

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, APRIL 14, 2015
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 MARCH 10, 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 (Molitor Street), Ward 4, District 7
Request to enter Parish right-of-way for the purpose of gaining access to property
Debtor: Claire & Bruce Ennis Parish Council District Representative: Hon. Jacob Groby

Entering Parish Right-of-Way (Nellie Drive & Daney Street), Ward 8, District 14
Request to enter Parish right-of-way for the purpose of installing an 8" water line
Debtor: AT&T Parish Council District Representative: Hon. T.J. Smith

Entering Parish Right-of-Way (Valmont Street), Ward 4, District 10
Request to enter Parish right-of-way for the purpose of gaining access to property
Debtor: Judith Chatelain Parish Council District Representative: Hon. Maureen O'Brien

Entering Parish Right-of-Way (Moore's Road), Ward 4, District 10
Request to enter Parish right-of-way for the purpose of laying and connecting a sewer force main & stormwater discharge pipe
Debtor: Leisure Recreation & Entertainment, Inc. Parish Council District Representative: Hon. Maureen O'Brien

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
APRIL 14, 2015
MANDEVILLE, LOUISIANA

Entering Parish Right-of-Way (Westshore Drive), Ward 1, District 1
Request to enter Parish right-of-way for the purpose of making roadway improvements
Debtor: All State Financial Co. Parish Council District Representative: Hon. Marty Dean

MINOR SUBDIVISIONS

MS15-03-012

A 3.88 acre parcel into Tracts 1-A, 1-B & 1-C, Ward 10, District 6
Owner: Dragonfly Enterprises, Inc. Surveyor: John G. Cummings & Associates
Parish Council District Representative: Hon. Richard Tanner

MS15-03-013

A 0.822 acre parcel into Parcels A & B, Ward 3, District 2
Owner: Marilyn Bunel Surveyor: John G. Cummings & Associates
Parish Council District Representative: Hon. Dennis Sharp

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

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

REV14-12-002

Revocation of a portion of Algiers Street, Slidell, Louisiana, Ward 8, District 12
Applicant: Own Your Own, L.L.C. Surveyor: J.V. Burkes & Associates, Inc.
Parish Council District Representative: Hon. Jerry Binder
(POSTPONED AT THE MARCH 10, 2015 MEETING)
(APPLICANT REQUESTS POSTPONEMENT INDEFINITELY -to be pulled from agenda)

RESUBDIVISION REVIEW

RS15-03-026

River Forest Country Club, Sq. 3, lot 6 into lots 6-A and 6-B, Ward 1, District 3
Petitioner: Pleasantville, L.L.C. Surveyor: John G. Cummings & Associates, Inc.
Owner: Pleasantville, L.L.C. Parish Council District Representative: Hon. James "Red" Thompson

RS15-04-028

Town of Mandeville, Square 242 & a portion of 257 into lots 1 thru 29, Ward 4, District 7
Petitioner: James Coate Surveyor: Kelly McHugh & Associates, Inc.
Owner: James Coate Parish Council District Representative: Hon. Jake Groby

DORMANT SUBDIVISION REVIEW

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
APRIL 14, 2015
MANDEVILLE, LOUISIANA

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

SD07-04-009P

Tantella Ranch, Ward 1, District 3

Developer/Owner: Bruno Brothers Real Estate, Mgt. & Dev. Engineer: Arrow Engineering & Const.

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

(The developer is requesting a name change to "Magnolia Mound" - see under "Old Business")

(POSTPONED AT THE MARCH 10, 2015 MEETING)

FINAL SUBDIVISION REVIEW

SD02-07-019F

Wadsworth, Ward 4, District 5

Developer/Owner: The Azby Fund and Wadsworth Estates, L.L.C. Engineer: G.E.C., Inc.

Parish Council District Representative: Hon. Marty Gould

(DEVELOPER REQUESTS POSTPONEMENT)

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

SD07-04-009P

Tantella Ranch, Ward 1, District 3

Developer/Owner: Bruno Brothers Real Estate, Mgt. & Dev. Engineer: Arrow Engineering & Const.

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

(The developer is requesting a name change to "Magnolia Mound")

(POSTPONED AT THE MARCH 10, 2015 MEETING)

Ruelle Court, Ward 1, District 1

Parish Council District Representative: Hon. Marty Dean

(Developer is requesting an extension of time to acquire a work order)

(POSTPONED AT THE MARCH 10, 2015 MEETING)

NEW BUSINESS

ADJOURNMENT

PLANNING
COMMISSION
MINUTES

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, MARCH 10, 2015
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 Mannella.

ROLL CALL

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

Absent:

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

INVOCATION

The Invocation was presented by Mr. Randolph.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was presented by Mr. Drumm.

APPROVAL OF THE FEBRUARY 10, 2015 MINUTES

Doherty moved to approve subject to corrections regarding section 18.051 of the Ordinance, second by Matthews.

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

Nay:

Abstain:

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.

****Note: All items were pulled from the Consent Calendar.***

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, MARCH 10, 2015
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

Entering Parish Right-of-Way (Magnolia Drive), Ward 1, District 1
Request to enter Parish right-of-way for the purpose of gaining access to property
Debtor: Nicole & Robert Harris 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: Kyle Harris/owner Opposition: none

Matthews moved to approve, second by Lorren.

**Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty,
Drumm, Randolph**

Nay:

Abstain:

Entering Parish Right-of-Way (Pine Street), Ward 4, District 5
Request to enter Parish right-of-way for the purpose of laying and connecting water line
Debtor: Wadsworth, L.L.C. 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: Opposition: none

Matthews moved to approve, second by Davis.

**Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty,
Drumm, Randolph**

Nay:

Abstain:

MINOR SUBDIVISIONS

MS15-02-009

A 3.68 acre parcel into Parcels A & B, Ward 4, District 4
Owner: Daniel & Deenie Reese Surveyor: LS Land Surveying, L.L.C.
Parish Council District Representative: Hon. Reid Falconer
A Public Hearing was opened for discussion of this case and the following individual(s) provided
testimony in favor of this request: Opposition: none

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, MARCH 10, 2015
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

Davis moved to approve, second by Richard.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Doherty, Drumm, Randolph

Nay: Matthews

Abstain:

MS15-02-010

A 3.105 acre parcel into Parcels 1, 2 & 3, Ward 9, District 12

Owner: Howard Faciane, et al. Surveyor: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Jerry Binder

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

Matthews moved to approve, second by Randolph.

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

Nay:

Abstain:

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

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

REV14-12-002

Revocation of a portion of Algiers Street, Slidell, Louisiana, Ward 8, District 12

Applicant: Own Your Own, L.L.C. Surveyor: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Jerry Binder

(POSTPONED AT THE FEBRUARY 10, 2015 MEETING)

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

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, MARCH 10, 2015
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

Doherty moved to postpone, second by Randolph.

**Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty,
Drumm, Randolph**

Nay:

Abstain:

RESUBDIVISION REVIEW

RS15-02-018

Town of Mandeville, Square 276 into lots 1 thru 7, Ward 4, District 7

Petitioner: Bill Johnson Surveyor: John G. Cummings & Associates, Inc.

Owner: Marigny Bill Johnson Parish Council District Representative: Hon. Jacob Groby

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

Davis moved to approve, second by Lorren.

**Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty,
Drumm, Randolph**

Nay:

Abstain:

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

**Matthews made a motion to combine comments concerning Preliminary and Final Review
for Northpark, Phase IV-B, but to vote on these two items separately. Second by Richard.**

**Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty,
Drumm, Randolph**

Nay:

Abstain:

MINUTES OF THE

ST. TAMMANY PARISH PLANNING COMMISSION MEETING

6:00 P.M. TUESDAY, MARCH 10, 2015

ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

SD12-04-002PIV-B

Northpark, Phase IV-B, Ward 3, District 5

Developer/Owner: Green Gate Northpark, L.L.C.

Engineer: Deep South Design Group

Parish Council District Representative: Hon. Marty Gould

(POSTPONED AT THE FEBRUARY 10, 2015 MEETING)

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

Richard moved to grant preliminary approval, second by Davis.

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

Nay:

Abstain:

SD07-04-009P

Tantella Ranch, Ward 1, District 3

Developer/Owner: Bruno Brothers Real Estate, Mgt. & Dev.

Engineer: Arrow Engineering & Const.

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

(The developer is requesting a name change to "Magnolia Mound" - see under "Old Business")

(DEVELOPER REQUESTS POSTPONEMENT UNTIL THE NEXT MEETING)

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

Doherty moved to postpone, second by Matthews.

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

Nay:

Abstain:

SD14-12-006P

Bedico Creek, Parcel 11, Ward 1, District 1

Developer/Owner: Bedico Creek Preserve, L.L.C.

Engineer: Kelly McHugh & Associates, Inc.

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: Paul Mayronne/Jones Fussell Opposition: none

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Randolph moved to grant preliminary approval, second by Lorren.

**Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty,
Drumm, Randolph**

Nay:

Abstain:

FINAL SUBDIVISION REVIEW

SD12-04-002FIV-B

Northpark, Phase IV-B, Ward 3, District 5

Developer/Owner: Green Gate Northpark, L.L.C. Engineer: Deep South Design Group

Parish Council District Representative: Hon. Marty Gould

(POSTPONED AT THE FEBRUARY 10, 2015 MEETING)

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

Richard moved to grant final approval, second by Davis.

Matthews moved to amend the motion to include the waiver.

Richard moved to grant final approval as amended, second by Davis.

**Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty,
Drumm, Randolph**

Nay:

Abstain:

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

SD07-04-009P

Tantella Ranch, Ward 1, District 3

Developer/Owner: Bruno Brothers Real Estate, Mgt. & Dev Engineer: Arrow Engineering

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

(The developer is requesting a name change to "Magnolia Mound")

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

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, MARCH 10, 2015
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

Lorren moved to postpone, second by Willie.

**Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty,
Drumm, Randolph**

Nay:

Abstain:

Ruelle Court, Ward 1, District 1

Parish Council District Representative: Hon. Marty Dean

(Developer is requesting an extension of time to acquire a work order)

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

Matthews moved to postpone, second by Doherty.

**Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty,
Drumm, Randolph**

Nay:

Abstain:

****Note: Commission asked Staff to request developer's presence at the April meeting.***

NEW BUSINESS

Happy Birthday Ron Keller!!

ADJOURNMENT

**Mr. Dave Mannella
Chairman**

(CONSENT CALENDAR)

ENTERING PARISH

RIGHTS-OF-WAY, SERVITUDES

AND/OR EASEMENTS

(DRAFT DATE APRIL 14, 2015)

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

TITLE: A RESOLUTION AUTHORIZING CLAIRE AND BRUCE ENNIS, TO ENTER PARISH RIGHT-OF-WAY.

**SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO CLAIRE AND BRUCE ENNIS, 675 AMERICA ST., MANDEVILLE, LA 70448; TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF MOLITOR ST.; TOWN OF MANDEVILLE UNINCORPORATED SUBDIVISION FOR THE PURPOSE OF GAINING ACCESS TO PROPERTY.
WARD 4 DISTRICT 7.**

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.

(DRAFT DATE APRIL 14, 2015)

RESOLUTION P.C. NO. _____
PAGE NO. 2 OF 3

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 \$4,000 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 4 DISTRICT 7.

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.

(DRAFT DATE APRIL 14, 2015)

RESOLUTION P.C. NO. _____
PAGE NO. 3 OF 3

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 _____, SECONDED BY
_____; A VOTE THEREON RESULTED IN THE
FOLLOWING:

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE _____ DAY OF
_____, 2015 AT A REGULAR MEETING OF THE PLANNING
COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

DAVID G. MANNELLA, CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

RON KELLER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION

(DRAFT DATE APRIL 14, 2015)

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

TITLE: A RESOLUTION AUTHORIZING AT&T, 110 CENTRAL ST., LAFAYETTE, LA 70501, TO ENTER PARISH RIGHT-OF-WAY.

**SUB-TITLE: A RESOLUTION GRANTING AT&T, 110 CENTRAL ST., LAFAYETTE, LA 70501, PERMISSION TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY PORTION OF NELLIE DR. AND DANEY ST., FOR THE PURPOSE OF INSTALLING AN 8" WATER LINE.
WARD 8 DISTRICT 14**

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

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and/or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish releases the Performance Obligation.
5. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right-of-way.
6. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
7. That the petitioner post a Performance Letter of Credit in the amount of \$11,700 for a period of six (6) months.

(DRAFT DATE APRIL 14, 2015)

RESOLUTION P.C. NO. _____
PAGE NO. 2 OF 2

8. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the R.O.W. by (an) individual (s) until the time that the project is satisfactorily completed.

9. That the petitioner shall submit a copy of the current owners' deed.

10. That the petitioner submit as-built drawings certifying that the utility lines are constructed in accordance with the approved drawing(s).

11. 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 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:

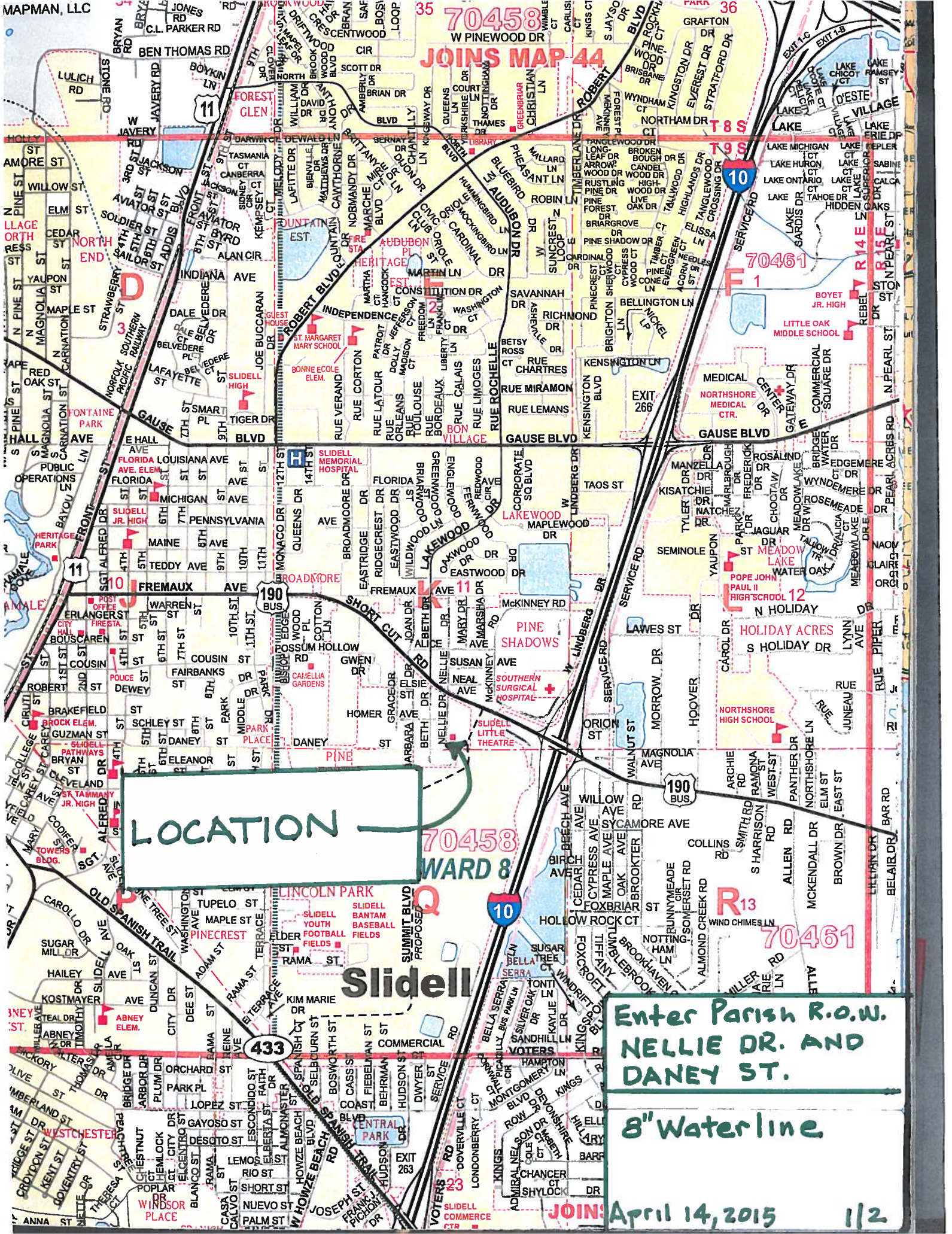
ABSENT:

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

DAVID G. MANNELLA, CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

RON KELLER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION



70458
JOINS MAP 44

70461

LOCATION

70458
WARD 8

Slidell

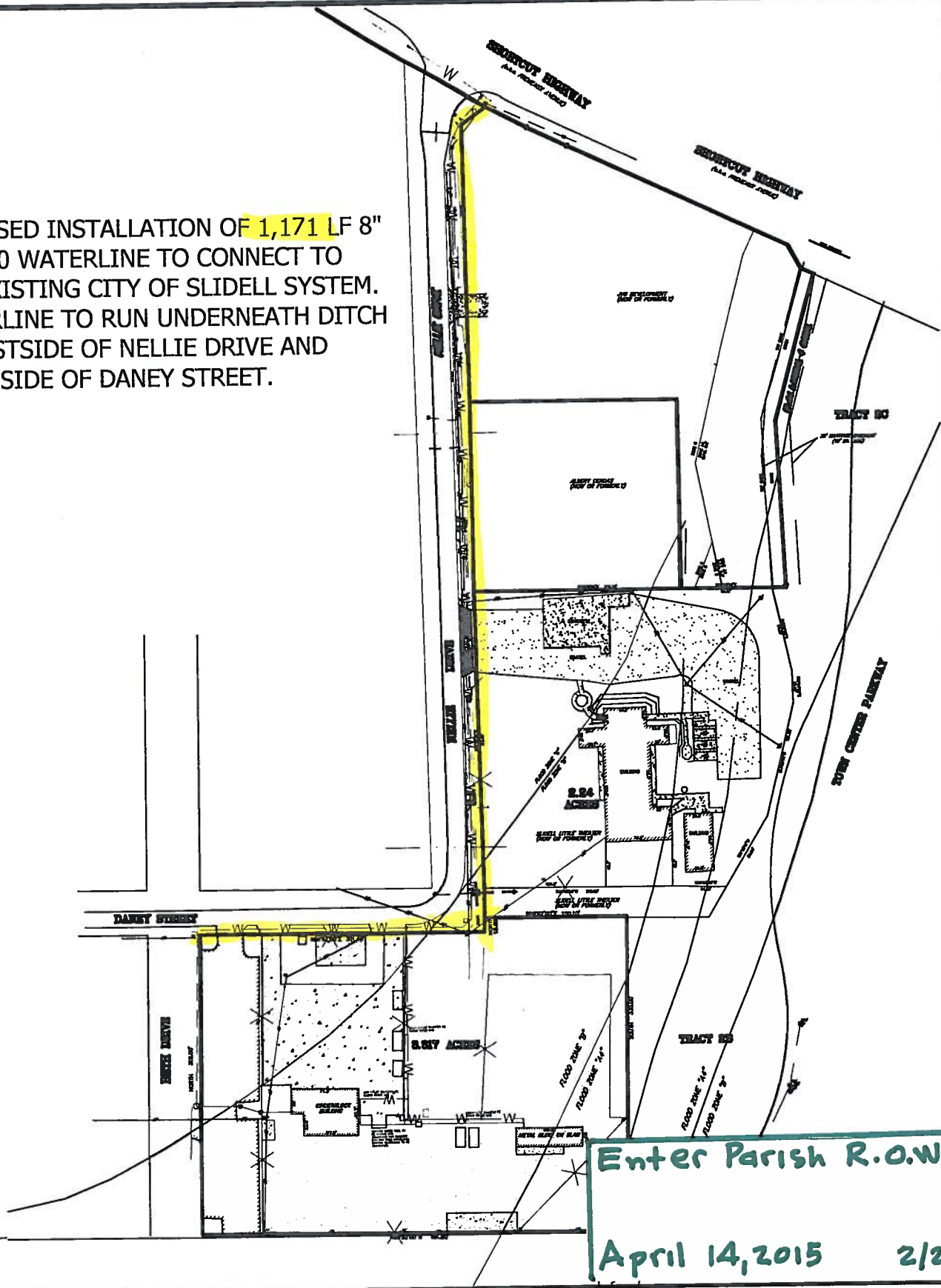
Enter Parish R.O.W.
NELLIE DR. AND
DANEY ST.

8" Waterline

JOINS April 14, 2015

1/2

PROPOSED INSTALLATION OF 1,171 LF 8" PE C900 WATERLINE TO CONNECT TO THE EXISTING CITY OF SLIDELL SYSTEM. WATERLINE TO RUN UNDERNEATH DITCH ON EASTSIDE OF NELLIE DRIVE AND SOUTHSIDE OF DANNEY STREET.



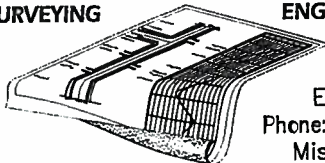
Enter Parish R.O.W.

April 14, 2015 2/2

DATE:
03/13/2015

SCALE:
1" = 150'

J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING • ENVIRONMENTAL



1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com
Phone: 985-649-0075 Fax: 985-649-0154
Mississippi Phone: 228-435-5800

**PROPOSED WATERLINE
ALONG NELLIE DRIVE
AND DANNEY STREET
ST. TAMMANY PARISH
LOUISIANA**

(DRAFT DATE APRIL 14, 2015)

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

TITLE: A RESOLUTION AUTHORIZING JUDITH CHATELAIN, TO ENTER PARISH RIGHT-OF-WAY.

**SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO JUDITH CHATELAIN, 1013 ALBERT ST., MANDEVILLE, LA 70448; TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF VALMONT ST., TOWN OF MANDEVILLE UNINCORPORATED SUBDIVISION, FOR THE PURPOSE OF GAINING ACCESS TO PROPERTY.
WARD 4 DISTRICT 10.**

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

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and /or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. The drainage and road design with soil borings must meet the ASPHALT road standards as established under the "Subdivision Regulatory Ordinance." The Parish's engineer may require additional off-site work to minimize the potential impact of the proposed construction with special emphasis regarding drainage. The plans must include sewerage and water systems, where applicable. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. Any developer/applicant proposing to develop lots within a "dormant subdivision" or "subdivision of record" must submit for review and approval of the Parish Engineer a drainage plan that meets the detention requirements of 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.

(DRAFT DATE APRIL 14, 2015)

RESOLUTION P.C. NO. _____
PAGE NO. 2 OF 3

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 \$7,200 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 4 DISTRICT 10.

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.

(DRAFT DATE APRIL 14, 2015)

RESOLUTION P.C. NO. _____
PAGE NO. 3 OF 3

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 _____, SECONDED BY
_____; A VOTE THEREON RESULTED IN THE
FOLLOWING:

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE ____ DAY OF
_____, 2015 AT A REGULAR MEETING OF THE PLANNING
COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

DAVID G. MANNELLA, CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

RON KELLER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION



St. Tammany Parish Government

Department of Engineering

P. O. Box 628

Covington, LA 70434

Phone: (985) 898-2552

Fax: (985) 898-867-5110

Email: eng@stpgov.org

Pat Brister
Parish President

April 7, 2015

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

Re: Enter Parish R.O.W.
Moore's Road
For the Purpose of Installing a 2" Sewer Force Main and a
3" Stormwater Discharge Pipe

Honorable Commissioners:

The original Resolution No. 13-113 was approved November 12, 2013 and a Performance Obligation in the amount of \$13,000 was established and furnished by the petitioner.

The petitioner is now requesting a change in the location of the utilities which increases the amount of the Performance Obligation and the project drawings location.

Therefore, a new resolution has been prepared for action by the Commission in accordance with their request for the revised location.

Sincerely,

A blue ink signature of Charles E. Williams, P.E. is written over a horizontal line.

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

xc: Honorable Maureen O'Brien
Mr. Ron Keller
Mr. Earl J. Magner, P.E., P.L.S.
Mr. Jeremy R. Harrison, E.I.
Leisure Recreation and Entertainment, Inc.
Mr. Tom Schreiner, P.E.

Draft Date April 14, 2015

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

TITLE: A RESOLUTION AUTHORIZING LEISURE RECREATION AND ENTERTAINMENT, INC. TO ENTER PARISH RIGHT-OF-WAY.

**SUB-TITLE: A RESOLUTION GRANTING LEISURE RECREATION AND ENTERTAINMENT, INC.; P. O. BOX 429; TAYLORS, SC 29687; PERMISSION TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY PORTION OF MOORE'S ROAD (ROAD ID# R04C029) FOR THE PURPOSE OF LAYING AND CONNECTING A 2" SEWER FORCE MAIN AND A 3" STORMWATER DISCHARGE PIPE
WARD 4 DISTRICT 10**

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

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and/or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish releases the Performance Obligation.
5. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right-of-way.
6. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
7. That the petitioner post a Performance Letter of Credit in the amount of \$14,600 for a period of six (6) months.

8. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the R.O.W. by (an) individual (s) until the time that the project is satisfactorily completed.

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

10. That the petitioner submit as-built drawings certifying that the utility lines are constructed in accordance with the approved drawing(s).

11. 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 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:

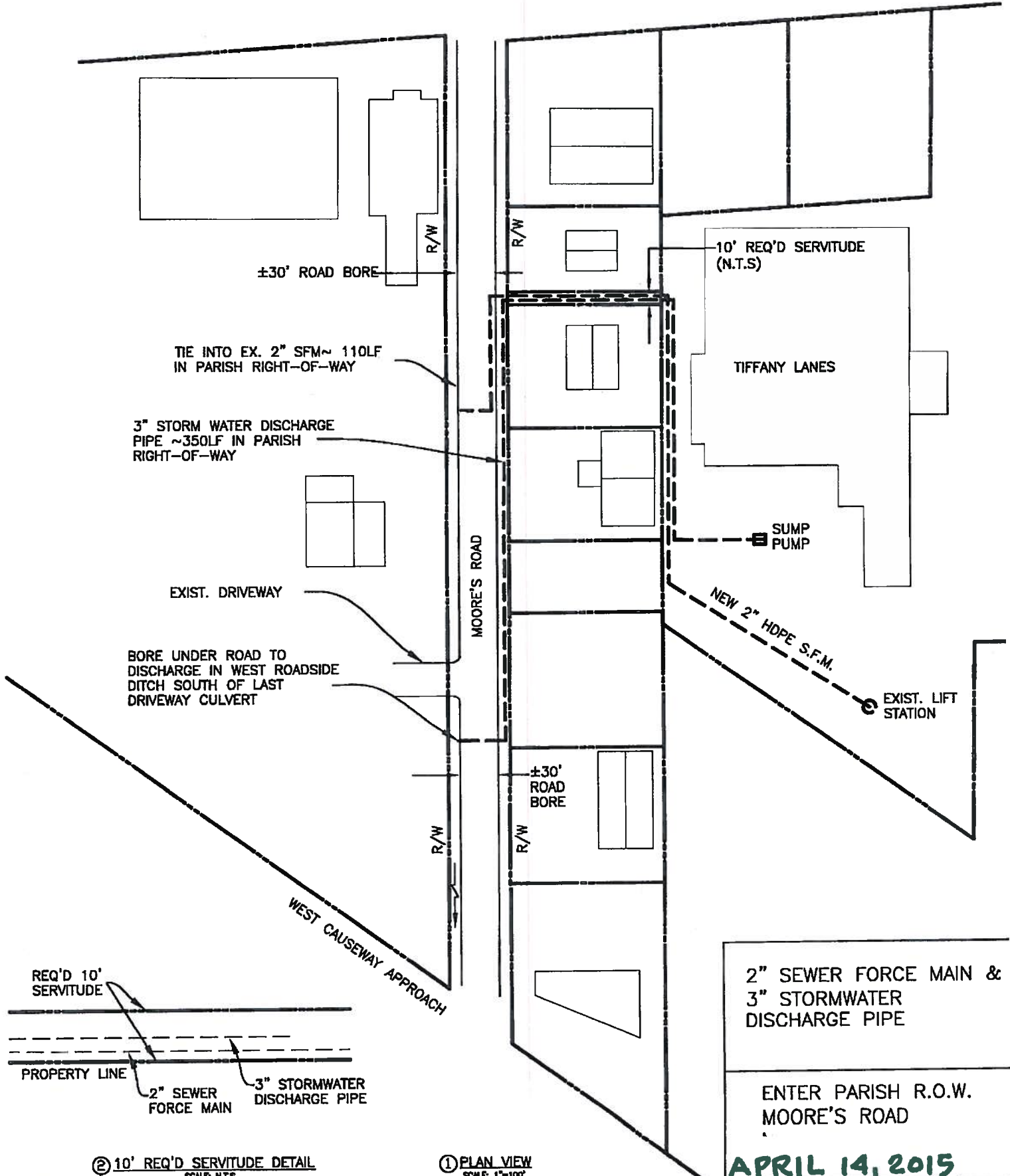
AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE _____ DAY OF _____, 2015 AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

DAVID G. MANNELLA, CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

RON KELLER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION

LA HWY 22



② 10' REQ'D SERVITUDE DETAIL
SCALE: N.T.S.

① PLAN VIEW
SCALE: 1"=100'

APRIL 14, 2015

PE# 14023

LEISURE RECREATION & ENTERTAINMENT, INC.

PINNACLE ENGINEERING L.L.C.
CONSULTING ENGINEERS

PROPOSED SEWER FORCE MAIN
& STORMWATER DISCHARGE

1.0

(DRAFT DATE APRIL 14, 2015)

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

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

**SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO ALL STATE FINANCIAL CO., 321 VETERANS BLVD., SUITE 201, METAIRIE, LA 70005; TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY A PORTION OF WESTSHORE DR.; COLONIAL PINNACLE NORD DU LAC SUBDIVISION, FOR THE PURPOSE OF ROADWAY IMPROVEMENTS.
WARD 4 DISTRICT 7.**

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 CONCRETE road standards as established under the "Subdivision Regulatory Ordinance." 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 insure the construction complies with Parish specifications.

7. That the petitioner post a Performance Letter of Credit in the amount of \$13,400 for a period of six (6) months.

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

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 agrees to provide maintenance for this access at his/her own expense until such time as the Parish releases the Warranty Obligation.

11. That the petitioner submit as-built drawings certifying that road is constructed in accordance with approved drawings.

12. 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 _____, SECONDED BY _____; A VOTE THEREON RESULTED IN THE FOLLOWING:

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE _____ DAY OF _____, 2015 AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

DAVID G. MANNELLA, CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

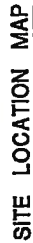
ATTEST:

RON KELLER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION

HORIZONTAL SCALE

20 30 40 50

1. CONSTITUTION IS SUPREMACY: THE SUPREMACY OF THE CONSTITUTION OVER ALL LAWS



One Call
BEFORE YOU DIG

(CONSENT CALENDAR)

MINOR

SUBDIVISIONS

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of April 7, 2015)

CASE NO.: MS15-04-012

OWNER/DEVELOPER: Dragonfly Enterprises, Inc.

ENGINEER/SURVEYOR: John G. Cummings & Associates, Inc.

SECTION: 19 WARD: 10
TOWNSHIP: 6 South PARISH COUNCIL DISTRICT: 6
RANGE: 12 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 north side of Becker Street and north of Abita Springs, Louisiana.

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

TOTAL ACRES IN DEVELOPMENT: 3.88

NUMBER OF LOTS/PARCELS: 3 TYPICAL LOT SIZE: 1 acre plus

ZONING: A-2 Suburban

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

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create three (3) parcels from one parent parcel; and since the private drive will only provide access to one (1) 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

REFERENCE BEARING:
Iron Pipe A to Iron Pipe B
West
(per Reference Survey)

POB is located S00°03'12"W 1333.06' from
the 1/4 Section Corner common to Sections
18 & 19, T6S, R12E.

LEGEND
⊗ = 1/2" IRON PIPE FOUND
⊙ = 1/2" IRON ROD FOUND
⊙ = 1/2" IRON ROD SET
RS = REFERENCE SURVEY

APPROVAL:

A MINOR SUBDIVISION OF TRACT NO. 1 BEING 3.860
ACRES, LOCATED IN SECTION 19, TOWNSHIP 6 SOUTH,
RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.

CHAIRMAN OF THE PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.

James A. Lindsay, II

PLAT PREPARED FOR:

SCALE
1" = 100'

DATE:

1-20-2015

THIS PLAT REPRESENTS A PHYSICAL
SURVEY MADE IN THE GROUND BY
JOHN G. CUMMINGS & ASSOCIATES
AND IS IN ACCORDANCE WITH THE
APPLICABLE STANDARDS OF PRACTICE
AND BEARS A CLASS C SURVEY.

PROFESSIONAL LAND SURVEYOR

A MINOR SUBDIVISION OF A PARCEL OF LAND LOCATED IN
SECTION 19, TOWNSHIP 6 SOUTH, RANGE 12 EAST, ST. TAMMANY
PARISH, LOUISIANA.

JOHN G. CUMMINGS & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

503 N. JEFFERSON AVE.

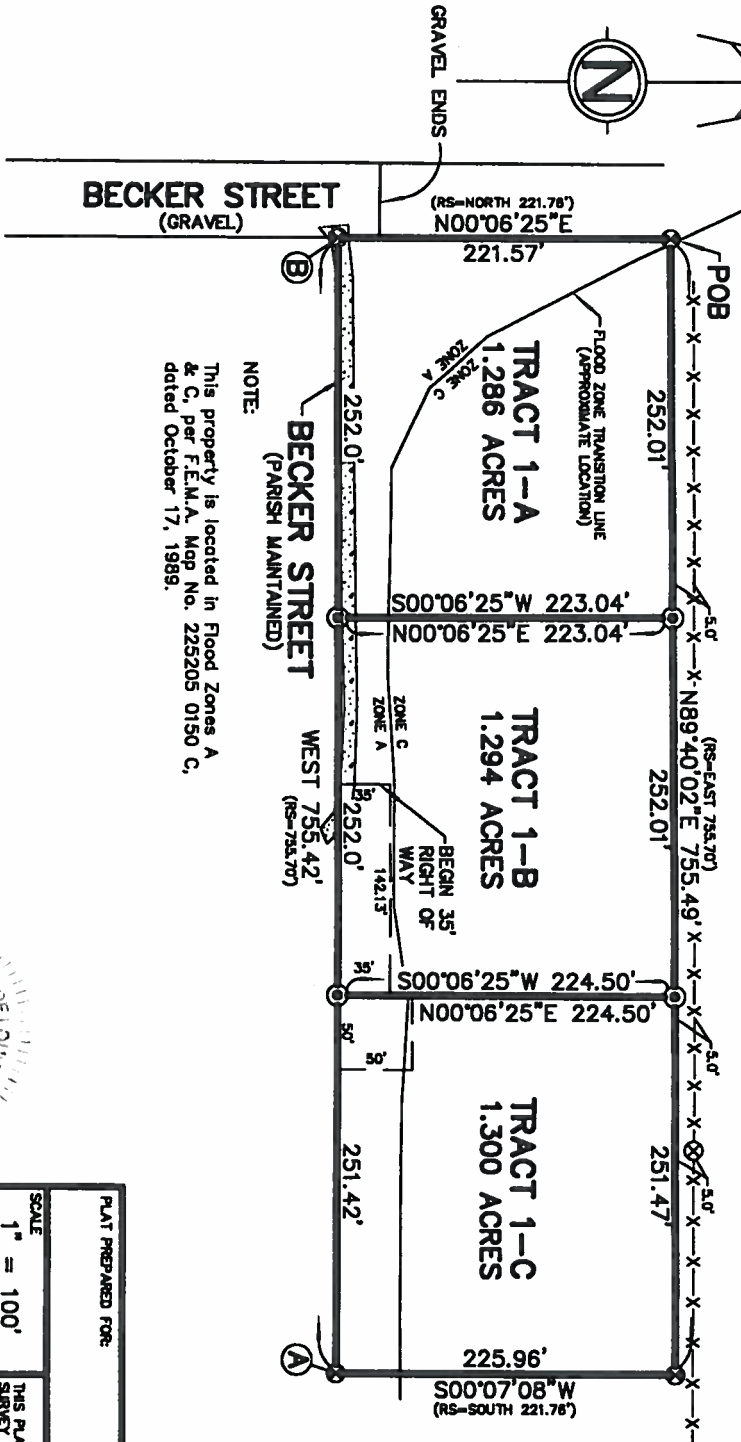
JOB NO.

