debtor: Nicole & Robert Harris Parish Council District Representative: Hon. Marty Dean

(Request for an extension of time)

NEW BUSINESS

ADJOURNMENT

PLANNING
COMMISSION
MINUTES

DRAFT

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, APRIL 8, 2014
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

Note: Audio and video tapes of this meeting, produced by Parish employees, are considered part of these minutes. Should any action reflected in these written minutes be in conflict with said tapes, the audio/video tapes shall supercede the written minutes.

CALL TO ORDER

The regular meeting of the St. Tammany Parish Planning Commission was called to order by the Chairman, Dave Doherty.

ROLL CALL

Present: Cazaubon, Lorren, Hines, Richard, Willie, Matthews, Davis, Mannella, Drumm, Randolph

Absent:

Staff Present: Jeremy Harrison, Lauren K. Davis, Mike Sevante, Ron Keller, Jay Watson

INVOCATION

The Invocation was presented by Mrs. Cazaubon.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was presented by Mr. Lorren.

APPROVAL OF THE MARCH 11, 2014 MINUTES

Matthews moved to approve, second by Davis.

Yea: Cazaubon, Lorren, Hines, Richard, Willie, Matthews, Davis, Mannella, Drumm

Nay:

Abstain:

Absent: Randolph

CONSENT CALENDAR (Performance Obligations & Entering Parish Rights-of-Way)

Any items not pulled from the consent calendar are automatically dispensed by vote as approved and/or as per staff comments. Items pulled from the consent calendar shall be discussed and voted upon individually.

Matthews moved to pull the following items from the Consent Calendar: Entering Parish ROW(Bodet Lane/Pine Street), MS14-03-014, MS14-03-015, and MS14-03-016. Second by Davis.

Yea: Cazaubon, Lorren, Hines, Richard, Willie, Matthews, Davis, Mannella, Drumm

Nay:

Abstain:

Absent: Randolph

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, APRIL 8, 2014
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

Ozone Park Subdivision(Bodet Lane/Pine Street), Ward 4, District 5
Request to enter parish right-of-way for the purpose of gaining access to property
Debtor: McCalman, LLC Parish Council District Representative: Hon. Marty Gould

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Sam Camp/McCalman, LLC Opposition: Libby & Butch Bollich

Matthews moved to deny approval, second by Davis.

Yea: Cazaubon, Lorren, Hines, Richard, Willie, Matthews, Davis, Mannella, Drumm, Randolph

Nay:

Abstain:

MS14-03-014

Parcels 5-A-1, 5-A-2 & 5-A-5 into Parcels 5-A-1-A, 5-A-5-A, 6-A, 6-B, 7 & 8, Ward 1, District 1
Owner: Maurmont Properties, L.L.C. Surveyor: Acadia Land Surveying, L.L.C.
Parish Council District Representative: Hon. Marty Dean

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen/Jones Fussell Opposition: none

Cazaubon moved to approve this item subject to the waiver, second by Matthews.

Yea: Cazaubon, Lorren, Hines, Richard, Willie, Matthews, Davis, Mannella, Drumm, Randolph

Nay:

Abstain:

MS14-03-015

A 6.86 acre parcel into Parcels A and B, Ward 6, District 11
Owner: Michael & Kim Avocato Surveyor: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Steve Stefancik

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: none Opposition: none

Matthews moved to approve this item, second by Davis.

Yea: Cazaubon, Lorren, Hines, Richard, Willie, Matthews, Davis, Mannella, Drumm, Randolph

Nay:

Abstain:

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, APRIL 8, 2014
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

MS14-03-016

Lots 1, 3 & 4 into Lots 1A, 3A & 4A, Ward 4, District 5

Owner: N59 Ventures, L.L.C. Surveyor: Randall W. Brown & Associates, Inc.

Parish Council District Representative: Hon. Marty Gould

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Mike Saucier/N59 Ventures Opposition: none

Cazaubon moved to approve this item subject to the waiver, second by Hines.

Yea: Cazaubon, Lorren, Hines, Richard, Willie, Matthews, Davis, Mannella, Drumm, Randolph

Nay:

Abstain:

Matthews moved to approve the Consent Calendar less items pulled, second by Davis.

Yea: Cazaubon, Lorren, Hines, Richard, Willie, Matthews, Davis, Mannella, Drumm

Nay:

Abstain:

Absent: Randolph

PERFORMANCE OBLIGATIONS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

Entering Parish Right-of-Way (Ochsner Boulevard), Ward 1, District 1

Request to enter Parish right-of-way for the purpose of laying fiber optic cable

Debtor: Southern Light, LLC

Parish Council District Representative: Hon. Marty Dean

MINOR SUBDIVISIONS

-----**(End of consent calendar)**-----

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, APRIL 8, 2014
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

RESUBDIVISION REVIEW

RS14-04-018

South Abita Springs, Sq. 19, Lot 19-A into lots 19A1 & 19A2, Ward 3, District 2

Owner: Andrew Muller, et al Surveyor: D&S Surveyors, Inc.

Parish Council District Representative: Hon. Dennis Sharp

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: James Meier Opposition: none

Cazaubon moved to grant approval of this item, second by Hines.

Yea: Cazaubon, Lorren, Hines, Richard, Willie, Mannella, Drumm, Randolph

Nay: Matthews, Davis

Abstain:

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

SD14-04-003

Money Hill Plantation, Phase 7, Ward 6, District 6

Developer/Owner: Money Hill Plantation, L.L.C. Engineer: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Richard Tanner

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen, Jones Fussell Opposition: none

Randolph moved to grant tentative approval, second by Richard.

Yea: Cazaubon, Lorren, Hines, Richard, Willie, Matthews, Davis, Mannella, Drumm, Randolph

Nay:

Abstain:

PRELIMINARY SUBDIVISION REVIEW

FINAL SUBDIVISION REVIEW

DEVELOPMENTAL AGREEMENTS

PROPOSED AMENDMENTS TO ORDINANCE 499

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, APRIL 8, 2014
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

OLD BUSINESS

Entering Parish Right-of-Way (Partridge Street), Ward 4, District 5

Request to enter Parish right-of-way for the purpose of gaining access to property

Debtor: McCalman, LLC Parish Council District Representative: Hon. Marty Gould

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Sam Camp/McCalman LLC Opposition: none

Cazaubon moved to approve the extension of time for this item, second by Hines.

Yea: Cazaubon, Lorren, Hines, Richard, Willie, Matthews, Davis, Mannella, Drumm, Randolph

Nay:

Abstain:

NEW BUSINESS

ADJOURNMENT

Mr. Dave Doherty
Chairman

(CONSENT CALENDAR)

MINOR

SUBDIVISIONS

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of May 6, 2014)

CASE NO.: MS14-04-019

OWNER/DEVELOPER: Jackie and Terry Thomas
ENGINEER/SURVEYOR: John G. Cummings & Associates, Inc.

