

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00 P.M. - TUESDAY, MAY 10, 2016**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX**  
**PARISH COUNCIL CHAMBERS**  
**21490 KOOP DRIVE, MANDEVILLE, LOUISIANA**

**DRAFT**

**ROLL CALL**

**PUBLIC ANNOUNCEMENTS**

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

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE APRIL 12, 2016 MINUTES**

**PUBLIC HEARINGS**

**ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS**

Entering Parish Right-of-Way (Harrison Avenue), Ward 3, District 2  
Request to enter Parish right-of-way for the purpose of gaining access to property  
Debtor: Dragonfly Enterprises, Inc. Parish Council District Representative: Hon. Dennis Sharp  
**(POSTPONED AT THE APRIL 12, 2016 MEETING)**

**MINOR SUBDIVISIONS**

**2016-267-MSP**

A combined 19.952 acres into Parcels 1, 2 & 3, Ward 9, District 6  
Owner: John & Deette Lindsey Surveyor: J.V. Burkes & Associates, Inc.  
Parish Council District Representative: Hon. Richard Tanner

**PETITIONS/REQUESTS**

A request to build on a buildable substandard lot of record, located in Forest Glen Subdivision, Sq. 100, lot 1, Ward 7, District 7  
Petitioner: Amanda Damario Parish Council District Representative: Hon. Jacob Groby  
**(POSTPONED AT THE APRIL 12, 2016 MEETING)**

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION**  
**MAY 10, 2016**  
**MANDEVILLE, LOUISIANA**

**ENTERING THE TAMMANY TRACE**

**REVOCATION/CLOSINGS REVIEW**

**RESUBDIVISION REVIEW**

**DORMANT SUBDIVISION REVIEW**

**TENTATIVE SUBDIVISION REVIEW**

**PRELIMINARY SUBDIVISION REVIEW**

**2016-246-PP**

Northpark, Phase IV-B, Ward 3, Ward 1, District 5  
Developer/Owner: Green Gate Northpark, L.L.C.      Engineer: Deep South Design Group  
Parish Council District Representative: Hon. Rykert Toledano

**2016-249-PP**

Abita River Park, Ward 3, District 2  
Developer/Owner: Abita River Park, L.L.C.      Engineer: Kelly McHugh & Associates, Inc.  
Parish Council District Representative: Hon. Dennis Sharp

**2016-251-PP**

Deer Crossing, Ward 1, District 1  
Developer/Owner: Deer Crossing Development, L.L.C.      Engineer: Kelly McHugh & Associates, Inc.  
Parish Council District Representative: Hon. Marty Dean

**2016-252-PP**

Wingfield (Revised), Ward 1, District 3  
Developer/Owner: Robert Bruno      Engineer: Arrow Engineering & Consulting  
Parish Council District Representative: Hon. James "Red" Thompson

**FINAL SUBDIVISION REVIEW**

**2016-246-FP**

Northpark, Phase IV-B, Ward 3, Ward 1, District 5  
Developer/Owner: Green Gate Northpark, L.L.C.      Engineer: Deep South Design Group  
Parish Council District Representative: Hon. Rykert Toledano

**PROPOSED AMENDMENTS TO ORDINANCE 499**

**AGENDA  
ST. TAMMANY PARISH PLANNING COMMISSION  
MAY 10, 2016  
MANDEVILLE, LOUISIANA**

**OLD BUSINESS**

**SD03-09-011F**

Bushwood Estates, Ward 5, District 6

Developer/Owner: Deborah Hogan      Land Surveyor: John G. Cummings & Associates, Inc.

Parish Council District Representative: Hon. Richard Tanner

*(Request by developer to amend the recorded final subdivision survey plat.)*

**NEW BUSINESS**

**ADJOURNMENT**

PLANNING  
COMMISSION  
MINUTES

**MINUTES OF THE  
ST. TAMMANY PARISH PLANNING COMMISSION MEETING  
6:00 P.M. - TUESDAY, APRIL 12, 2016  
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, Fitzmorris, Drumm, Randolph  
Absent: Cazaubon, Doherty  
Staff Present: Lauren K. Davis, Mike Sevante, Ron Keller, Jay Watson, Holly Thomas

**INVOCATION**

The Invocation was presented by Mr. Randolph.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was presented by Mr. Davis.

**APPROVAL OF THE MARCH 8, 2016 MINUTES**

**Richard moved to approve, second by Lorren.**

**Yea:** Lorren, Richardson, Richard, Willie, Mannella, Matthews, Fitzmorris, Drumm, Randolph

**Nay:**

**Abstain:**

**PUBLIC HEARINGS**

**ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS**

Entering parish Right-of-Way (Harrison Avenue), Ward 3, District 2

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

Debtor: Dragonfly Enterprises, Inc Parish Council District Representative: Hon. Dennis Sharp

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

## **APRIL 12, 2016 MINUTES, CONT.**

**Davis moved to postpone, second by Randolph.**

**Yea:** Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Drumm, Randolph

**Nay:**

**Abstain:**

### **MINOR SUBDIVISIONS**

#### **2016-232-MSP**

A combined 29.496 acres into Parcels A, B, C & D, Ward 2, District 2

Owner: Dennis Glass Surveyor: John Cummings & Associates, Inc.