14354-A

REFERENCE SURVEY:

Survey for Marcel E. Mangin by Errol E. Kelly, Surveyor,
filed St. Tammany Parish Clerk of Court Map File No.
2519A.

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



NOTE:

This property is located in Flood Zones A
& C, per F.E.M.A. Map No. 225205 0150 C,
dated October 17, 1989.

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of April 7, 2015)

CASE NO.: MS15-04-013

OWNER/DEVELOPER: Marilyn Bunel

ENGINEER/SURVEYOR: John G. Cummings & Associates, Inc.

SECTION: 11

WARD: 3

TOWNSHIP: 6 South

PARISH COUNCIL DISTRICT: 2

RANGE: 11 East

TYPE OF DEVELOPMENT: N/A 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 northeast corner of LA Highway 1081 and Smith Road, north of Covington, Louisiana.

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

TOTAL ACRES IN DEVELOPMENT: 0.822

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

ZONING: A-1 Suburban

REASONS FOR PUBLIC HEARING: Both parcels do not meet parish minimum lot size and width requirements for an A-1 Suburban zoning district.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create two (2) parcels from one parent parcel. Parish code requires that lots within an A-1 Suburban zoning district must have a minimum width of 300' of road frontage and a minimum of five (5) acres in size (based on density requirements).

However, the owner already has two existing homes on this small parcel and wants to resubdivide in order to create independent parcels of record for each.

Since a waiver of the regulations are required in order to approve this minor subdivision request relative to the lot frontage and size issues, a 2/3rds majority vote of the full membership of the commission (8 members) is needed to approve pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision

Regulatory Ordinance No. 499.

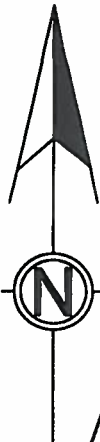
Department of Engineering

None

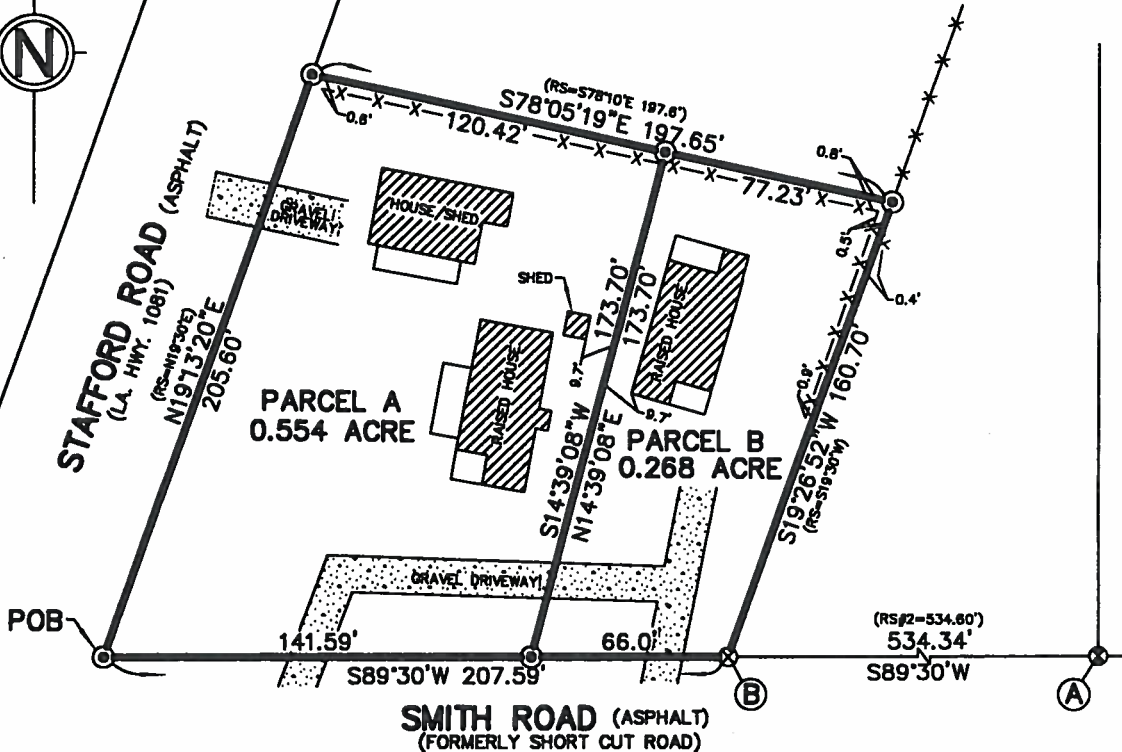
Department of Environmental Services

None

REFERENCE BEARING:
Iron Pipe A to Iron Pipe B
S89°30'W
(per Reference Survey No. 2)



LEGEND
 ⊗ = 1-1/4" IRON PIPE FOUND
 ⊙ = 1" IRON PIPE FOUND
 ⊖ = 1/2" IRON ROD SET
 RS = REFERENCE SURVEY NO. 1



POB is reported to be N86°45'E 579.3' from the
1/4 Section Corner common to Sections 11 & 14,
T6S, R11E.

NOTES:

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0150 C, dated October 17, 1989.
2. Building Setback Lines must be verified by St. Tammany Parish Planning Department.

APPROVAL:

A MINOR SUBDIVISION OF 0.822 ACRE INTO PARCELS A & B,
LOCATED IN SECTION 11, TOWNSHIP 6 SOUTH, RANGE 11
EAST, ST. TAMMANY PARISH, LOUISIANA.

CHAIRMAN OF THE PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.

REFERENCE SURVEYS:

1. Survey for Darol Amacker by Robert A. Berlin, Surveyor, dated January 17, 1969.
2. Survey for Joseph O. Lapina, Sr. by Edward L. Murphy, Surveyor, dated February 28, 1979.

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 COMPIING DATA FOR THIS SURVEY.

(985) 892-1549

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

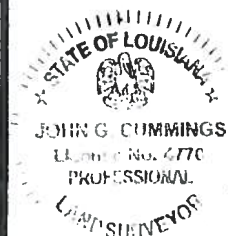
COVINGTON, LA 70433

PLAT PREPARED FOR: **Marilyn Bunel**

SHOWING A SURVEY OF: A MINOR SUBDIVISION OF A PARCEL OF LAND LOCATED
IN SECTION 11, TOWNSHIP 6 SOUTH, RANGE 11 EAST,
ST. TAMMANY PARISH, LOUISIANA, INTO PARCELS A & B.

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.

John G. Cummings
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 50'

JOB NO. 15031

DATE: 2-25-2015

REVISED:

REVOCATION/CLOSINGS

REVIEW

Ron Keller

From: Paul R. Richard, Jr., CPA <prichardjr@rdgproperties.com>
Sent: Tuesday, March 17, 2015 10:04 AM
To: Ron Keller
Cc: rt_randolph@bellsouth.net; Paul Richard; 'A.G. Crowe'
Subject: RE: Own Your Own: R.O.W. annexation: old spanish trail

Mr. Keller,
Please allow this email to serve as our formal request to remove our ROW annexation request from the current planning Commission's Agenda. We continue to experience difficulties in locating the neighboring property owners. Once this is accomplished, we will add our request back to the agenda for potential approval. Thank you for your assistance with this matter. We hope to have this resolved in the upcoming weeks.

Paul Richard, Jr.

From: Ron Keller [mailto:rkeller@stpgov.org]
Sent: Tuesday, March 17, 2015 9:52 AM
To: Paul R. Richard, Jr., CPA
Subject: FW: Own Your Own: R.O.W. annexation: old spanish trail

Mr. Richard:

Please review below the email I received from legal regarding the ownership issue of the property on the north side of Algiers Ave. I'm afraid some additional work is needed by your abstractor to confirm and for you to contact the owner of said property to the north in order to proceed forward.