SECTION: 18 WARD: 1
TOWNSHIP: 6 South PARISH COUNCIL DISTRICT: 3
RANGE: 10 East

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

GENERAL LOCATION: The property is located on the south side of Gottschalk Road, northwest of Covington, Louisiana.

SURROUNDING LAND USES: North - rural residential
 South - rural residential
 East - rural residential
 West - rural residential

TOTAL ACRES IN DEVELOPMENT: 3.102
NUMBER OF LOTS/PARCELS: 2 TYPICAL LOT SIZE: 1.5 acres

ZONING: A-2 Suburban

REASONS FOR PUBLIC HEARING: One parcels is being accessed by a private drive

STAFF COMMENTARY:

Department of Development - Planning

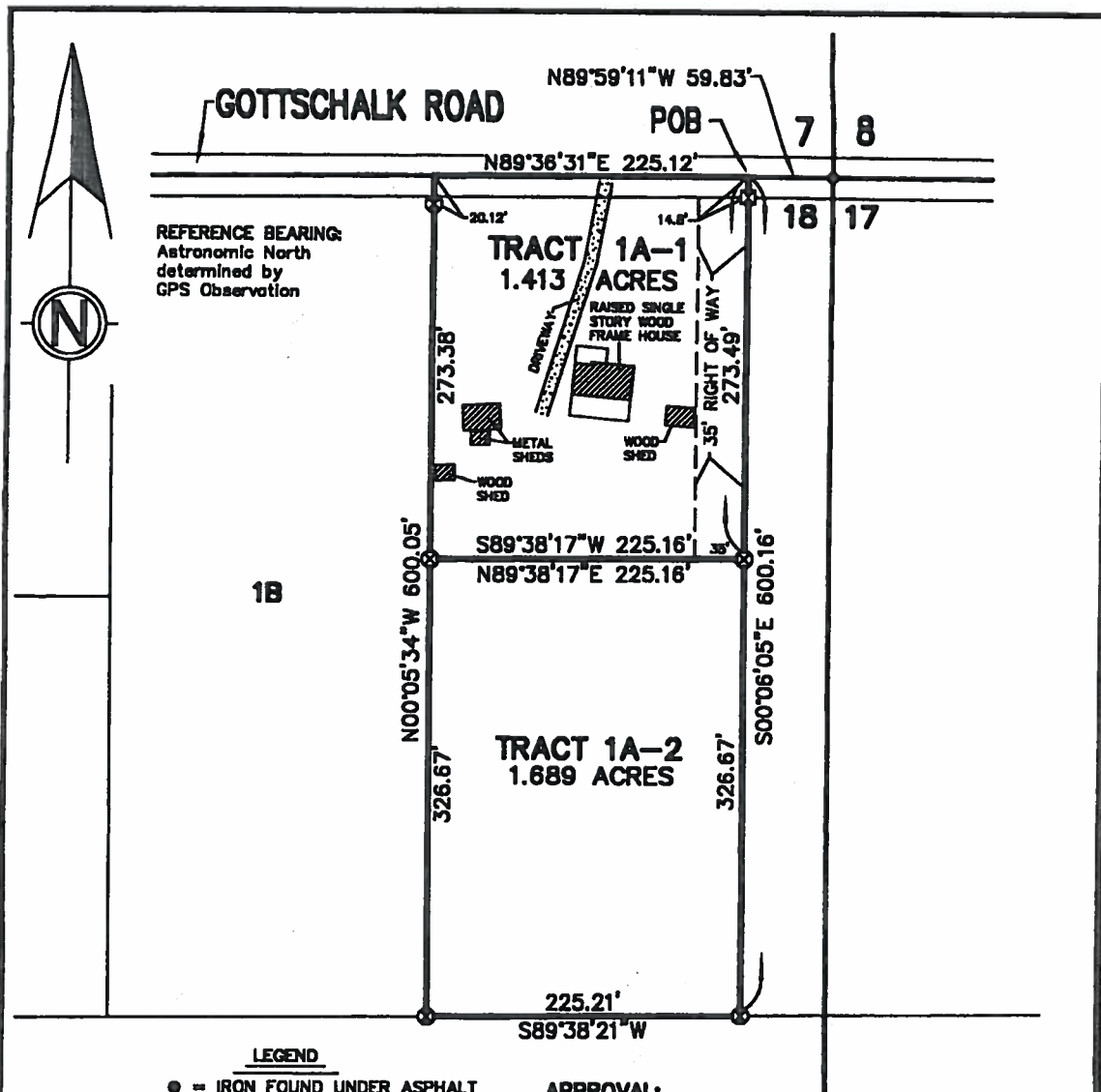
The owner is proposing to create two parcels from one parent parcel; and since the private drive will only provide access to the rear parcel within the minor subdivision, said drive is not required to be built to a parish standard pursuant to Section 40-045.01 Minimum Standards for a Private Drive, of Subdivision Regulatory Ordinance No. 499. Therefore, the staff has no objections to the proposed minor subdivision request.

Department of Engineering

None

Department of Environmental Services

None



LEGEND

- = IRON FOUND UNDER ASPHALT
- ⊠ = FENCE CORNER POST FOUND
- ⊙ = 1/2" IRON ROD FOUND
- ⊗ = 1/2" IRON ROD SET
- RS = REFERENCE SURVEY

APPROVAL:

A MINOR SUBDIVISION OF 3.102 ACRES INTO TRACTS 1A-1 & 1A-2, LOCATED IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

NOTE:

This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0125 C, dated October 17, 1989.

CHARIMAN/PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

REFERENCE SURVEY:

Survey of Lee Estates by Robert G. Barrilleaux, Surveyor, dated March 21, 1986, filed St. Tammany Parish Clerk of Court Map File No. 2263B.

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

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 RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

DATE FILED

FILE NO.

(985) 892-1549

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

COVINGTON, LA 70433

PLAT PREPARED FOR: **Jackie Thomas**

SHOWING A SURVEY OF: **A MINOR SUBDIVISION OF LAND LOCATED IN SECTION 18, TOWNSHIP 6 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'

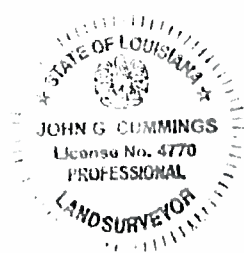
JOB NO.

14107

DATE:

APRIL 14, 2014

REVISED:



MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of May 6, 2014)

CASE NO.: MS14-04-20

OWNER/DEVELOPER: JDM Development, L.L.C.

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

SECTION: 25

WARD: 4

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 5

RANGE: 11 East

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

GENERAL LOCATION: The property is located on the southwest corner of LA Highway 59 and Dover Park Road, Mandeville, Louisiana.

