

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, NOVEMBER 10, 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 OCTOBER 13, 2015 MINUTES

PUBLIC HEARINGS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

Entering Parish Right-of-Way (Dove Park Road), Ward 4, District 5
Request to enter Parish right-of-way for the purpose of laying and connecting water and sewer lines
Debtor: CLECO Parish Council District Representative: Hon. Marty Dean

MINOR SUBDIVISIONS

2015-71-MSP

An 18.66 acre parcel into parcels A & B, Ward 1, District 4
Owner: Cathy M. Koppenol Surveyor: LS Land Surveying, L.L.C.
Parish Council District Representative: Hon. Reid Falconer

2015-72-MSP

Lot 2-A into lots 2-A1 thru 2-A4, Ward 5, District 6
Owner: Chris Beauvais Surveyor: Ronald Clement, P.L.S.
Parish Council District Representative: Hon. Richard Tanner

2015-73-MSP

Parcel 5A2 into parcels 5A2-1 & 5A2-2, Ward 1, District 1
Owner: David A. Briggs Surveyor: Randall W. Brown & Associates, Inc
Parish Council District Representative: Hon. Marty Dean

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
NOVEMBER 10, 2015
MANDEVILLE, LOUISIANA

2015-74-MSP

A 3.321 acre parcel into lots 1, 2, & 3, Ward 6, District 11
Owner: Terry & Michelle Walker Surveyor: J.V. Burkes & Associates, Inc.
Parish Council District Representative: Hon. Steve Stefancik

PETITIONS/REQUESTS

A request to build on a buildable substandard lot of record, located in Town of Mandeville, Sq. 142-A, lot 15, Ward 4, District 10
Owner: Konni Waltrip Parish Council District Representative: Hon. Maureen O'Brien

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 OCTOBER 13, 2015 MEETING)

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

FINAL SUBDIVISION REVIEW

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

PLANNING
COMMISSION
MINUTES

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, OCTOBER 13, 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: Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty, Drumm, Randolph

Absent:

Staff Present: Lauren K. Davis, Terry Hand, Ron Keller, Jay Watson, Donna O'Dell

Davis made a motion to bring the October 6, 2015 Zoning Commission meeting out of recess. Second by Matthews.

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

Nay:

Abstain:

Davis made a motion to ratify all previous motions, including all previous votes on October 6, 2015 Zoning Commission agenda items #1-10. Second by Matthews.

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

Nay:

Abstain:

Doherty made a motion to adjourn the October 6, 2015 Zoning Commission meeting. Second by Randolph.

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

Nay:

Abstain:

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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: Lauren K. Davis, Terry Hand, Ron Keller, Jay Watson, Donna O'Dell

INVOCATION

The Invocation was presented by Mr. Randolph.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was presented by Mr. Willie.

APPROVAL OF THE SEPTEMBER 8TH, 2015 MINUTES

Doherty moved to approve, second by Randolph.

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

Nay:

Abstain:

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)

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: Stanley LaGrange, Victoria Warren

**MINUTES OF THE
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Matthews made a motion to approve, second by Richard.

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

Nay:

Abstain:

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

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

Doherty made a motion to approve, second by Matthews.

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

Nay:

Abstain:

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

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

Cazaubon made a motion to approve, including the waiver. Second by Lorren.

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

Nay:

Abstain:

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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

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Linda Keating Fussell

Opposition: none

Cazaubon made a motion to approve, second by Willie. Cazaubon amended the motion to exclude the turnaround requirement. Second by Willie.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Randolph

Nay: Matthews, Davis, Doherty, Drumm

Abstain:

Cazaubon made a motion to approve including the waiver of the amended motion. Second by Willie.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Randolph

Nay: Matthews, Davis, Doherty, Drumm

Abstain:

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

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Wes Favaloro

Opposition: none

Davis made a motion to approve, second by Lorren.

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

Nay:

Abstain:

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

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

Cazaubon made a motion to approve, second by Randolph.

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

Nay:

Abstain:

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

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Abigail Bullock

Opposition: none

Willie made a motion to approve, including the waiver. Second by Richardson.

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

Nay:

Abstain:

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

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen

Opposition: none

Randolph made a motion to approve, including the waiver. Second by Willie.

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

Nay:

Abstain:

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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)

(DEVELOPER REQUESTS POSTPONEMENT)

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

Davis made a motion to postpone until the November 10, 2015 meeting. Second by Doherty.

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

Nay:

Abstain:

RESUBDIVISION REVIEW

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

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Darrell Fussell

Opposition: none

Randolph moved to grant tentative approval, second by Cazaubon.

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

Nay:

Abstain:

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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

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

Randolph made a motion to grant final approval, including the request for a performance obligation for 18 months. Second by Davis.

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

Nay:

Abstain:

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

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

Randolph moved to grant final approval, second by Cazaubon.

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

Nay:

Abstain:

DEVELOPMENTAL AGREEMENTS

PROPOSED AMENDMENTS TO ORDINANCE 499

**MINUTES OF THE
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6:00 P.M. TUESDAY, OCTOBER 13TH, 2015
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OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

Mr. Dave Mannella
Chairman

(CONSENT CALENDAR)

ENTERING PARISH

RIGHTS-OF-WAY, SERVITUDES

AND/OR EASEMENTS

Draft Date 11/10/15

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

**TITLE: A RESOLUTION AUTHORIZING CLECO TO ENTER
PARISH RIGHT-OF-WAY.**

**SUB-TITLE: A RESOLUTION GRANTING CLECO; P. O. BOX 5000,
PINEVILLE, LA 71361-5000; PERMISSION TO ENTER
PARISH RIGHT-OF-WAY, SPECIFICALLY THE PORTION
OF DOVE PARK ROAD FOR THE PURPOSE OF LAYING
AND CONNECTING A 12" WATER MAIN AND A 2" SEWER
FORCE MAIN.
WARD 4 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. 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 \$32,500 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:

