

TUESDAY, OCTOBER 13, 2015

Planning Commission Meeting

SUPPLEMENTAL INFORMATION

PACKET

ADDED OR AMENDED ITEMS:

- REV15-07-001 (added to agenda that applicant requests postponement until the Nov. 10th meeting)
- 2015-29-MSP (amended engineering comment on staff report)
- SD13-06-002F (added staff comment No. 1 under planning department)

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, OCTOBER 13, 2015
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

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 SEPTEMBER 8, 2015 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

Entering Parish Right-of-Way (Henrietta Street), Ward 4, District 5
Request to enter Parish right-of-way for the purpose of laying and connecting sewer and water lines
Debtor: Relo DG, L.L.C. Parish Council District Representative: Hon. Marty Gould
(POSTPONED AT THE SEPTEMBER 8, 2015 MEETING)

Entering Parish Right-of-Way (South Lane & East Court), Ward 4, District 5
Request to enter Parish right-of-way for the purpose of installing fiber optic cables
Debtor: Hunt Communications, L.L.C. Parish Council District Representative: Hon. Marty Gould

MINOR SUBDIVISIONS

2015-28-MSP

A 1.834 acre parcel into parcels A & B, Ward 1, District 3
Owner: B&B Contracting, Inc. Surveyor: Randall W. Brown & Associates, Inc.
Parish Council District Representative: Hon. James "Red" Thompson

**AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
OCTOBER 13, 2015
MANDEVILLE, LOUISIANA**

2015-29-MSP

Parcel C into parcels C-1 thru C-4, Ward 2, District 6
Owner: Linda Keating Fussell Surveyor: LS Land Surveying, L.L.C.
Parish Council District Representative: Hon. Richard Tanner

2015-30-MSP

A 22.238 acre parcel into parcels A thru E, Ward 4, District 5
Owner: Favaloro Heritage Heights, L.L.C. Surveyor: John G. Cummings & Associates
Parish Council District Representative: Hon. Marty Gould

2015-31-MSP

Parcel B into parcels B-1 & B-2, Ward 3, District 2
Owner: Lennie L. Crawford Surveyor: LS Land Surveying, L.L.C.
Parish Council District Representative: Hon. Dennis Sharp

2015-32-MSP

A 17.95 acre parcel into parcels A & B, Ward 3, District 2
Owner: Thomas & Abigail Bullock Surveyor: LS Land Surveying, L.L.C.
Parish Council District Representative: Hon. Dennis Sharp

2015-33-MSP

Lot A and a portion of unplatted land into lot A1 & A2, Ward 9, District 14
Owner: RDG Properties, L.L.C. Surveyor: J.V. Burkes & Associates, Inc.
Parish Council District Representative: Hon. T.J. Smith

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

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

REV15-07-001

Revocation of a portion of South Azalea Drive, Flowers Estates Subdivision, Ward 1, District 1
Applicant: Viola Living Trust & Terry and Gary O'Brien Surveyor: John G. Cummings & Associates
Parish Council District Representative: Hon. Marty Dean
(POSTPONED AT THE SEPTEMBER 8, 2015 MEETING)
(APPLICANT REQUESTS POSTPONEMENT UNTIL THE NOVEMBER 10, 2015 MEEETING)

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

**AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
OCTOBER 13, 2015
MANDEVILLE, LOUISIANA**

TENTATIVE SUBDIVISION REVIEW

2015-34-TP

Whispering Forest, Ward 1, District 3

Developer/Owner: Bob Hesson Engineer: Arrow Engineering & Consulting

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

PRELIMINARY SUBDIVISION REVIEW

FINAL SUBDIVISION REVIEW

SD05-08-021-1A8

Terra Bella, Phase 1A-8, Ward 1, District 1

Developer/Owner: Terra Bella Group, L.L.C. Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

SD13-06-002F

Audubon Trail, Ward 3, District 5

Developer/Owner: Step Three Investments Engineer: McLin Taylor, Inc.

Parish Council District Representative: Hon. Marty Gould

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

LIVAUDAIS AND LIVAUDAIS

ATTORNEYS AT LAW

4600 HIGHWAY 22 - SUITE 9

MANDEVILLE, LOUISIANA 70471-2891

F. Pierre Livaudais, P.C. *
Marian M. Livaudais

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Fax (985) 626-1184

PLEASE RESPOND TO:
P. O. Box 367
Covington, LA. 70434-0367

October 9, 2015

Mr. Ron Keller
Senior Land Use Planner
St. Tammany Parish
21490 Koop Drive
Mandeville, Louisiana 70471

VIA FAX TRANSMISSION ONLY
(985) 898-3003

RE: Revocation of a portion of South Azalea Drive
Flower Estates, St. Tammany Parish, Louisiana

Dear Mr. Keller:

As a follow up to a conversation today with Helen Lambert, my clients, Dale and Terri Viola, and Marty Dean, Councilman for the district, would like to request a continuance of the hearing on the revocation of South Azalea Drive until the next monthly meeting.

We met yesterday with Shannon Davis who has agreed to work on a new approach to resolve the issues which Public Works has with the revocation of the street.

I will be in touch with you once we have hear from Mr. Davis.