SURROUNDING LAND USES: North - Interstate 12
 South - commercial
 East - commercial
 West - undeveloped

TOTAL ACRES IN DEVELOPMENT: 2.42

NUMBER OF LOTS/PARCELS: 2 TYPICAL LOT SIZE: 1 acre

ZONING: HC-2 Highway Commercial

REASONS FOR PUBLIC HEARING: One parcel does not meet the minimum one acre lot size.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create two parcels from one parent parcel. The reason for the public hearing is that one of the proposed lots (lot 1) does not meet the minimum lot size requirement of one acre. It appears that the owner has the necessary acreage to provide an additional 0.04 acres to lot 1 in order for said lot to meet code. Therefore, since the owner does not wish to provide this additional property to lot 1, the staff recommends denial of the proposed resubdivision request.

However, it should be noted that the parcel is zoned commercial in which district permits less than one (1) acre parcels, if not for having to comply with the minor subdivision code requirements.

Additionally, a waiver of the regulations is required in order to approve this minor subdivision request

relative to the lot size issue. Therefore, a 2/3rds majority vote of the full membership of the commission (8 members) is needed in order to approve pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499.

Department of Engineering

None

Department of Environmental Services

None

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TENTATIVE
SUBDIVISION
REVIEW

TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(As of May 6, 2014)

CASE NO.: SD14-05-003

PROPOSED SUBDIVISION NAME: MONEY HILL PLANTATION, PHASE 7 (REVISED)

DEVELOPER: Money Hill Plantation, L.L.C.

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

SECTION: 12

WARD: 6

TOWNSHIP: 6 South

PARISH COUNCIL DISTRICT: 6

RANGE: 12 East

TYPE OF DEVELOPMENT:

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

GENERAL LOCATION:

The property is located at the intersection of Camphill Drive and Fox Trot, west of Money Hill Parkway, near Talisheek, Louisiana.

SURROUNDING LAND USES:

- North - Single Family Residential
- South - Lake
- East - Single Family Residential
- West - Pond

TOTAL ACRES IN DEVELOPMENT: 45.1

NUMBER OF LOTS: 49 TYPICAL LOT SIZE: 1 acre +/-

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: Planned Unit Development P.U.D. (existing)

FLOOD ZONE DESIGNATION: C

STAFF COMMENTARY:

Department of Development - Planning

The owner has revised his tentative subdivision plat, which was heard at last month's meeting, by adding one additional lot (lot 440) at the end of the cul-du-sac, renumbered the lots and added some additional land to some of the lots. Otherwise, the plan is basically the same as before.

Informational Items:

1. Parish code requires that a land clearing permit be applied for and obtained through the Department of Development prior to the developer receiving a work order in conjunction with the preliminary subdivision review process.
2. A “preliminary draft” copy of the declaration of covenants and restrictions should be remitted to this department for review prior to the developer receiving a “work order” in conjunction with the preliminary subdivision approval process.

The staff recommends approval subject to the developer complying with all staff comments.

Department of Engineering

1. Revise restrictive covenants #8 from “35” to “60”;
2. Show detail specific to odd shaped cul de sacs.

Department of Environmental Services

None

TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(As of May 6, 2014)

CASE NO.: 14-05-004

PROPOSED SUBDIVISION NAME: THE ESTATES AT WATERCROSS

DEVELOPER: All State Financial Company

ENGINEER/SURVEYOR: Duplantis Design Group

SECTION: 47

WARD: 1

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 1

RANGE: 11 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 (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: The property is located on the northern end of Westshore Drive and east of LA Highway 21, south of Covington, Louisiana.

SURROUNDING LAND USES: North - single family residential
 South - commercial (undeveloped)
 East - undeveloped
 West - commercial

TOTAL ACRES IN DEVELOPMENT: 80.37

NUMBER OF LOTS: 145 TYPICAL LOT SIZE: 70' x 150'

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: A-4A Single Family Residential

FLOOD ZONE DESIGNATION: A-11, B & C

STAFF COMMENTARY:

Department of Development - Planning

Informational Items:

1. The proposed development has jurisdictional wetlands. Therefore, the developer should be required to submit a copy of an approved Army Corps of Engineers Permit to the Department of Engineering, if applicable, prior to receiving a "work order" in conjunction with the preliminary

subdivision review process.

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

The staff recommends approval subject to the developer complying with staff comments.

Department of Engineering

1. Remove "PARISH" from restrictive covenants #5;
2. Revise plat to show "100 NO CUT BUFFER" along rear of properties adjacent to drainage canal, Flowers Bayou, and Tchefuncte River;
3. Revise plat to show 80' ROW for Twin River Place since a median is shown;
4. The "100 No Cut Buffer" will have an effect on the buildable footprint of Lots 34 thru 39;
5. St. Tammany Parish currently maintains the large ditch along the northern limits of the project. However, the southern bank is very unstable and an additional thirty (30) feet is needed by the Department of Public Works to adequately maintain the ditch. Therefore St. Tammany Parish requests that the developer dedicate to the Parish the thirty (30) feet required.

Informational Items:

1. Scenic river permit will be required from Louisiana Department of Wildlife and Fisheries;
2. Fee in lieu of detention will be required at Preliminary Approval in the amount of 80.37Ac x \$2000 = \$160,740
3. A "Turn Around" will be required in advance of an entrance gate if installed in the future.

Department of Environmental Services

Informational Items:

None



Pat Brister
Parish President

St. Tammany Parish Government

Department Of Planning

P. O. Box 628

Covington, LA 70434

Phone: (985) 898-2529

Fax: (985) 898-3003

e-mail: planning@stpgov.org

DATE: 5/5/2014
TO: St. Tammany Parish Sheriff's Office
DEPARTMENT: Tax Licensing Division
FROM: Latif El-Amin
DEPARTMENT: Planning
RE: Home Occupation/Office

The applicant Rhonda Buie has received approval for the operation of a

Home Office at the following location :

231 Blue Crane Dr
Slidell, LA 70461
as per AP14-05-129

Should you have any questions, please contact me at (985) 898-2529.

Latif El-Amin

PRELIMINARY
SUBDIVISION
REVIEW

PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of May 6, 2014)

CASE NO.: SD14-05-003

SUBDIVISION NAME: Money Hill Plantation, Phase 7A

DEVELOPER: Money Hill Plantation, LLC

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

SECTION: 12

WARD: 6

TOWNSHIP: 6 South

PARISH COUNCIL DISTRICT: 6

RANGE: 12 East

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

TOTAL ACRES IN DEVELOPMENT: 24.837

NUMBER OF LOTS: 25 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: C

TENTATIVE APPROVAL GRANTED: Revised Tentative on this agenda for approval.