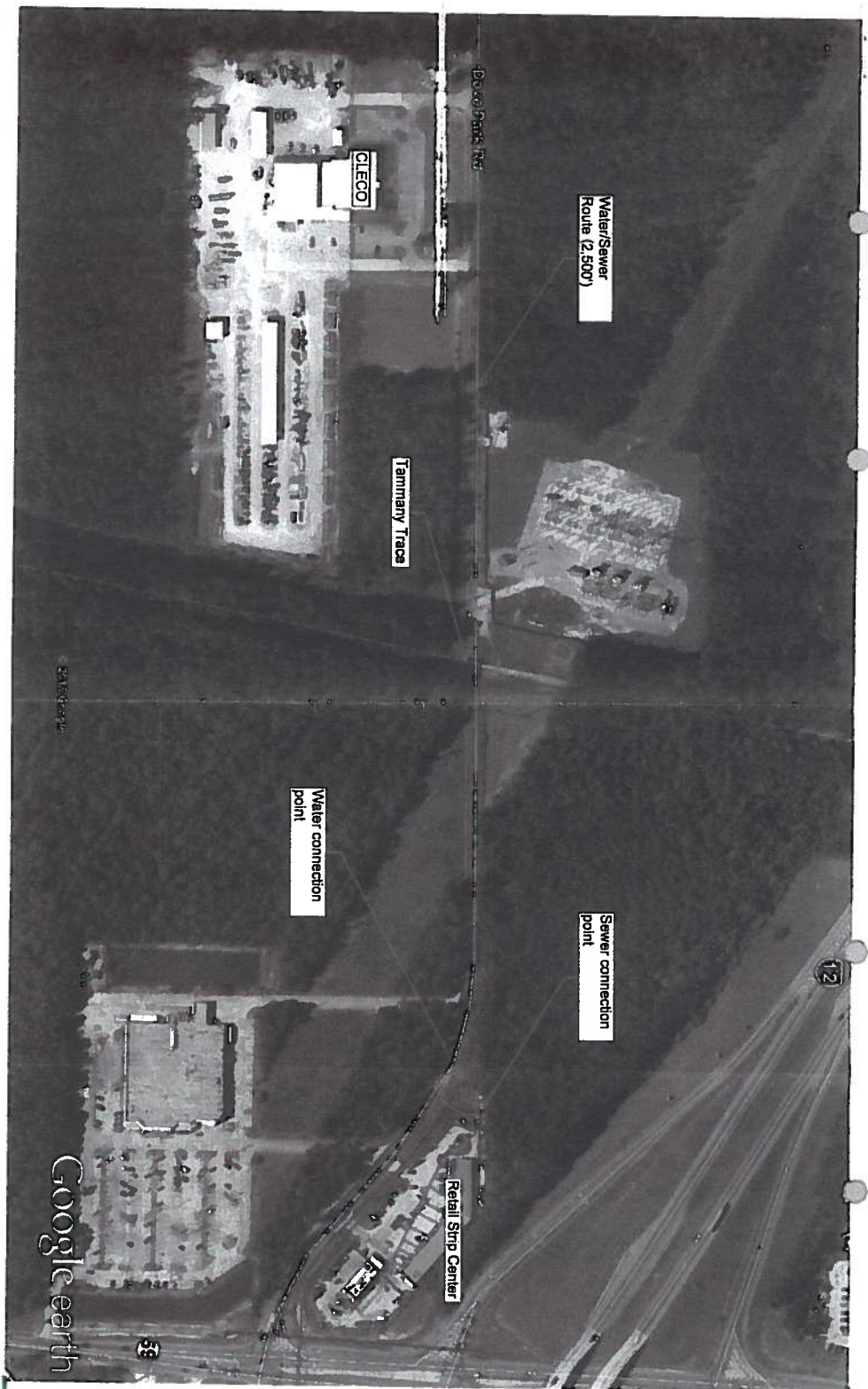
ABSENT:

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



Enter Parish R.O.W.
DOVE PARK ROAD
CLECO- 12" WATER &
2" SEWER FORCE
MAIN

11/10/15



October 13, 2015

Cleco Corporation
PO Box 5000
Pineville, LA 71361-5000
318 484-7400
www.cleco.com

St. Tammany Parish Government
21410 Koop Drive
Mandeville, Louisiana 70471

Attention: Mr. Eddie Williams, Director of Engineering
Phone: (985) 898-2552

Re: Water and Sewer Extensions to
CLECO Service Center
Mandeville, Louisiana

Dear Mr. Williams:

This correspondence is being sent as a formal request to install water and sewer services to our existing facility within the Dove Park Road right-of-way (see attached Exhibit). The project involves the construction of water and sewer extensions (approximately 2,500 feet) from immediately west of the existing retail strip center near the corner of LA Highway 59 to the existing CLECO facility at 1530 Dove Park Road. After meeting with Parish officials, it was determined that permission is needed to install utilities within the Parish road right-of-way and cross the Tammany Trace.

Water improvements include a 12" PVC (C-900) water main from the dead end on Dove Park Road to the facility and minimum 2" sewer force main from the facility to an existing sewer pump station at the retail strip center. Parish officials informed the required extensions can be installed within public right-of-way and existing servitudes. Standard Parish details will be utilized and project sent to the Parish and Health Department for approval. CLECO will contract with a qualified private contractor to perform the work. It is anticipated that the utility improvements will be donated to the Parish upon completion. It is also understood a Utility Services Agreement between CLECO and St. Tammany is necessary.

Please place this item on the November 10th Planning Commission meeting agenda for consideration. If you have any questions or require additional information, please feel free to contact our office for assistance at 318-484-7115.

Sincerely,

A handwritten signature in dark ink, appearing to read "Terry Daigrepoint". The signature is fluid and cursive, with a prominent loop at the end.

Terry Daigrepoint, CLECO
Facility Services Manager

TD

cc: St. Tammany Parish
Attn: Mr. Earl Magner, Dept. of Development

(CONSENT CALENDAR)

MINOR

SUBDIVISIONS

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of November 3, 2015)

CASE NO.: 2015-71-MSP

OWNER/DEVELOPER: Ricky & Cathy Koppenol

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

SECTION: 44

WARD: 1

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 4

RANGE: 10 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 south side of Dummyline Road, north of Madisonville, Louisiana.

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

TOTAL ACRES IN DEVELOPMENT: 18.66

NUMBER OF LOTS/PARCELS: 2 TYPICAL LOT SIZE: Varies

ZONING: A-2 Suburban

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

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create two parcels from one 18.66 acre parent parcel; and since a private drive will provide access to only one (1) parcel, 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, since the request complies with all code requirements, the staff has no objections to the proposed minor subdivision.