Additionally, since your revocation request has been on the Planning Commission's docket for the last three months, I will need your permission (per email response) to pull this off the agenda (indefinite postponement) which can be put back on the docket at any time once this issue is resolved; otherwise the case could be denied at the next meeting and you would have to start all over again.

Please advise at your earliest convenience.

Sincerely,

Ron Keller
Senior Planner

From: Deborah S. Henton
Sent: Tuesday, March 17, 2015 8:24 AM
To: Ron Keller
Cc: Joseph Alphonse; Kelly M. Rabalais
Subject: RE: Own Your Own: R.O.W. annexation: old spanish trail

Ron,

REVOCATION STAFF ANALYSIS REPORT

CASE NO.: REV14-12-002

NAME OF STREET OR ROAD: ALGIERS AVENUE

NAME OF SUBDIVISION: CENTRAL PARK

WARD: 8 PARISH COUNCIL DISTRICT: 12

PROPERTY LOCATION: The property is located in the northwest quadrant of Interstate 10 and LA Highway 433, southeast of Slidell, Louisiana,

SURROUNDING ZONING: Commercial & Single Family Residential

PETITIONER/REPRESENTATIVE: Own Your Own, L.L.C.

STAFF COMMENTARY:

(This case cannot proceed until the owner involves the property owner on the north side of the right-of-way in the revocation process.)

The applicant wishes to revoke an approximate 25' wide strip of Algiers Avenue to use for his business. Portions of said right-of-way have been revoked previously and the right-of-way abuts detention ponds to the north.

Recommendation:

The staff has reviewed the applicant's request and believes that the proposal is consistent relative to the Louisiana Revised Statutes governing the revocation of immovable property since the right-of-way does not appear to serve any public use or benefit, other than to the applicant. Therefore, the staff has no objections to the proposed revocation request subject to the survey being amended to reflect the following:

- "City of Slidell" needs to be removed from the legend and replaced with "St. Tammany Parish".
- A notation needs to be placed on the survey indicating that the 25' wide strip of Algiers Avenue will be assimilated into parcel 1-A-1 to the south.
- The surveyor needs to determine if there is any additional right-of-way between the 25' wide strip and the detention ponds to the north.

RESUBDIVISION

REVIEW

RESUBDIVISION STAFF ANALYSIS REPORT

CASE FILE NO: RS15-03-026

NAME OF SUBDIVISION: River Forest Country Club, Square 3

LOTS BEING DIVIDED: Lot 6 into lots 6-A and 6-B

SECTION: 36

WARD: 1

TOWNSHIP: 6 South

PARISH COUNCIL DISTRICT: 3

RANGE: 10 East

PROPERTY LOCATION: The property is located on the south side of Meadowlark Drive, south of Covington, Louisiana.

ZONING: A-1 Suburban

PROPERTY OWNER: Pleasantville, L.L.C.

STAFF COMMENTARY:

The owner is proposing to resubdivide lot 6 into two smaller parcels to utilized exclusively for access to two technically "landlocked" acreage parcels behind said lot (see surveys and narrative from the owner's attorney attached).

Recommendation:

The staff has no objections to the resubdivision request based on the circumstances and has required the owner to provide the appropriate language on the survey plat specifically noting that said lots are to be used for access purposes only two the acreage parcels behind said lot.

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
P.O. BOX 1810
COVINGTON, LOUISIANA 70434-1810

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

March 16, 2015

Via Hand Delivery

St. Tammany Parish Planning Office
c/o Mr. Ron Keller, Senior Planner
P.O. Box 628
Covington, Louisiana 70434

Re: Minor Subdivision Request

Dear Ron:

In accordance with our various conversations, please find enclosed the following documents, to-wit:

- 1) Minor Subdivision Review Application;
- 2) Act of Cash Sale without Warranty by Whitney Bank to Pleasantville, LLC;
- 3) Ten (10) originally stamped resubdivision plats for Lot 6, River Forest Country Club Subdivision; and
- 4) Checks in favor of the Parish of St. Tammany and the Clerk of Court, respectively.

Although we are only creating two (2) lots, and each lot has frontage on Meadowlark Drive, due to the unusual circumstances surrounding this matter, we are requesting a public hearing. The reason for our request to subdivide Lot 6 into Lots 6-A and 6-B is to provide access to property which is otherwise currently landlocked. Through a set of very unusual circumstances, including several foreclosures, currently two large parcels of land, one measuring approximately 13 acres and the other measuring approximately 25 acres, have no legal access. Rather, they have physical access to Meadowlark Lane over an existing gravel road located on Lot 6. For many years, Lot 6 has served as the access for these two parcels.

Earlier this year, the owners of the respective landlocked parcels commenced litigation over the access to each parcel. The litigation has been duly settled provided that

Mr. Ron Keller
March 16, 2015
Page 2

the Parish is willing to resubdivide Lot 6 as proposed, thereby giving each owner direct access and frontage onto Meadowlark Drive.

As you will notice, on the face of the plat, Lot 6-A and 6-B will only be used for access purposes and will not be buildable sites. This request, albeit somewhat unusual, is for the sole purpose of providing legal access and otherwise resolving the dispute between the parties. For the foregoing reasons, we would respectfully request a public hearing on this matter before the St. Tammany Parish Planning Commission at its next available meeting.

Thank you for your assistance, and should you have any questions regarding our request, please do not hesitate to contact me.

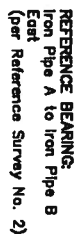
Sincerely,



Paul J. Mayronne

PJM:lmr

RIVER FOREST COUNTRY CLUB



NOTES:

1. THIS PROPERTY IS LOCATED IN FLOOD ZONE C, per F.E.M.A. Map No. 225205 0210 C, dated October 17, 1989.

2. THIS PLAT REPRESENTS A BOUNDARY LINE ADJUSTMENT AND THEREFORE DOES NOT CONSTITUTE A DIVISION OF PROPERTY.

1. Survey for Tom Ketchum by John G. Cummings, Surveyor, dated December 23, 2003, revised June 10, 2004, Job No. 0170F1.
2. Survey for Tom Ketchum by John G. Cummings, Surveyor, dated December 15, 2004, Job No. 0170C.

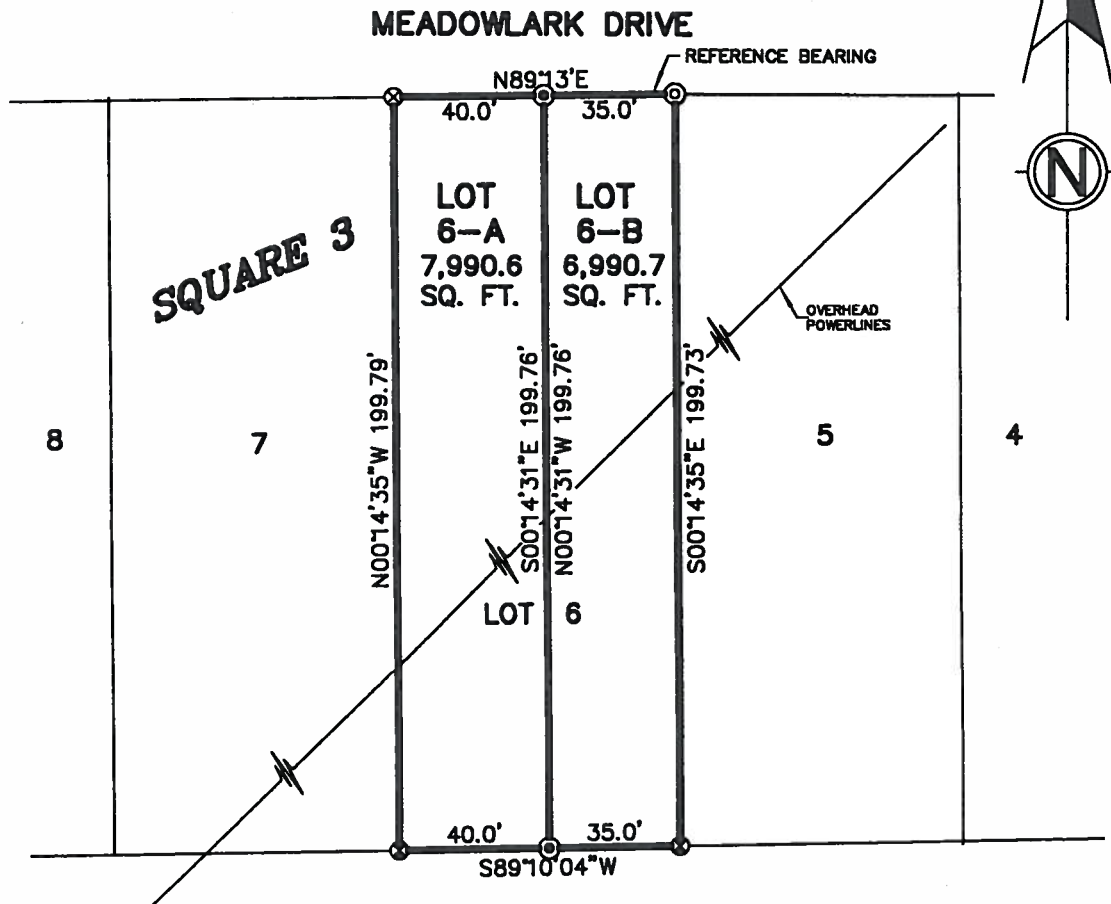
PLAT PREPARED FOR **Deborah Hogan**

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

Michael J. Williams
PROFESSIONAL LAND SURVEYOR

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SENTENCES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SENTENCES 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.