STAFF COMMENTARY:

Department of Engineering

1. The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site.
2. It is recommended that Preliminary submittal be approved.
3. No Maintenance Obligation is required since this is an extension of an existing PRIVATE subdivision.
4. No Mandatory Developmental fee is required at Final Submittal in accordance with Ordinance No. 04-0990 since a public hearing was held prior to January 1, 2005.

Department of Environmental Services

1. Plans and specifications for the construction of the project's water distribution lines and sewage collection lines have not yet been approved by the Department of Health and Hospitals as required.
2. No work order will be issued until the submitted plans and specifications are approved by the DHH.

Department of Development - Planning

None

PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of May 6, 2014)

CASE NO.: None

SUBDIVISION NAME: The Landings of Cross Gates, Ph. 5

DEVELOPER: Cross Gates, Inc.

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

SECTION: 38

WARD: 8

TOWNSHIP: 8 South

PARISH COUNCIL DISTRICT: 9

RANGE: 15 East

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

TOTAL ACRES IN DEVELOPMENT: 29.515

NUMBER OF LOTS: 50

AVERAGE LOT SIZE: 90' x 140'

SEWER AND WATER SYSTEMS: Central

ZONING: A-4

FLOOD ZONE DESIGNATION: A-4 & C

TENTATIVE APPROVAL GRANTED: August 12, 1997

STAFF COMMENTARY:

Department of Engineering

1. The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site.
2. It is recommended that Preliminary submittal be approved subject to the following:
 - a. Need typical roadway x-section on drainage plan;
 - b. Revise dedication statement on S/D plat to state that this is a PRIVATE S/D;
3. No Maintenance Obligation is required since this is an extension of a PRIVATE subdivision.

4. No Mandatory Developmental fee is required at Final Submittal in accordance with Ordinance No. 04-0990 since a public hearing was held prior to January 1, 2005.

Department of Environmental Services

None

Department of Development - Planning

None

FINAL
SUBDIVISION
REVIEW

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of May 6, 2014)

CASE NO.: SD05-12-033F2B

SUBDIVISION NAME: Pine Creek Acres, Phase 2B

DEVELOPER: Pine Creek Development, LLC
P. O. Box 1810
Covington, LA 70434

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

SECTION 42 WARD: 1
TOWNSHIP 7 South PARISH COUNCIL DISTRICT: 1
RANGE 10 East

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

TOTAL ACRES IN DEVELOPMENT: 11.881

NUMBER OF LOTS: 27 AVERAGE LOT SIZE: varies

SEWER AND WATER SYSTEMS: Central

ZONING: A-4

FLOOD ZONE DESIGNATION: A & C

STAFF COMMENTARY:

Department of Engineering

1. Periodic inspections have been made by this office during construction and the final inspection was made on April 25, 2014. The inspection disclosed that all asphalt roads are constructed, road shoulders are constructed and the roadside ditches are functioning.
2. The following minor uncompleted items existed at the time of the final inspection and will be completed before the plats are signed.
 - a. Need elevations at lot corners;
 - b. Need signage plan as-built drawing;
 - c. Show Flood Zone delineation line (s) between A & C
 - d. Need floppy disks or latest format;

- e. Need developer's signature on plat;
 - f. Need traffic & street name signs in accordance with Parish & MUTCD standards;
 - g. Need blue reflectors;
 - h. Need engineer's stamp on As-Built.
3. Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 1923.22 liner feet x \$12.00 per linear foot = \$23,100 for a period of one (1) year.
4. The staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats to be signed until all items are satisfactorily completed.
5. No Mandatory Developmental Fees are required since the developer has entered into a credit agreement.

Department of Environmental Services

A negative bacteriological report relative to the construction of the project's water system has not been issued by the LA DH&H/OPH as required by Section 40-070.0 of the Subdivision Regulatory Ordinance No. 499.

A letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system has not been issued by the utility provider as required.

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

Department of Development - Planning

None

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of May 6, 2014)

CASE NO.: SD05-12-033F2C

SUBDIVISION NAME: Pine Creek Acres, Phase 2C

DEVELOPER: Pine Creek Development, LLC
P. O. Box 1810
Covington, LA 70434

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

SECTION 42 WARD: 1
TOWNSHIP 7 South PARISH COUNCIL DISTRICT: 1
RANGE 10 East

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

TOTAL ACRES IN DEVELOPMENT: 16.439

NUMBER OF LOTS: 34 AVERAGE LOT SIZE: varies

SEWER AND WATER SYSTEMS: Central

ZONING: A-4

FLOOD ZONE DESIGNATION: A & C

STAFF COMMENTARY:

Department of Engineering

1. Periodic inspections have been made by this office during construction and the final inspection was made on April 25, 2014. The inspection disclosed that all asphalt roads are constructed, road shoulders are constructed and the roadside ditches are functioning.
2. The following minor uncompleted items existed at the time of the final inspection and will be completed before the plats are signed.
 - a. Show drainage arrow(s) for lot #84;
 - b. Need elevations at lot corners;
 - c. Need signage plan as-built drawing;
 - d. Need floppy disks or latest format;

- e. Need developer's signature on plat;
 - f. Need traffic & street name signs in accordance with Parish & MUTCD standards;
 - g. Need blue reflectors;
 - h. Need engineer's stamp on As-Built.
3. Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 1511.71 liner feet x \$12.00 per linear foot = \$18,100 for a period of one (1) year.
 4. The staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats to be signed until all items are satisfactorily completed.
 5. No Mandatory Developmental Fees are required since the developer has entered into a credit agreement.

Department of Environmental Services

A negative bacteriological report relative to the construction of the project's water system has not been issued by the LA DH&H/OPH as required by Section 40-070.0 of the Subdivision Regulatory Ordinance No. 499.

A letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system has not been issued by the utility provider as required.

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

Department of Development - Planning

None

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of May 6, 2014)

CASE NO.: SD05-08-021F1A-4

SUBDIVISION NAME: Terra Bella S/D, Phase 1A-4

DEVELOPER: Terra Bella Group, LLC

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

SECTION 45	SECTION 46	WARD: 1
TOWNSHIP 7 South	T 7 S	PARISH COUNCIL DISTRICT: 1
RANGE 10 East	R 11 E	

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)

TOTAL ACRES IN DEVELOPMENT: 8.77

NUMBER OF LOTS: 27 AVERAGE LOT SIZE: varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: A6 & B

STAFF COMMENTARY:

Department of Engineering

1. Periodic inspections have been made by this office during construction and the final inspection was made on April 25, 2014. The inspection disclosed that the roads are not completed and the subsurface drainage has been installed
2. Since the infrastructure has not been completed the developer is requesting that a Performance Obligation be established for a period of six (6) months. See attached letter dated April 28, 2014 from the developer's attorney.
3. Should the Planning Commission approve the request for final approval a Performance Obligation will be required for the infrastructure remaining to be constructed. See attached letter dated May 1, 2014 from the developer's engineer.