Department of Engineering

None

Department of Environmental Services

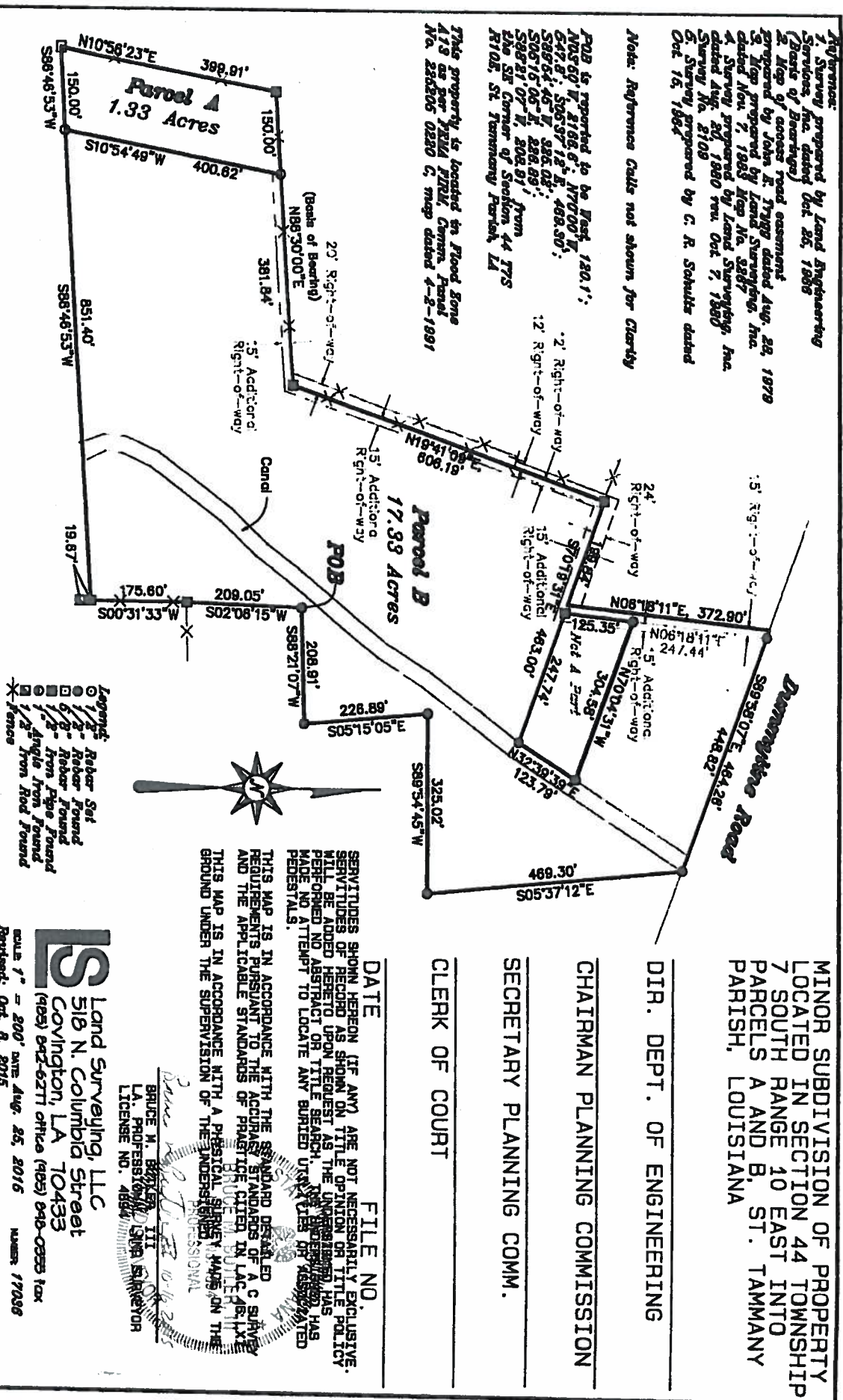
None

References:
 1. Survey prepared by Land Engineering Services, Inc. dated Oct. 25, 1988 (Basis of Bearings)
 2. Map of access road easement prepared by John R. Trigg dated Aug. 22, 1979
 3. Map prepared by Land Surveying, Inc. dated Nov. 7, 1983 Map No. 2247
 4. Survey prepared by Land Surveying, Inc. dated Aug. 24, 1980 run Oct. 7, 1980 Survey No. 8109
 5. Survey prepared by C. R. Schultz dated Oct. 15, 1984

Note: Reference Calls not shown for Clarity

POB is reported to be Post 120.1';
 N05°00'W, 818.6'; N70°00'E, 647.6'; S05°37'13"E, 488.30'; S05°54'45"W, 226.02'; S05°16'08"W, 226.89'; S05°21'07"W, 208.91' from the SE Corner of Section 44 T7S R10E, St. Tammany Parish, LA

This property is located in Flood Zone A13 as per FEMA FIRM, Canal, Panel No. 22505 0280 C, map dated 4-2-1991



MINOR SUBDIVISION OF PROPERTY LOCATED IN SECTION 44 TOWNSHIP 7 SOUTH RANGE 10 EAST INTO PARCELS A AND B, ST. TAMMANY PARISH, LOUISIANA

DIR. DEPT. OF ENGINEERING

CHAIRMAN PLANNING COMMISSION

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE FILE NO.

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HEREON UPON REQUEST AS THE UNDERWRITER HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERWRITER HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITY LINES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 48:1412. THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

BRUCE M. BOWEN, III
 L.A. PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 4894

LS Land Surveying, LLC
 518 N. Columbia Street
 Covington, LA 70433
 (905) 842-6271 office (905) 840-0333 fax
 scale 1" = 200' DATE Aug. 25, 2016 NUMBER 17038
 Revised: Oct. 9, 2015

scale 1" = 200' DATE Aug. 25, 2016 NUMBER 17038
 Revised: Oct. 9, 2015

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of November 3, 2015)

CASE NO.: 2015-72-MSP

OWNER/DEVELOPER: Chris Beauvais

ENGINEER/SURVEYOR: Ronald Clement, P.L.S.

SECTION: 21 & 43 WARD: 5
TOWNSHIP: 5 South PARISH COUNCIL DISTRICT: 6
RANGE: 13 East

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

GENERAL LOCATION: The property is located on the southeast corner of Watts Thomas and Jim Williams Roads, Bush, Louisiana.

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

TOTAL ACRES IN DEVELOPMENT: Lot 2-A (16.4 +/-)

NUMBER OF LOTS/PARCELS: 3 TYPICAL LOT SIZE: 2 - 12 acres

ZONING: A-2 Suburban

REASONS FOR PUBLIC HEARING: Lot 2-A is part of an existing minor subdivision

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create three (3) parcels from an existing lot within a minor subdivision.; and since the request complies with all code requirements, the staff has no objections to the proposed minor subdivision.