NOTE: LOTS 6-A & 6-B SHALL BE FOR ACCESS PURPOSES ONLY TO ACREAGE PROPERTY TO THE SOUTH AND WEST.



LEGEND

- ⊗ = 1-3/4" IRON PIPE FOUND
- ⊗ = 1/2" IRON PIPE FOUND
- ⊙ = 1/2" IRON ROD FOUND
- ⊙ = 1/2" IRON ROD SET

NOTE:

This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0210 C, dated October 17, 1989.

REFERENCE SURVEY:

Survey for Tom Ketchum by John G. Cummings, Surveyor, dated December 23, 2003, revised June 10, 2004, Job No. 0170F1.

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.

APPROVAL:

A RESUBDIVISION OF LOT 6 INTO LOT 6-A & 6-B, SQUARE 3, (FOR ACCESS PURPOSES ONLY) RIVER FOREST COUNTRY CLUB SUBDIVISION, LOCATED IN SECTION 36, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

CHAIRMAN OF THE PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.

(985) 892-1549

John G. Cummings and Associates

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

PROFESSIONAL LAND SURVEYORS

COVINGTON, LA 70433

PLAT PREPARED FOR: **Deborah Hogan**

SHOWING A SURVEY OF: A RESUBDIVISION OF LOT 6, SQUARE 3, INTO LOTS 6-A & 6-B (FOR ACCESS PURPOSES ONLY), RIVER FOREST COUNTRY CLUB SUBDIVISION, LOCATED IN SECTION 36, 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" = 40'

JOB NO. 0170-1-1

DATE: 3-9-2015

REVISED:

RESUBDIVISION STAFF ANALYSIS REPORT

CASE FILE NO: RS15-03-028

NAME OF SUBDIVISION: Town of Mandeville, Sq. 242 & a Portion of Sq. 257

LOTS BEING DIVIDED: Squares into lot 1 thru 29

SECTION: 36

WARD: 1

TOWNSHIP: 6 South

PARISH COUNCIL DISTRICT: 3

RANGE: 10 East

PROPERTY LOCATION: The property is located on the northwest corner of Destin and Albert Streets, Mandeville, Louisiana.

ZONING: A-4 Single Family Residential

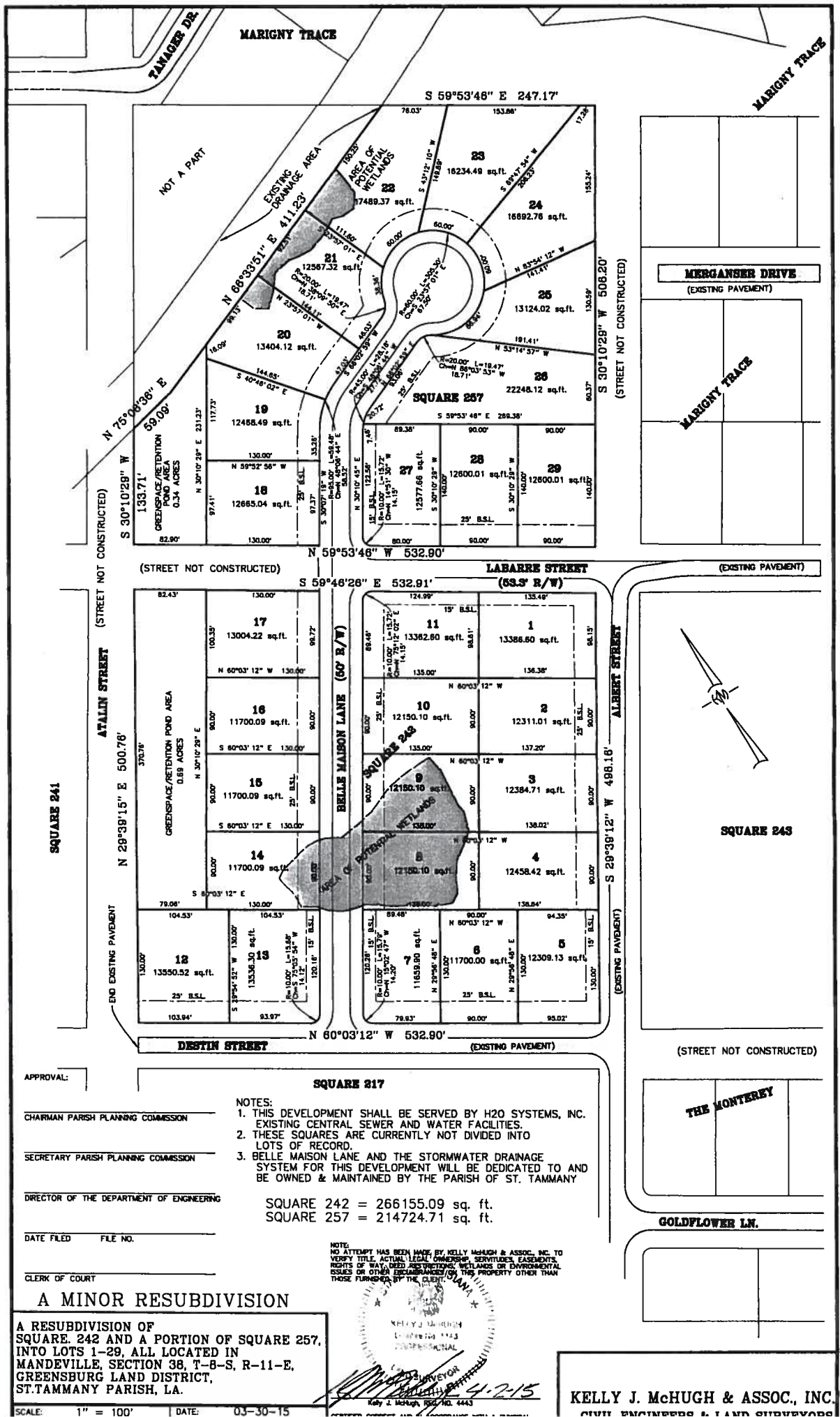
PROPERTY OWNER: James Coate

STAFF COMMENTARY:

The owner is proposing to resubdivide a square and a portion of another square into twenty-nine (29) lots. The reason for a public hearing is due to the fact that more than five (5) lots are being created.

Recommendation:

The staff has no objections to the resubdivision request due to the fact that the applicant has complied with parish code requirements relative to the lot layout; however, the owner will still need to work with our engineering department in order to determine the amount of detention area required which may result in the reduction of the number of lots outstanding.



APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

SQUARE 217

NOTES:

1. THIS DEVELOPMENT SHALL BE SERVED BY H2O SYSTEMS, INC. EXISTING CENTRAL SEWER AND WATER FACILITIES.
2. THESE SQUARES ARE CURRENTLY NOT DIVIDED INTO LOTS OF RECORD.
3. BELLE MAISON LANE AND THE STORMWATER DRAINAGE SYSTEM FOR THIS DEVELOPMENT WILL BE DEDICATED TO AND BE OWNED & MAINTAINED BY THE PARISH OF ST. TAMMANY

SQUARE 242 = 266155.09 sq. ft.
SQUARE 257 = 214724.71 sq. ft.

NOTE:
NO ATTEMPT HAS BEEN MADE BY KELLY McHUGH & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY, OR ANY OTHER INTERESTS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.

A MINOR RESUBDIVISION

A RESUBDIVISION OF SQUARE 242 AND A PORTION OF SQUARE 257, INTO LOTS 1-29, ALL LOCATED IN MANDEVILLE, SECTION 38, T-8-S, R-11-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LA.

SCALE: 1" = 100' | DATE: 03-30-15

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS

PRELIMINARY
SUBDIVISION
REVIEW

PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of April 7, 2015)

CASE NO.: SD07-04-009P

SUBDIVISION NAME: Tantella Ranch (*Proposed Name Change to Magnolia Mound*)

DEVELOPER: Bruno Brothers Real Estate Management and Development

ENGINEER/SURVEYOR: Arrow Engineering & Consulting, Inc./John Cummings & Associates

SECTION 16 & 21 WARD: 1
TOWNSHIP 6 South PARISH COUNCIL DISTRICT: 3
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: 219.35

NUMBER OF LOTS: 189 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Community

ZONING: PUD

FLOOD ZONE DESIGNATION: "A" & "B"

TENTATIVE APPROVAL GRANTED: April 11, 2007

PUD MODIFICATION GRANTED: Approved at the January 6, 2015 Zoning Meeting

STAFF COMMENTARY: This project was postponed at the March 10, 2015 meeting

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:

SUBDIVISION PLAT

- a. Show total width required for future improvements to existing ditch (branch) drainage servitude.
- b. Revise drainage servitude adjacent to Lots 53 and 55 to 38 feet.