4. The staff has reviewed the engineer's letter and agrees with the contents. It is recommended that a Performance Obligation be established in the amount of \$354,000 for a period of six (6) months.
5. No Warranty Obligation is required at this time and will be established upon completion of the infrastructure.
5. No Mandatory Developmental Fees are required since the developer has entered into a Voluntary Developmental Agreement and has paid all current fees.

Department of Environmental Services

A negative bacteriological report relative to the construction of the project's water system has not been issued by the LA DH&H/OPH as required by Section 40-070.0 of the Subdivision Regulatory Ordinance No. 499.

A letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system has not been issued by the utility provider as required.

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

Department of Development - Planning

None

WILLIAM J. JONES, JR.
A. WAYNE BURAS
JEFFREY D. SCHOEN
JOHN R. WALKER
SAM J. COLLETT, JR.
MARGARET H. KERN
CALVIN P. BRASSEAU
PAUL J. MAYRONNE
BAILEY DIRMANN MORSE

JONES FUSSELL, L.L.P.
ATTORNEYS AT LAW
NORTHLAKE CORPORATE PARK, SUITE 103
1001 SERVICE ROAD EAST, HIGHWAY 190
R.O. BOX 1810
COVINGTON, LOUISIANA 70434-1810

TELEPHONE (985) 892-4801
FAX (985) 892-4925

A. WAYNE BURAS
AWB@JONESFUSSELL.COM

April 28, 2014

VIA POST MAIL & EMAIL: chhattaway@stpgov.org

Mr. Earl Magner
St. Tammany Parish
Department of Engineering
P.O. Box 628
Covington, LA 70434

RE: Terra Bella Subdivision – Phase 1A-4 Final Approval
Our File No. S16102

Dear Mr. Magner:

Terra Bella Group, LLC has filed a request for final approval of Phase 1A-4 consisting of an additional twenty-seven (27) lots in the Terra Bella Subdivision development, and the request is on the Planning Commission Agenda for the May 13, 2014, meeting.

All major infrastructure within the subdivision is in place, including retention ponds, parks, playgrounds, and major roadways. The phase under construction is 27 additional residential lots as shown on the major development plan.

Terra Bella Group, LLC presently has seventeen (17) lots in Phase 1A-4 under multiple purchase agreements which are scheduled to close on or before May 31, 2014. Many of the lot purchases have houses under design and are waiting for a closing. Terra Bella Group, LLC is under a construction contract with Larry Loyd Construction Company, Inc., as a bonded contract for completion of all improvements in Phase 1A-4 on or before June 1, 2014. We feel confident that all work shall be completed on or before that date, and in an effort to close lot sales within the Purchase Agreement time frame, we are requesting permission to post a letter of credit with St. Tammany Parish guaranteeing the final completion of all improvements in order to have the final approval voted on for completion.

The bank letter of credit shall further guarantee completion of the improvements not completed as of the inspection by our project engineer, Kelly J. McHugh & Associates, Inc. as of Thursday, May 1, 2014. Inasmuch as the contractor shall continue work from May 1, 2014, through the meeting date on May 13, 2014, we shall update the report through the date of the meeting which should disclose further the completion of improvements.

Your granting of the final approval subject to the posting of a bond for completion should allow us to complete all improvements before the end of May and close on the lot sales within the contractual timeframe.

I would further point out that the real estate contracts in question were executed in early fall of 2013, and as a result of various weather delays, the time frame necessary for completion of some engineering items and extension of the start date due to weather conditions, the process has taken longer than expected. I further note that completion of all improvements shall be guaranteed not only by the bond appurtenant to the construction contract with Larry Loyd Construction Co., Inc., but in addition thereto will be guaranteed by the developer's bank letter of credit.

We look forward to the completion of the remaining improvements and appreciate your consideration.

Sincerely yours,

JONES FUSSELL, L.L.P.



A. Wayne Buras
Attorney for Terra Bella Group, LLC

AWB/ct

cc: Kelly J. McHugh (*via email*)
Seamus M. Loman (*via email*)
Randall C. Meyer (*via email*)
Robert S. Boh (*via email*)



Kelly McHugh
&
Associates, Inc.

May 1, 2014

St. Tammany Parish
Dept of Engineering
Attn: Earl Magner
PO Box 628
Covington, LA 70434

RE: Terra Bella, Ph 1A-4

Earl,

The uncompleted construction items remaining as of today, May 1st, are: subbase, soil cement, concrete alleys, asphalt streets, curb & gutters, and final grade and seed.

These are detailed on a copy of the construction contract and total \$353,834.50.

I hope this is sufficient for your needs. I let me know if you need anything else.

Sincerely,

Kelly McHugh, PE, PLS

KJM/kah

cc://Wayne Buras
Seamus

POND / FUTURE

1	15" RCP	\$	552.00	\$	-	\$	-
2	24" RCP	\$	1,840.00	\$	-	\$	-
3	30" RCP	\$	1,000.00	\$	-	\$	-
4	36" RCP	\$	3,744.00	\$	-	\$	-
5	48" ULTRAFLO CMP	\$	2,470.00	\$	-	\$	-
6	48" ULTRAFLO CMP BAND	\$	133.00	\$	-	\$	-
	SUBTOTAL	\$	9,739.00	\$	-	\$	-

IV. PAVING

1	GRUB & SHAPE (50' ROW)	\$	13,620.00	\$	6,810.00	\$	-
2	GRUB & SHAPE (20' ROW)	\$	4,000.00	\$	2,000.00	\$	-
3	6" SUB-BASE	\$	15,174.00	\$	-	\$	-
4	EXCAVATION / EMBANKMENT	\$	24,000.00	\$	12,000.00	\$	-
5	8" SOIL CEMENT STAB. BASE	\$	8,325.00	\$	-	\$	-
6	12" SOIL CEMENT STAB. BASE	\$	64,770.00	\$	-	\$	-
7	6"-4000PSI CONCRETE (ALLEYS)	\$	37,966.00	\$	-	\$	-
8	4" ASPHALT	\$	153,642.50	\$	-	\$	-
9	6" BARRIER CURB	\$	37,037.00	\$	-	\$	-
10	12" FLAT GUTTER	\$	17,370.00	\$	-	\$	-
11	FINAL GRADE & SEED	\$	6,800.00	\$	-	\$	-
12	EROSION CONTROL	\$	750.00	\$	-	\$	-
	SUBTOTAL	\$	383,454.50	\$	8,810.00	\$	-