Department of Engineering

None

Department of Environmental Services

None



PORTION OF LOT 2
PREVIOUSLY SOLD
0.4152 ACRES

THE RESUBDIVISION OF PROPERTY SHOWN ON
THIS PLAN HAS BEEN ACCEPTED BY THE PARISH
OF ST. TAMMANY, STATE OF LOUISIANA

BY: CHAIRMAN OF THE PLANNING COMMISSION DATE: _____
BY: SECRETARY OF THE PLANNING COMMISSION DATE: _____
BY: DIRECTOR OF THE DEPARTMENT OF ENGINEERING DATE: _____
BY: CLERK OF COURT DATE: _____
MAP FILE NUMBER DATE FILED FOR RECORD

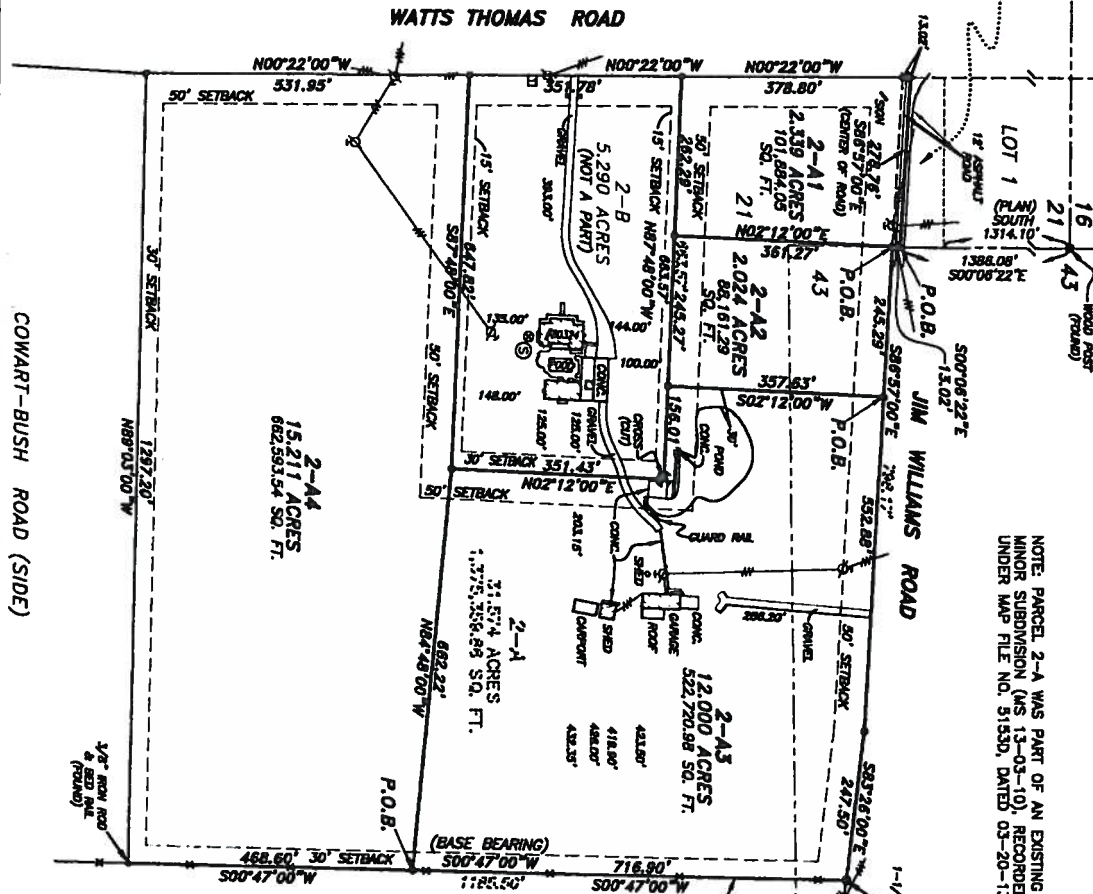


RONALD CLEMENT, P.L.S.
PROFESSIONAL LAND SURVEYOR
2330 EDENBORN AVE., NO. 112
METairie, LA 70001
PHONE: 885-630-8942
EMAIL: clementronald@aol.com

THIS IS TO CERTIFY THAT THE BOUNDARY RESUBDIVISION
RECORDED HEREON WAS MADE ON THE ORIGINAL AND
DIRECT SURVEY, AND IS IN ACCORDANCE WITH THE
REQUIREMENTS OF ST. TAMMANY PARISH AND THE LOUISIANA
REVISED STATUTES (RS-334061).
PREPARED AT THE REQUEST OF
CHRIS BEAUVIS
RONALD CLEMENT, P.L.S.
LA REGISTRATION No. 4622

DRAWN BY: RGC
SCALE: 1" = 200'
DATE: SEPTEMBER 25, 2015
PROJECT No. 15-051

**MINOR SUBDIVISION - LOT 2-A INTO 4 LOTS
LOTS 2-A1, 2-A2, 2-A3 & 2-A4, LOCATED IN
SECTIONS 21 & 43, T5S-R13E, ST. TAMMANY PARISH, LA.**



NOTE: PARCEL 2-A WAS PART OF AN EXISTING
MINOR SUBDIVISION (MS 13-03-10), RECORDED
UNDER MAP FILE NO. 51530, DATED 03-20-13

- LEGEND**
- 1 TELEPHONE PEDESTAL
 - 2 PROpane TANK
 - 3 SEPTIC SYSTEM
 - 4 OVERHEAD UTILITIES
 - 5 UTILITY POLE
 - 6 ANCHOR
 - 7 1/2" ROW ROD SET



NOTES

THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "C", PER
F.L.S.M., COMMUNITY NO. 225205, PANEL NO. 0180 C, REVISED
03/01/84.

THE SUBJECT PROPERTY IS ZONED A-2 (SUBURBAN) WITH A
NO-RURAL OVERLAY ZONE. IN ACCORDANCE WITH SECTION 5.07
& 6.08 OF THE ST. TAMMANY PARISH UNIFIED DEVELOPMENT
CODE - VOLUME 1 (ZONING), BUILDING SETBACKS ARE AS
FOLLOWS: FRONT - 30 MINIMUM; SIDE - 15 MINIMUM; REAR
- 30 MINIMUM. OTHER SETBACKS SHOWN HEREON ARE PER
OWNER'S REQUIREMENTS.

THIS PLAN DOES NOT REPRESENT A LEGAL OPINION OF TITLE,
AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. ALL
APPLICABLE SETBACKS MAY NOT BE SHOWN.

CERTAIN FEATURES MAY BE ENLARGED IN SCALE FOR
CLARITY. DIMENSIONS SHOW ACTUAL LOCATION.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA MINIMUM
STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS
"C" SURVEY.

BEARINGS ARE BASED UPON A PLAN OF SURVEY OF LOT 2
LOCATED IN SECTIONS 21 & 43, T5S-R13E, ST. TAMMANY
PARISH, LA, BY LAND ENGINEERING SERVICES, INC. DATED
6/20/86, REVISED 5/9/88.