Yours very truly,



F. Pierre Livaudais

FPL:gbk

cc: Mr. and Mrs. Dale A. Viola

VIA EMAIL TRANSMISSION ONLY

**MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of October 6, 2015)**

CASE NO.: 2015-29-MSP

OWNER/DEVELOPER: Linda Keating Fussell

ENGINEER/SURVEYOR: LS Land Surveying, L.L.C.

SECTION: 28

WARD: 2

TOWNSHIP: 5 South

PARISH COUNCIL DISTRICT: 6

RANGE: 11 East

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

GENERAL LOCATION: The property is located on the northwest corner of Million Dollar Road and Blaze Lane (private drive), north of Covington, Louisiana.

SURROUNDING LAND USES: North - low density residential
South - low density residential
East - low density residential
West - low density residential

TOTAL ACRES IN DEVELOPMENT: Parcel C (7.46 acres)

NUMBER OF LOTS/PARCELS: 4 TYPICAL LOT SIZE: 1+ acres

ZONING: A-2 Suburban

REASONS FOR PUBLIC HEARING: Owner has revised the layout of their minor subdivision.

STAFF COMMENTARY:

Department of Development - Planning

The owner received approval of a minor subdivision for this property (Parcel C) back in 2013; however the owner now wants to revise their minor subdivision by reconfiguring the lots and moving the private drive to the east side of the property as opposed to the west side.

Department of Engineering

Standard engineering practices relative to traffic safety and providing emergency vehicle access necessitate the need for a turnaround at the end of the private drive.

Department of Environmental Services

None

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of October 6, 2015)

CASE NO.: 2015-10-FP

SUBDIVISION NAME: AUDUBON TRAIL (Previously Audubon Oaks)

DEVELOPER: Step Three Investments

ENGINEER/SURVEYOR: McLin, Taylor, Inc.

SECTION 15
TOWNSHIP 7 South
RANGE 11 East

WARD: 3
PARISH COUNCIL DISTRICT: 5

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)

TOTAL ACRES IN DEVELOPMENT: 17.896

NUMBER OF LOTS: 76 AVERAGE LOT SIZE: 55' x 90'

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

STAFF COMMENTARY:

Department of Engineering

1. Periodic inspections have been made by this office during construction and the final inspection was made on September 23, 2015. The inspection disclosed that the base course of asphalt has been constructed with the wearing course to be applied at a later date. Detention ponds have been constructed. Temporary signage has been installed.
2. The following minor uncompleted items existed at the time of the final inspection and will be completed before the plats are signed.

SUBDIVISION PLAT

- a. Need 9-1-1 addresses;
- b. Label drainage servitude width at the rear of Lots #1-25 and state "Maintained by H.O.A.";
- c. Restrictive covenant No 13 needs to be revised to 60' not 35';

TRAFFIC & SIGNAGE

- d. Need blue reflectors at fire hydrants;
- e. End of road signs need to be installed;

GENERAL

- f. The as-built drawings did not include a Professional Engineer's live stamp;
- g. The plans are still titled as "Audubon Oaks". All plans need to be changed to Audubon Trails;
- h. Need Base Test results;
- I. Need Asphalt Tests results;
- j. Need utility trench bedding test results;
- k. Need utility trench backfill test results;
- l. Need computer disc or latest format for Plat & As-Built Paving/Drainage drawings;
- m. Need BMPs at roadway catch basins and rear lot drainage flush grates. Grade the rear of Lots #26-41, #49-67 where needed to provide positive flow;

SEWER AND WATER

- n. 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;
 - o. A negative bacteriological report relative to the construction of the project's water system has not been issued by the LA DH;
 - p. \$20.00 in water and sewer fees are still outstanding.
3. Should the Planning Commission approve the request for final approval a Performance Obligation will be required for the asphalt roadway in the amount of 3007 linear feet x 1/4 x \$40.00 per linear foot of asphalt roadways = \$30,100 for a period of six (6) months covering the cost of wearing course that will be applied at a later date.
4. No warranty obligation is required at this time. However, one will be established for two (2) years upon release of Performance Obligation.
5. 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.
6. Mandatory Developmental Fees are required as follows:

Road Impact Fee = \$1077 per lot x 76 lots = \$81,852
Drainage Impact Fee = \$1114 per lot x 76 lots = \$84,664

Fees are due before subdivision plats can be signed.

Department of Planning

- 1. The developer has agreed to hard surface the walking path.

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 DIRMAN MORSE

JONES FUSSELL, L.L.P.

ATTORNEYS AT LAW
NORTHLAKE CORPORATE PARK, SUITE 103
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P.O. BOX 1810
COVINGTON, LOUISIANA 70434-1810

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

October 7, 2015

Via Email

St. Tammany Parish
Department of Development
c/o Mr. Ron Keller, Senior Planner
21490 Koop Drive
Mandeville, Louisiana 70471

Re: Audubon Trail
Walking Path Surface

Dear Ron:

Please allow this letter to serve as confirmation that the walking paths identified on the final plat for Audubon Trail will be hard surfaced (either concrete or asphalt). Should you have any further questions regarding the walking paths, please do not hesitate to contact me.

Sincerely,



Paul J. Mayronne

PJM:lmr

cc: Step Three Investments, L.L.C.
Mr. Earl Magner