353.0345

V. CONSTRUCTION ROAD

1	CLEAR & STRIP		N/A		N/A		N/A
2	CRUSHED CONCRETE	\$	19,500.00	\$	-	\$	19,500.00
	SUBTOTAL	\$	19,500.00	\$	-	\$	19,500.00

TOTAL SEWER:	\$	-
TOTAL WATER:	\$	-
TOTAL DRAINAGE:	\$	94,722.78
TOTAL PAVING:	\$	-
TOTAL CONSTRUCTION ROAD:	\$	19,500.00

TOTAL BILLED THIS INVOICE:	\$	114,222.78
10% RETAINAGE:	\$	11,422.27
TOTAL DUE THIS INVOICE:	\$	102,800.51

CONTRACT AMOUNT: \$ 774,517.08

TOTAL BILLED TO DATE:	\$	390,133.58
TOTAL RETAINAGE TO DATE:	\$	39,013.35
TOTAL PAID TO DATE:	\$	248,319.72
TOTAL AMOUNT DUE:	\$	102,800.51

OLD BUSINESS

WILLIAM J. JONES, JR.
A. WAYNE BURAS
JEFFREY D. SCHOEN
JOHN R. WALKER
SAM J. COLLETT, JR.
MARGARET H. KERN
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1001 SERVICE ROAD EAST, HIGHWAY 190
P.O. BOX 1810
COVINGTON, LOUISIANA 70434-1810

TELEPHONE (985) 892-4801
FAX (985) 892-4925

A. WAYNE BURAS
AWB@JONESFUSSELL.COM

April 3, 2014

Ron Keller
Senior Land Use Planner
St. Tammany Parish
PO Box 628
Mandeville, LA 70470

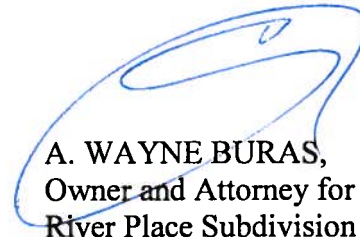
RE: River Place Subdivision – Subdivision Name Change
Our File: S15214.3

Dear Mr. Keller:

Please place under “Old Business” on your planning agenda a request for recognition of a name change for “*River Club*” Subdivision to “*River Place*” Subdivision, all located at the intersection of Interstate Highway 12 and Tchefuncte River in Sections 47 and 49, Township 7 South, Range 11 East, St. Tammany Parish. This project has previously obtained tentative approval and preliminary approval with work orders in the Parish subdivision review process.

Sincerely yours,

JONES FUSSELL, L.L.P.



A. WAYNE BURAS,
Owner and Attorney for
River Place Subdivision

AWB/ct

cc: (via email)
Kelly J. McHugh
Matthew J. Bennett
Paul J. Mayronne



Pat Brister
Parish President

St. Tammany Parish Government

Department of Engineering

P. O. Box 628
Covington, LA 70434
Phone: (985) 898-2552
Fax: (985) 898-5205
Email: eng@stpgov.org

May 6, 2014

OLD BUSINESS

May 13, 2014 Agenda

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

Re: Enter Parish R.O.W. (Res. No. 06-249)
Unopened Portion of 4th St. & 5th St. (Between Jefferson Ave. & Madison Ave.)
Tammany Hill S/D
For the Purpose of Gaining Access to Property

Honorable Commissioners:

The above referenced resolution was adopted on November 14, 2006 (copy attached for ready reference).

The resolution states that the petitioner must submit all documentation within six (6) months from the date of adoption.

The original petitioner, 10th Street Land Company has not furnished all documentation required within the six (6) month period.

However, David S. Derbes, 308 S. Tyler St., Suite 3, Covington, LA 70433 currently has a purchase agreement with the original petitioner and is requesting an extension of time to develop the property.

Since the time has expired for the original petitioner to furnish all documentation, the following action is required by the Planning Commission to allow the new petitioner to proceed with the project.

ACTION REQUIRED:

1. Approve new petitioner;
2. Extend adoption date to May 13, 2014 thereby extending the six (6) month submittal of documentation to November 13, 2014 and the completion date to May 13, 2016.

Sincerely,



Charles E. Williams, P.E.

Parish Engineer/Director of Engineering

xc: Honorable Marty Gould
Mr. Earl J. Magner, P.E., P.L.S.
Mr. Ron Keller

Mr. Jeremy R. Harrison, E.I.
Mr. David S. Derbes
Scalfano Engineering, Inc.

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. 06-249

TITLE: A RESOLUTION AUTHORIZING 10TH STREET LAND COMPANY, LLC TO ENTER PARISH RIGHT-OF-WAY.

**SUB-TITLE: A RESOLUTION GRANTING PERMISSION 10TH STREET LAND COMPANY LLC, 60 NORTH LARK STREET, NEW ORLEANS, LA 70124; TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF 4TH AND 5TH STREETS BETWEEN JEFFERSON AND MADISON AVENUES, LOCATED WITHIN TAMMANY HILLS SUBDIVISION, FOR THE PURPOSE OF GAINING ACCESS TO PROPERTY.
WARD 3, DISTRICT 5.**

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

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and/or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. The drainage and road design with soil borings must meet the Asphalt road standards as established under the "Subdivision Regulatory Ordinance". The Parish's engineer may require additional off-site work to minimize the potential impact of the proposed construction with special emphasis regarding drainage. The plans must include sewerage and water systems, where applicable. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. Any developer/applicant proposing to develop lots within a "dormant subdivision" or "subdivision of record" must submit for review and approval of the Parish Engineer a drainage plan that meets the detention requirements of Subdivision Regulatory Ordinance No. 499. Where applicable, such developer/applicant shall be entitled to claim a credit toward drainage impact fees due the parish under the authority of the "St. Tammany Parish Drainage Impact Fee Ordinance" (Sec. 2-009.00 Part IV (B)(8) and, where applicable, shall be entitled to claim credit/reimbursement from any drainage impact fees that have been paid into the "Drainage Impact Fee Escrow Account" by the owner or owners of lots that are not owned by the developer/applicant but would be receiving the benefits of said storage requirements.
5. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish takes over the maintenance.
6. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right-of-way.

Revised January 3, 2006,

7. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.

8. That the petitioner post a Performance Letter of Credit in the amount of \$54,400 for a period of six (6) months.

9. That the petitioner agree to post a Warranty Obligation upon completion of the project.

10. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual (s) until the time that the access is upgraded to Parish standards and accepted into the Parish's Selective Road Maintenance System.

11. That the petitioner and any assignees agrees to provide maintenance for this access at his/hers own expense until such time as the Parish agrees to accept this portion of right-of-way into the Parish's Selective Road Maintenance System.

12. Petitioner acknowledges and accepts full responsibility for the installation and maintenance of drainage, specifically from the on-site mechanical sewerage treatment plants, on the public right of way he/she seeks permission to enter.