- c. Show all servitudes.
- d. Street names must be consistent with civil drawings.
- e. Lot numbering is out of sequence and needs to be corrected.
- f. Show location of nature conservancy on Sheet 2. State the following: "Nature Conservancy to remain untouched" on sheets 1 and 2.

PAVING AND DRAINAGE

- g. Show detail of utility and cross culverts within the street right of ways and servitudes in accordance with Sec. 40-32.03 Subsection 8 of the S/D Ordinance #499.
- h. Need culvert schedule.
- i. Show a typical x-section of the improved branch.
- j. Culvert calculations need to show the drainage basins added together, use 10 year storm event.
- k. Show radii on typical cul de sac detail (copy furnished engineer).
- l. Show total dimensions of servitude for branch.
- m. Label all cross culverts.
- n. Ensure cross culvert inverts for correct elevations and positive flow with respect to proposed ditch elevations.
- o. Show a typical x-section of a drainage servitude not between lots.
- p. The 40 foot length cross culverts may interfere with ditch width or one another.
- q. Lot numbering is out of sequence and needs to be corrected.

TRAFFIC AND SIGNAGE

- r. An updated TIA must be submitted.
- s. A DOTD driveway permit must be obtained before a work order will be issued.

SEWER AND WATER

- t. Add lot numbers to lots 185-189 on Sheets C-3 and C4.

GENERAL

- u. Magnolia Mound development consists of 219.35 acres. 106.85 acres of the 219.35 acres will be donated to a Nature Conservancy. The developer is requesting that the 106.85 acres not be included in the hydrologic analysis for a reduction of peak run off of 25% as required by the ordinance.

The Department of Engineering has no objection to this departure of the ordinance provided that the subdivision plat show the following note - "Nature Conservancy to remain untouched."

The following action is required -

SECTION 40-100.0 WAIVER OF REGULATIONS

- 1) Cases will occur where certain articles of the regulations cannot reasonably be

complied with without causing undue hardship. If the developer or property owner of record cannot comply with certain articles, he may make a request in writing to the Chairman of the Planning Commission, stating that: He is requesting a waiver of a particular section or sections that effect him and the reasons therefor.

- 2) The Planning Commission may grant any such waiver as it deems proper by a resolution adopted by not less than two-thirds majority (2/3) affirmative vote of the Planning Commission membership.
 - 3) Such approved waivers shall be filed with the Director of the Department of Engineering and or Development and will be so noted in the files.
- v. Place a conspicuous note on the construction drawings as follows: "All construction activity to use LA HWY 1077 entrance. No construction activity to use Tantella Ranch Road."
3. A funded Maintenance Obligation in the amount of \$10,000 is required in accordance with Subdivision Ordinance #499; Section 40.061.08 funded letters of credit for existing Parish roads to ensure the repair of any damage to the Parish roads resulting from construction activity in connection with the subdivision.
 4. Mandatory Developmental fees will be required at Final Submittal in accordance with Ordinance No. 04-0990 since no public hearing was held prior to January 1, 2005.

Department of Environmental Services

None

Department of Development - Planning

1. The developer needs to depict the exact location of the walking path on the plat and provide a typical cross section on the plat depicting the width and type of materials to be used for the construction of said walking path.

FINAL
SUBDIVISION
REVIEW



G.E.C., Inc.
3445 N. Causeway Blvd., Ste. 401
Metairie, Louisiana 70002
(504) 838-6009 Fax (504) 218-7229
Robert E. Boagni, P.E., President



April 6, 2015

Mr. Ron Keller
Senior Land Use Planner
Dept. of Development-Planning
St. Tammany Parish
21454 Koop Dr.
Mandeville, LA 70471

RE: Wadsworth
Job No: 101-000

Dear Mr. Keller:

The purpose of this letter is to confirm, on behalf of the Owners of this project, Wadsworth Estates LLC and The Azby Fund, the verbal request to postpone the discussion of Final Approval of this project by St. Tammany Parish Planning Commission until the scheduled meeting of May 12, 2015.

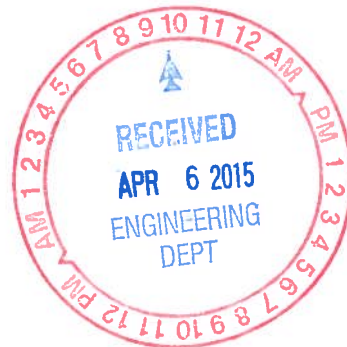
This extension is requested to have ample time to complete the punch list items prepared by the Final Subdivision Staff Analysis Report.

Thank you in advance for your consideration to this request.

Very Truly Yours,

Alejandro Flores
Senior Project Manager

Cc: Earl Magner
Eddie Williams
Greg Gordon
Patrick Fitzmorris
Warren Treme



Celebrating 29th Anniversary

Engineering • Economics • Energy • Environmental • GIS • Planning • Transportation • Surveying

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of April 7, 2015)

CASE NO.: SD02-07-019F

SUBDIVISION NAME: Wadsworth

OWNER: The Azby Fund and Wadsworth Estates, LLC

ENGINEER/SURVEYOR: GEC, Inc.

SECTION 33
TOWNSHIP 7 South
RANGE 12 East

WARD: 4
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)
 ☒ OTHER (Multi family, commercial or industrial)(PUD)

TOTAL ACRES IN DEVELOPMENT: 160.0587

NUMBER OF LOTS: 5 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: C

STAFF COMMENTARY: The developer's engineer has requested Postponement to the May 12, 2015 meeting.

Department of Engineering

Department of Environmental Services

Department of Development - Planning

OLD BUSINESS

(Item # 2)



St. Tammany Parish Government

Department of Engineering

P. O. Box 628

Covington, LA 70434

Phone: (985) 898-2552

Fax: (985) 898-867-5110

Email: eng@stpgov.org

Pat Brister
Parish President

April 7, 2015

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

Re: Ruelle Court Subdivision

Honorable Commissioners:

Ruelle Court Subdivision received Preliminary Approval at the March 11, 2014 Planning Commission meeting.

The developer has not received a work order within the one (1) year required by Subdivision Ordinance #499 -

Sec. 40-061.04 Limitations Imposed Prior to & During Construction

1. Should work not commence within one year after the issuance of a work permit in any subdivision for which approval of the preliminary plan was given by the Planning Commission, or its successor in office, no work can thereafter commence unless and until the Planning Commission, or its successor in office, extends the time thereof. The governing authority need not extend the time for commencement and may require the reprocessing thereof in the same manner and to the same extent, including payment of fees pertaining hereto, as if said subdivision were a new proposed development. However, in any case, a work permit must be granted by the Parish within one (1) year after receiving preliminary approval by the Planning Commission; otherwise, the development must be resubmitted for preliminary review and subject to all applicable advertising requirements and payment of fees.

(Amended per Ord. No. 03-0688, adopted June 5, 2003)

Attached is a copy of letter dated January 12, 2015 from the developer requesting an extension of time.

The Department of Engineering has no objection to the extension of time.

Sincerely,


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

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

Mr. Jeremy R. Harrison, E.I.
Kyle Associates, LLC
Denham Investments, LLC

OLD BUSINESS

April 14, 2015 Agenda

(POSTPONED @ 3/10/15 Meeting)

Denham Investments, L.L.C.

14 Carolina Court • Covington, La 70433

January 12, 2015

Mr. Sidney Fontenot-Director
St. Tammany Parish
Department of Development/Planning
21454 Koop Drive
Mandeville, Louisiana 70471

Certified Mail #7012-1010-000-0442-1861

Re: Extension of Preliminary Approval for Ruelle Court

Mr. Fontenot,

I am requesting a one (1) year extension on the timeframe required to pull a work order on Ruelle Court, our 4.5 acre/12 lot A4A Zoned project off Brewster Road and Ruelle du Chene Drive which was granted by Planning & Zoning on March 11, 2014.

I would appreciate this extension through March 10, 2016.

Please contact me about any meeting or paperwork I need to send to you to complete this request.

Thank you,

Phillip G. Mayeaux, Manager
Denham Investments, L.L.C.

985-966-8736 • 985-871-8736
mayeauxhomes@gmail.com



St. Tammany Parish Government

Department of Engineering

P. O. Box 628

Covington, LA 70434

Phone: (985) 898-2552

Fax: (985) 898-5205

Email: eng@stp.gov.org

Pat Brister
Parish President

March 12, 2015

Denham Investments, LLC
Attn: Mr. Phillip G. Mayeaux, Manager
14 Caroline Court
Covington, LA 70433

Re: Ruelle Court Subdivision

Dear Mr. Mayeaux:

The Planning Commission at the March 10, 2015 meeting voted to POSTPONE your request for an extension of time to the April 14, 2015 meeting.

It will be necessary for you or your representative to attend the April 14, 2015 meeting as requested by the Commissioners.

Sincerely,

Charles E. Williams by *AGH*

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

CEW/chh

Enclosure: March 3, 2015 Letter to Planning Commission

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