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of November 3, 2015)

CASE NO.: 2015-73-MSP

OWNER/DEVELOPER: David A. Briggs

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

SECTION: 12

WARD: 1

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 1

RANGE: 10 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 northeast corner of Ochsner Boulevard and Watercross Parkway, south of Covington, Louisiana.

SURROUNDING LAND USES: North - commercial
 South - commercial
 East - commercial
 West - commercial

TOTAL ACRES IN DEVELOPMENT: Parcel 5A-2 (6.6 acres +/-)

NUMBER OF LOTS/PARCELS: 2 TYPICAL LOT SIZE: 1 - 5 acres

ZONING: PBC-1 Planned Business Center

REASONS FOR PUBLIC HEARING: Lot 5A2 is part of an existing minor subdivision

STAFF COMMENTARY:

Department of Development - Planning

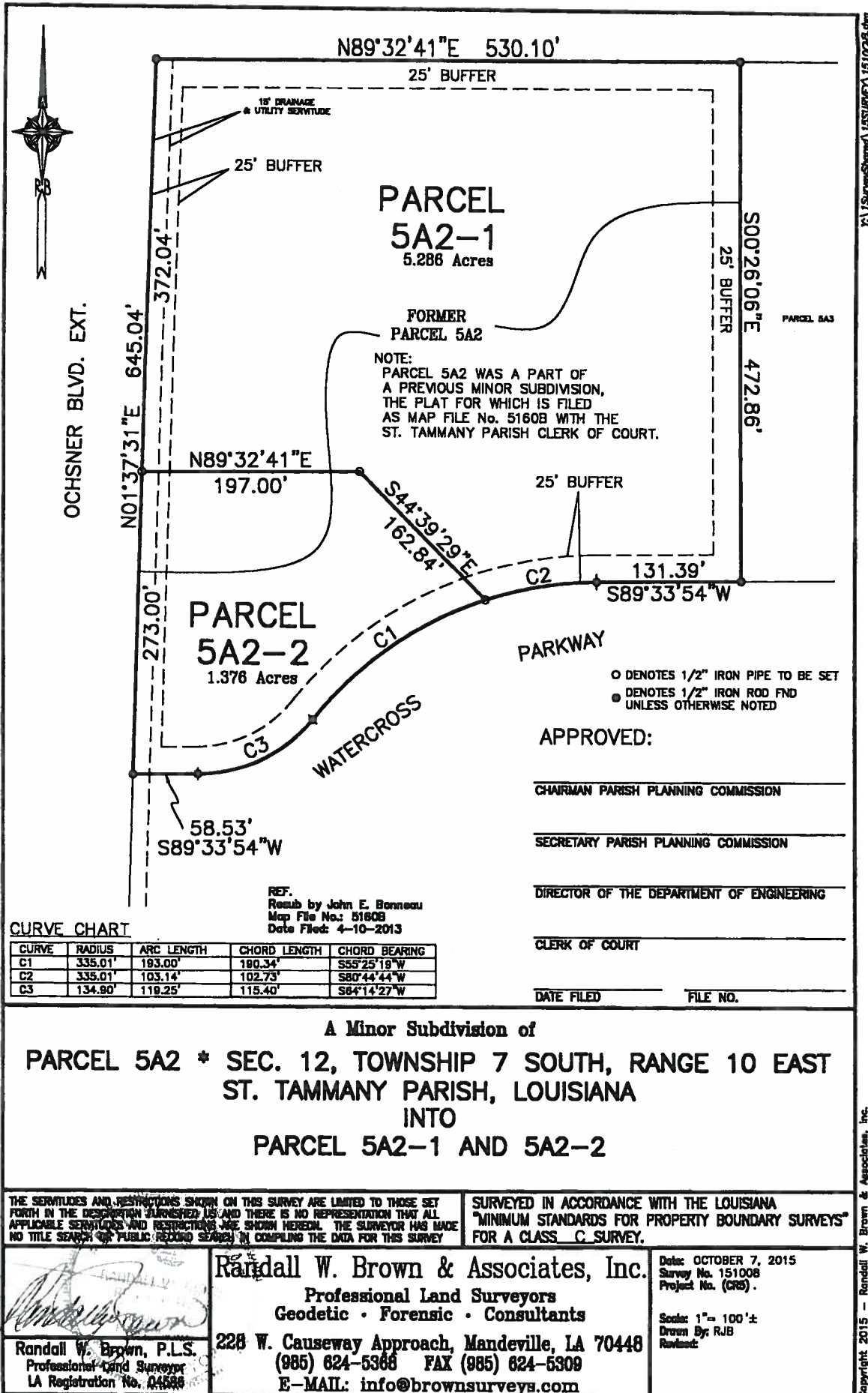
The owner is proposing to create two (2) parcels from an existing lot within a minor subdivision.; and since the request complies with all code requirements, the staff has no objections to the proposed minor subdivision.

Department of Engineering

None

Department of Environmental Services

None



MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of November 3, 2015)

CASE NO.: 2015-74-MSP

OWNER/DEVELOPER: Terry & Michelle Walker

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

SECTION: 27 WARD: 6
TOWNSHIP: 7 South PARISH COUNCIL DISTRICT: 11
RANGE: 14 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 west side LA Highway 41, just south of the intersection with LA Highway 36, north of Pearl River, Louisiana.

SURROUNDING LAND USES: North - public facility
 South - undeveloped
 East - rural residential
 West - undeveloped

TOTAL ACRES IN DEVELOPMENT: 3.321 acres

NUMBER OF LOTS/PARCELS: 3 TYPICAL LOT SIZE: 1+ acres

ZONING: HC-2 Highway Commercial

REASONS FOR PUBLIC HEARING: More than one (1) lot is being accessed by a private drive

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create three (3) parcels (A, B & C) from an existing lot within a minor subdivision.; and since more than one of the parcels are being accessed by a private drive, the existing drive must be constructed to a minimum parish standard in accordance to Section 40-045.01 Minimum Construction Standards for a Private Drive, of Subdivision Regulatory Ordinance No. 499.

Furthermore, the following additional standards need to be applied:

- a.) For traffic safety purposes, the survey needs to be amended to depict a turnaround either at the end of parcel "B" physically touching parcel "C", or within parcel "C".
- b.) The survey needs to be amended to depict the 911 private drive name "Walkers Way".
- c.) A maintenance agreement is required to be submitted to this office to insure that the private drive

will be maintained in perpetuity in accordance to parish standards.