13. That the petitioner agrees to provide the Parish with the necessary drainage and utility servitude along the roadways being constructed.

14. That the petitioner shall submit a copy of the current owner's deed.

15. That the petitioner shall produce proof that the right-of-way is dedicated to the Parish.

16. That the petitioner shall produce from the U.S. Army Corps of Engineers either: a written statement that the road is not in a wetland area, within the meaning of Section 404 of the federal "Clean Water Act" or a Section 404 Permit under the federal "Clean Water Act" authorizing the opening of the portion of the right-of-way in question.

17. That the petitioner shall submit a site plan of Petitioner's property and the unopened right-of-way.

18. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE, WARD 3, DISTRICT 5.

19. That the petitioner must agree to participate in a front foot assessment in upgrading the road to a hard surface standard meeting Parish requirements, in the future.

20. That the petitioner provide the right-of-way to be opened meets the current right-of-way widths as established through the Parish's "Subdivision Regulatory Ordinance". If the petitioner can not provide the required right-of-way for a two-way access, the petitioner may provide a one-way street if it provides connection to two (2) public roads. The provision allows a one (1) way access as long as the one (1) way access provides an entrance and a different exit to an approved roadway.

21. That the petitioner submit as-built drawings certifying that road is constructed within the parish right-of-way.

22. That the petitioner submit all documentation required within SIX (6) months 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 JAY DE LA HOUSSAYE, SECONDED BY DEWEY SPIES; A VOTE THEREON RESULTED IN THE FOLLOWING:

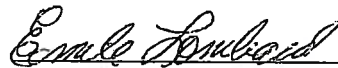
YEA: Jay de la Houssaeye, James Scroggins, Anthony Goff, Bernie Willie, Anthony Lang, Dewey Spies, Joseph Riviere, Jr. and R. Dale Mackie

NAY: None

ABSTAIN: None

ABSENT: Martha Cazaubon

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 14th DAY OF November, 2006, AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

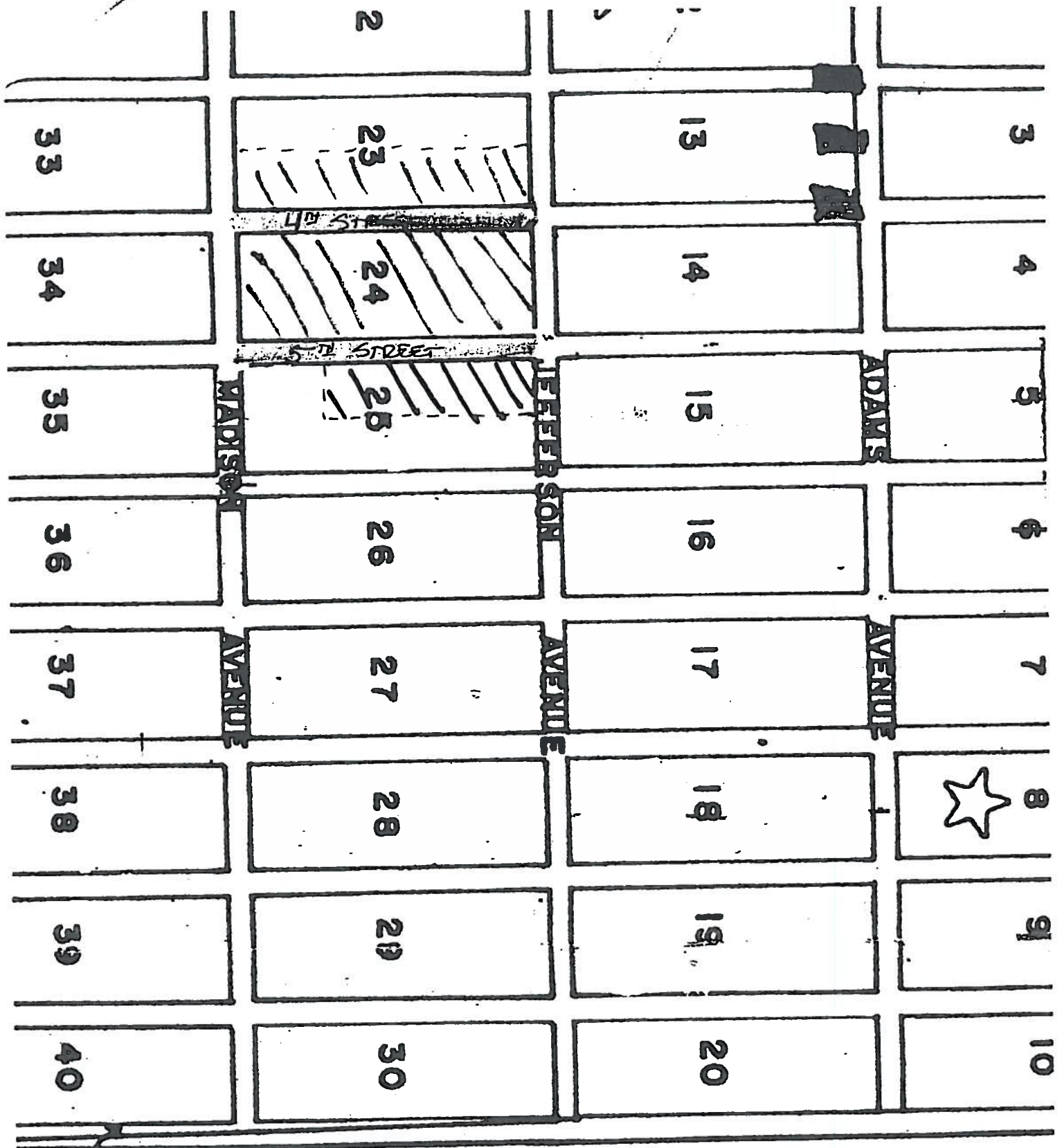


EMILE LOMBARD, CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:



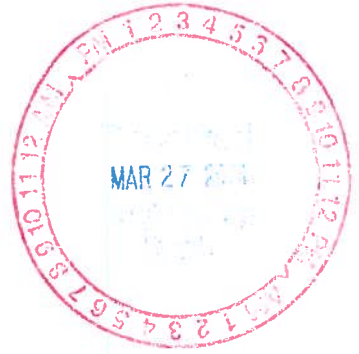
RON KELLER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION



10TH STREET LAND CO.
60 NORTH LARK ST.
NEW ORLEANS, LA 70124

4TH & 5TH STREETS
Between JEFFERSON
and MADISON AVENUES
Tammany Hills S/D

David S. Derbes
308 S. Tyler Street, Suite 3
Covington, LA 70433



March 25, 2014

Mr. Eddie Williams
Director, Department of Engineering
P.O. Box 628
Covington, LA 70434

Re: Resolution #06-249, Request for Extension

Dear Mr. Williams,

Back in 2006 a resolution was passed (# 06-249) pertaining to a proposed development of a number of lots in South Abita Springs Subdivision, located in Squares, 23, 24 & 25. The developer of record was "Tenth Street Land Company, LLC". I hereby request an extension of time for the completion of work covered by the resolution. Work was stopped, as I understand, due to the economic recession. I currently have an agreement to purchase the property covered under the resolution and respectfully request an extension of time to develop the property.

Thank you for your consideration of this request.

Sincerely,

David S. Derbes

Off: 985 - 892 - 8980
Fax: 985 - 892 - 7332
Cell: 985 - 264 - 2990

dsderbes@gmail.com



Pat Brister
Parish President

St. Tammany Parish Government

Department of Engineering

P. O. Box 628
Covington, LA 70434
Phone: (985) 898-2552
Fax: (985) 898-5205
Email: eng@stpgov.org

May 6, 2014

OLD BUSINESS

May 13, 2014 Agenda

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

Re: Enter Parish R.O.W. (Res. No. 10-113)
Magnolia Drive - River Forest S/D
For the Purpose of Gaining Access to Property

Honorable Commissioners:

The above referenced resolution was adopted on December 14, 2010 (copy attached for ready reference) and was extended at the November 12, 2013 meeting.

The extension states that the petitioner must submit all documentation within six (6) months from the date of adoption.


The petitioner cannot furnish all documentation required within the six (6) month period and is requesting an additional extension of time (see attached copy of his email dated April 21, 2014).

Since the time will expire to furnish all documentation, the following action is required by the Planning Commission to allow the petitioner to proceed with the project.

ACTION REQUIRED:

1. Extend adoption date to May 13, 2014 thereby extending the six (6) month submittal of documentation to November 13, 2014 and the completion date to May 13, 2016.

Sincerely,



Charles E. Williams, P.E.
Parish Engineer/Director of Engineering

xc: Honorable Marty Dean
Mr. Earl J. Magner, P.E., P.L.S.
Mr. Ron Keller
Mr. Jeremy R. Harrison, E.I.
Nicole & Robert Harris

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. 10-113

TITLE: A RESOLUTION AUTHORIZING NICOLE & ROBERT HARRIS OR ASSIGNEE, TO ENTER PARISH RIGHT-OF-WAY.

**SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO NICOLE & ROBERT HARRIS OR ASSIGNEE - 10426 MIDDLE ROSE LANE, HOUSTON, TX, 77070; TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF MAGNOLIA DRIVE, RIVER FOREST SUBDIVISION FOR THE PURPOSE OF GAINING ACCESS TO PROPERTY.
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 AGGREGATE road standards as established under the "Subdivision Regulatory Ordinance." The Parish's engineer may require additional off-site work to minimize the potential impact of the proposed construction with special emphasis regarding drainage. The plans must include sewerage and water systems, where applicable. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. Any developer/applicant proposing to develop lots within a "dormant subdivision" or "subdivision of record" must submit for review and approval of the Parish Engineer a drainage plan that meets the detention requirements of Subdivision Regulatory Ordinance No. 499. Where applicable, such developer/applicant shall be entitled to claim a credit toward drainage impact fees due the Parish under the authority of the "St. Tammany Parish Drainage Impact Fee Ordinance" (Sec. 2-009.00 Part IV (B) (8) and, where applicable, shall be entitled to claim credit/reimbursement from any drainage impact fees that have been paid into the "Drainage Impact Fee Escrow Account" by the owner or owners of lots that are not owned by the developer/applicant but would be receiving the benefits of said storage requirements.
5. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy, including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish takes over the maintenance.
6. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.

7. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
8. That the petitioner post a Performance Letter of Credit in the amount of \$8,000 for a period of six (6) months.
9. That the petitioner agree to post a Warranty Obligation upon completion of the project.
10. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual (s) until the time that the access is upgraded to Parish standards and accepted into the Parish's Selective Road Maintenance System.
11. That the petitioner and any assignees agrees to provide maintenance for this access at his/her own expense until such time as the Parish agrees to accept this portion of right of way into the Parish's Selective Road Maintenance System.
12. Petitioner acknowledges and accepts full responsibility for the installation and maintenance of drainage, specifically from the on-site mechanical sewerage treatment plants, on the public right of way he/she seeks permission to enter.
13. That the petitioner agrees to provide the Parish with the necessary drainage and utility servitude along the roadways being constructed.
14. That the petitioner shall submit a copy of the current owner's deed.
15. That the petitioner shall produce proof that the right of way is dedicated to the Parish.
16. That the petitioner shall produce from the U.S. Army Corps of Engineers either: a written statement that the road is not in a wetland area, within the meaning of Section 404 of the Federal "Clean Water Act" or a Section 404 Permit under the Federal "Clean Water Act" authorizing the opening of the portion of the right of way in question.
17. That the petitioner shall submit a site plan of Petitioner's property and the unopened right of way.
18. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE, WARD 1 DISTRICT 1.
19. That the petitioner provide the right of way to be opened meets the current right of way widths as established through the Parish's "Subdivision Regulatory Ordinance". If the petitioner cannot provide the required right of way for a two-way access, the petitioner may provide a one-way street if it provides connection to two (2) public roads. The provision allows a one (1) way access as long as the one (1) way access provides an entrance and a different exit to an approved roadway.
20. That the petitioner submit as-built drawings certifying that road is constructed within the Parish right of way.

21. That the petitioner submit all documentation required within SIX (6) months 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 Jay de la Houssaye, SECONDED BY Mr. Anthony Goff; A VOTE THEREON RESULTED IN THE FOLLOWING:

YEA: Martha Cazaubon, Jay de la Houssaye, John Sammons, Karen Vander, Anthony Goff, Bernie Willie, Bill Matthews, Dave Doherty, Jr. and R. Dale Mackie.

NAY: None

ABSTAIN: None

ABSENT: James "Jimmie" Davis

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 14th DAY OF December 2010, AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.



EMILE LOMBARD, CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:



RON KELLER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION

Colleen H. Hattaway

From: Kyle Harris <khnh@sbcglobal.net>
Sent: Monday, April 21, 2014 10:58 AM
To: Colleen H. Hattaway

To St Tammany board members

Recently you granted us 6 months for the construction of our ROW into our property (resolution No. 10-113). We apologize we have not been able to accomplish the project in the time that we were granted. Due to the wetlands mitigation taking longer than expected. Not to mention the large cost of the mitigation plus the actual parish standards road cost we have run into a few snags. We are asking for more time to complete our project. We are doing everything in our power to expedite our project but due to many unforeseen obstacles we are requesting an additional six month extension to complete the necessary objectives to start our project.

Thank you

Sincerely

Robert Kyle Harris

Sent from my iPad