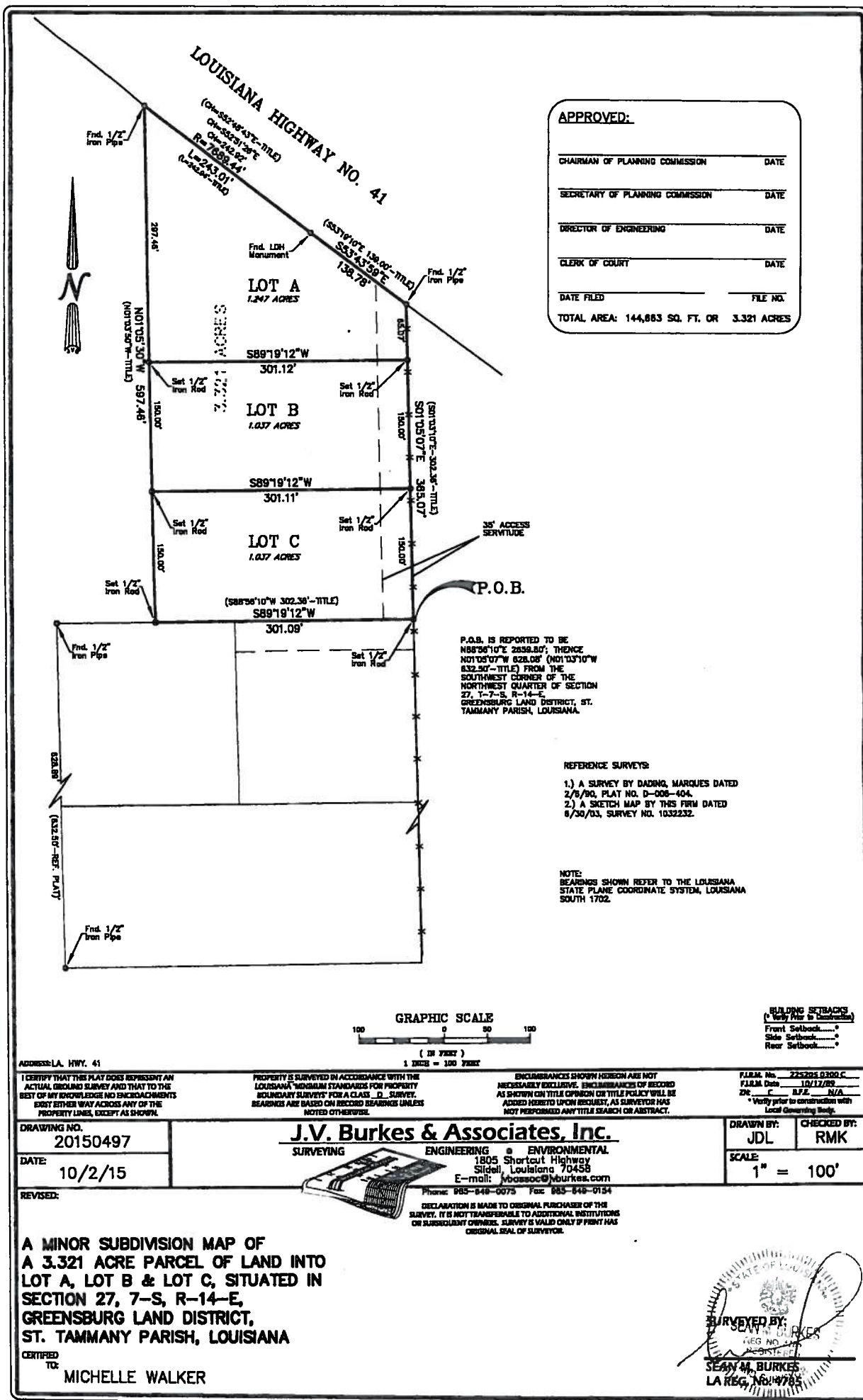
The staff recommends approval of the proposed minor subdivision request subject to compliance with all staff comments referenced to above.

Department of Engineering

None

Department of Environmental Services

None



PETITIONS

and

REQUESTS

**STAFF ANALYSIS REPORT
BUILDABLE SUBSTANDARD LOT OF RECORD**

PROPERTY DESCRIPTION: TOWN OF MANDEVILLE, SQ. 142-A, LOT 15

WARD 4: 3 DISTRICT: 10

PROPERTY LOCATION: The property is located on the south side of America Street, north of U.S. Highway 190, Mandeville, Louisiana

ZONING: Single Family Residential

PETITIONER: Konni Waltrip

CONDITIONS FOR APPROVAL:

Pursuant to Section 40-034.01 Contiguous Lot Rule, of Subdivision Regulatory Ordinance No. 499, the planning commission is responsible for reviewing requests for building on a “buildable substandard” lot of record.

The applicant is requesting to build on a substandard lot of record in order to construct a single family residence.

In order for the Planning Commission to approve a request for building on a “buildable substandard” lot of record, the petitioner must provide proof that they do not currently own, and has not sold, nor has any predecessor in deed or title, sold any contiguous lots during the period following the initial adoption of the contiguous lot rule ordinance on January 20, 1994.

STAFF COMMENTS:

Based on the facts that the petitioner has satisfied the requisite requirements of proof as referenced to above, and that the applicant will comply with parish building setback requirements relative to a “buildable substandard” lot of record, the staff has no objections to the proposed request.

St. Tammany Parish Government
Department of Development
Attention: Ron Keller
P. O. Box 628
Covington, La. 7043

October 5, 2015

Konni Waltrip
76535 Jay Normand Dr.
Covington, La. 70435

RE: Variance to build on a sub-standard lot of record, in Square 142-A, Lot 15, Town of Mandeville
(Not in Corporate Limits)

Dear Mr. Keller,

I am requesting to be placed on the planning commission docket for review and consideration of approval to build on a sub-standard lot. My property sits between two homes constructed during the 90's.

As required, I have attached an abstract of the properties involved, an easy to read chain of title, a survey of the area, a site plan depicting the proposed building with setbacks, a photo of the property in question & a check for \$200.00 for the application fee.

I have a relative that is disabled and I would like to construct a small cottage where he can reside comfortably. The intent is to build a home measuring approximately 20' to 24' depth x 26' width, consisting of one bedroom, a bath, kitchen, living & dining area & possibly a small porch.

As shown on the attached photo, there is an oak tree that I would like to preserve. It is located 16' from the west side of the property & 85' from the south side of the property. To allow for growth of the tree without compromising my foundation, I would like to ask that the rear setback be reduced from 25' to 15' to allow ample room.

We will adhere to all of the guidelines & building permit requirements associated with construction in St. Tammany Parish.

Your cooperation in this matter will be greatly appreciated.

Sincerely



Konni Waltrip

985-630-0967

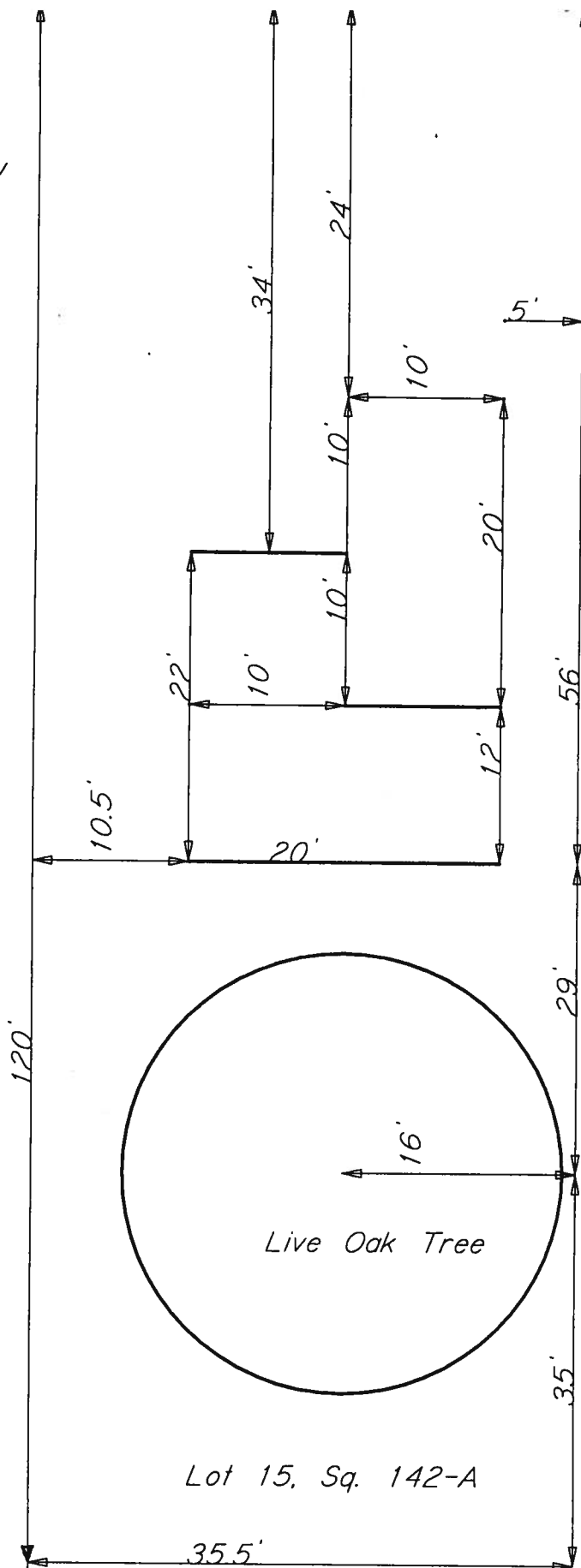
Lots 17, 19 & W1/2 21, Sq. 142

Lots 9, 11 & 13, Sq. 142

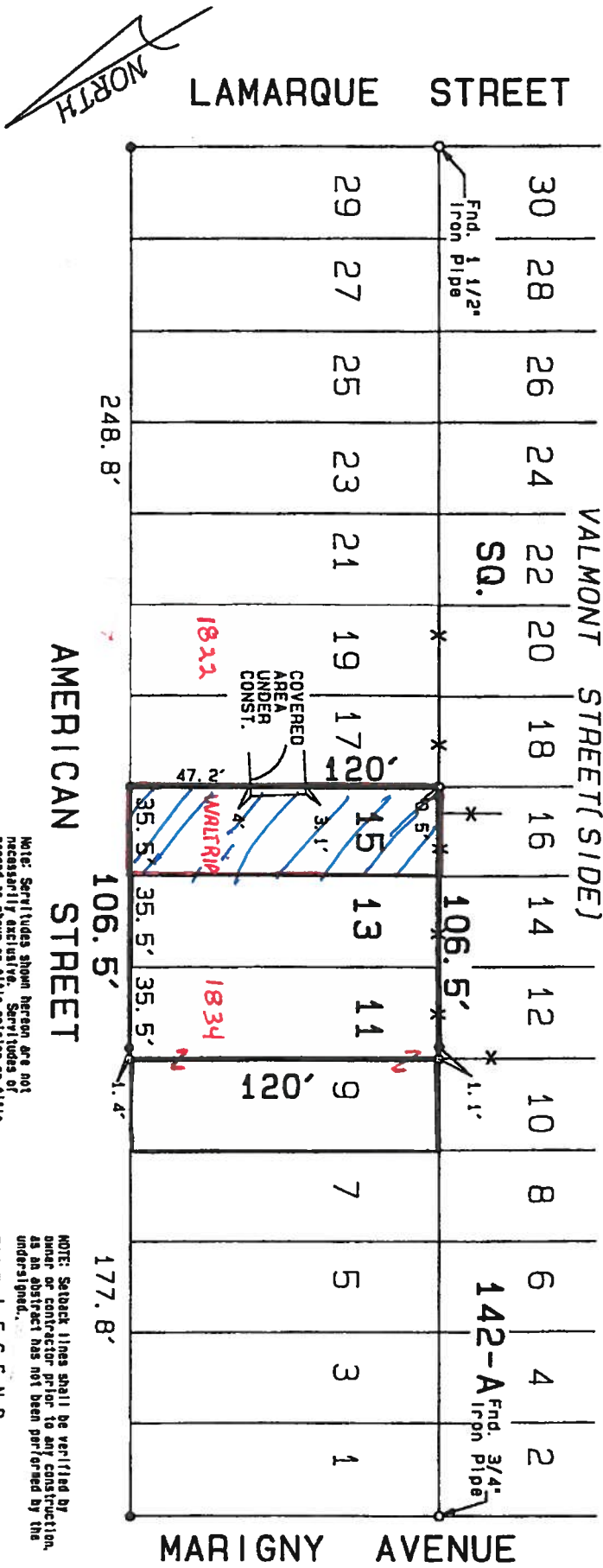
1822 America St.

1834 America St.

1828 America St.



**SURVEY MAP OF
LOTS 11, 13 & 15, SQ. 142-A
TOWN OF MANDEVILLE
(NOT WITHIN CORPORATE LIMITS)
In
St. Tammany Parish, Louisiana
for
HENRY BILLOT AND LAWYERS TITLE
INSURANCE CORPORATION**



Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone S1 in accordance with Community Panel No. 225205 0360 C ; Revised: April 2, 1991

Note: Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

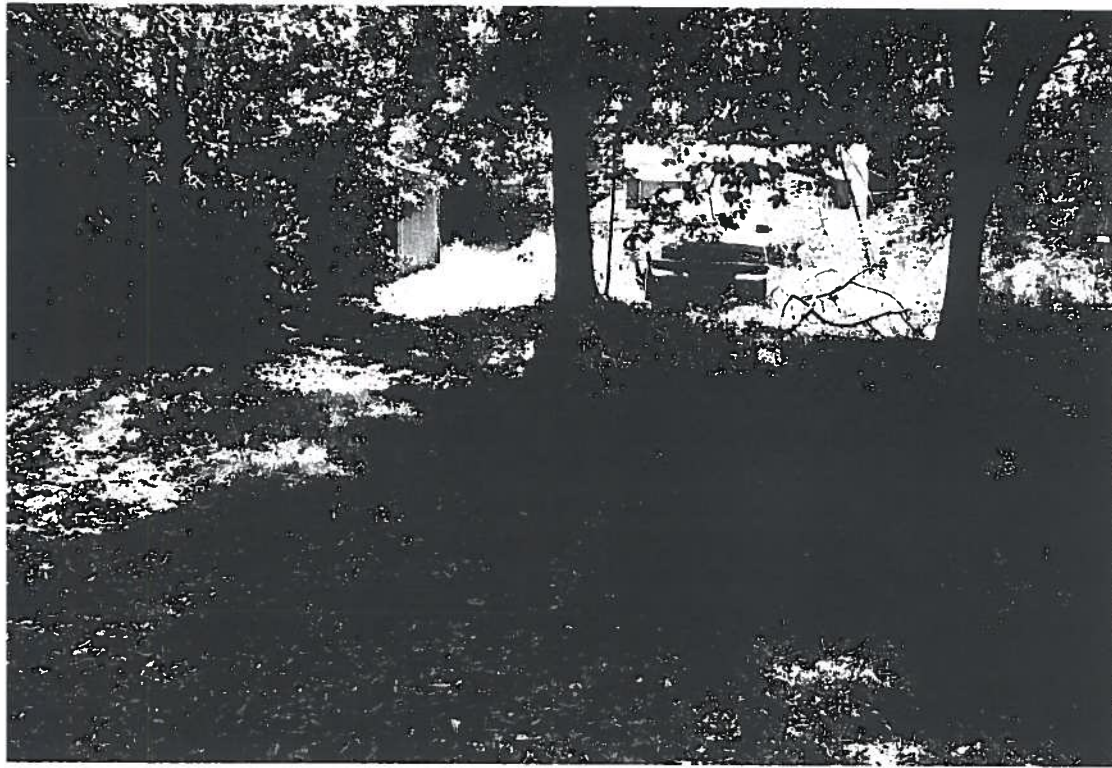
NOTE: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

- LEGEND —
- SET 5/8" IRON ROD
- FOUND 1/2" IRON PIPE

This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER AN OBJECT SUPERVISION AND CONTROL, AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.

Survey No. 95386	Drawn by: JEB	Scale: 1" = 50'
Date: OCTOBER 12, 1995	Revised:	
JOHN E. BONNEAU & ASSOCIATES, INC. Professional Land Surveyors • Planners and Consultants 1011 N. CAUSEWAY BLVD., SUITE 34 • MANDEVILLE, LA. 70471 (504)626-0808 SLIDELL (504)643-2508 • MANDEVILLE (504) 626-3546 • N.O. (504)456-2042 FAX NO. (504) 626-0057		
This survey is Certified True and Correct By JOHN E. BONNEAU Professional Land Surveyor Registration No. 423		



REVOCATION/CLOSINGS

REVIEW

REVOCATION STAFF ANALYSIS REPORT
(Revised as of November 3, 2015)

CASE NO.: REV15-07-001

NAME OF STREET OR ROAD: South Azalea Drive

NAME OF SUBDIVISION: Flower Estates

WARD: 1 PARISH COUNCIL DISTRICT: 1

PROPERTY LOCATION: The property is located at the far southern end of Azalea Drive, west of Covington, Louisiana.

SURROUNDING ZONING: Single Family Residential

PETITIONER/REPRESENTATIVE: Viola Living Trust & Terry & Gary O'Brien

STAFF COMMENTARY:

(Update as of November 3, 2015)

As of this writing, it's our understanding that the petitioner and the Public Works Department are still negotiating terms that would allow this revocation request to move forward. Therefore, barring any further developments leading up to the meeting, the staff would recommend that this matter be tabled indefinitely until said negotiations have been completed.

(Prior Comments)

The Department of Public Works does not support the revocation request due to the fact that said right-of-way is needed by the parish for drainage and access to another drainage lateral at the end of said right-of-way.

However, if the commission decides to recommend adoption of the revocation request, it should be subject to the following condition:

- 1.) The right-of-way being assimilated into the adjacent properties through the parish's minor resubdivision process in conjunction with adoption of the revocation ordinance by the parish council.



REFERENCE BEARING:
Iron Rod A to Iron Rod B
S00°58'W
(per Reference Survey No. 2)

BEGONIA DRIVE
(ASPHALT)

AZALEA DRIVE
AREA TO BE REVOKED

LOT 273

LOT 1C

LOT 2C

LOT 3C

AZALEA DRIVE
AREA TO BE REVOKED

SOUTH LINE OF SUBDIVISION

LEGEND
⊗ = 1/2" IRON PIPE FOUND
⊙ = 1/2" IRON ROD FOUND

NOTES:

1. 1/2" IRON RODS TO BE SET UPON APPROVAL.
2. This property is located in Flood Zone A11, per F.E.M.A. Map No. 225205 0230 C, dated October 17, 1989.
3. No utilities in the area of Azalea Drive to be revoked.
4. Azalea Drive is also known as South Azalea Drive.

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.

REFERENCE SURVEY:

1. Plat of Flower Estates by Robert A. Berlin, Surveyor, filed St. Tammany Parish Clerk of Court Map File No. 19C.
2. Survey for Flowers Inc. by Ned R. Wilson, Surveyor, dated September 11, 1991, filed St. Tammany Parish Clerk of Court Map File No. 1083B.

(985) 892-1549

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9230

503 N. JEFFERSON AVENUE

COVINGTON, LA 70433

PLAT PREPARED FOR: **Dale Viola, et al**

SHOWING A SURVEY OF: A STREET REVOCATION OF A PORTION OF AZALEA DRIVE, FLOWER ESTATES SUBDIVISION, LOCATED IN SECTION 47, TOWNSHIP 7 SOUTH, RANGE 11 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" = 50'

JOB NO. 12211

DATE: 10-17-2012

REVISED: 11-28-2014