Parish Council District Representative: Hon. Dennis Sharp

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

**Willie moved to approve, second by Richardson.**

**Yea:** Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Drumm, Randolph

**Nay:**

**Abstain:**

### **PETITIONS/REQUESTS**

A request to build on a buildable substandard lot of record, located in Forest Glen Subdivision, Sq. 100, lot 1, Ward 7, District 7

Petitioner: Amanda Damario 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: none Opposition: none

**Randolph moved to postpone, second by Davis.**

**Yea:** Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Drumm, Randolph

**Nay:**

**Abstain:**

### **ENTERING THE TAMMANY TRACE**

### **REVOCATION/CLOSINGS REVIEW**

### **RESUBDIVISION REVIEW**

#### **2016-234-MRP**

Handsome Meadow Farms, lots 21 & 22 into lots 21A & 22A, Ward 2, District 3

Petitioner: Woodruff L. Camus Surveyor: John E. Bonneau & Associates, Inc.

Owner: Woodruff L. Camus Parish Council District Rep.: Hon. James "Red" Thompson

**APRIL 12, 2016 MINUTES, CONT.**

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

**Willie moved to approve with the waiver, second by Richard.**

**Yea:**                      Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Drumm, Randolph

**Nay:**

**Abstain:**

**DORMANT SUBDIVISION REVIEW**

**TENTATIVE SUBDIVISION REVIEW**

**PRELIMINARY SUBDIVISION REVIEW**

**FINAL SUBDIVISION REVIEW**

**PROPOSED AMENDMENTS TO ORDINANCE 499**

**OLD BUSINESS**

Penn Mill Place, Ward 3, District 3

Developer/Owner: Cory Herberger

Engineer: Kelly McHugh & Assoc, Inc.

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

(Request to amend commission requirements for pile/pier foundations within Flood Zone "A")

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

**Willie moved to approve, second by Richard.**

**Yea:**                      Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Drumm, Randolph

**Nay:**

**Abstain:**

**NEW BUSINESS**

**ADJOURNMENT**

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**Mr. Dave Mannella**  
**Chairman**

ENTERING PARISH  
RIGHTS-OF-WAY, SERVITUDES  
AND/OR EASEMENTS



(Draft Date 5-10-16)

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. 16-\_\_\_\_\_

**TITLE: A RESOLUTION AUTHORIZING DRAGONFLY ENTERPRISES, INC., C/O MR. JAMES A LINDSAY II TO ENTER PARISH RIGHT-OF-WAY.**

**SUB-TITLE: A RESOLUTION GRANTING DRAGONFLY ENTERPRISES, INC., C/O MR. JAMES A LINDSAY II, 81116 HIGHWAY 1083, BUSH, LA 70431; PERMISSION TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY PORTION OF HARRISON AVE. FOR 200 FEET SOUTH OF SUNSHINE AVE, MAILLEVILLE SUBDIVISION, FOR THE PURPOSE OF GAINING ACCESS TO PROPERTY. WARD 3, DISTRICT 2.**

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

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and /or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. The drainage and road design with soil borings must meet the ASPHALT road standards as established under the "Subdivision Regulatory Ordinance." The Parish's engineer may require additional off-site work to minimize the potential impact of the proposed construction with special emphasis regarding drainage. The plans must include sewerage and water systems, where applicable. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. Any developer/applicant proposing to develop lots within a "dormant subdivision" or "subdivision of record" must submit for review and approval of the Parish Engineer a drainage plan that meets the detention requirements of Subdivision Regulatory Ordinance No.. 499. Where applicable, such developer/applicant shall be entitled to claim a credit toward drainage impact fees due the Parish under the authority of the "St. Tammany Parish Drainage Impact Fee Ordinance" (Sec. 2-009.00 Part IV (B) (8) and, where applicable, shall be entitled to claim credit/reimbursement from any drainage impact fees that have been paid into the "Drainage Impact Fee Escrow Account" by the owner or owners of lots that are not owned by the developer/applicant but would be receiving the benefits of said storage requirements.
5. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy,

including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish takes over the maintenance.

6. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.

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 Obligation in the amount of \$8,000 for a period of six (6) months.

9. That the petitioner agree to post a Warranty Obligation upon completion of the project in the amount of \$22.00 per linear foot of roadway.

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 3 DISTRICT 2.

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".

20. That the petitioner submit as-built drawings certifying that road is constructed within the Parish right of way and that the sewer and water tie ins have been completed.

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 12TH DAY OF APRIL, 2016 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



LOCATION

WARD 3

HARRISON AVE

HARRISON

WARD 3

ENTER PARISH R.O.W.

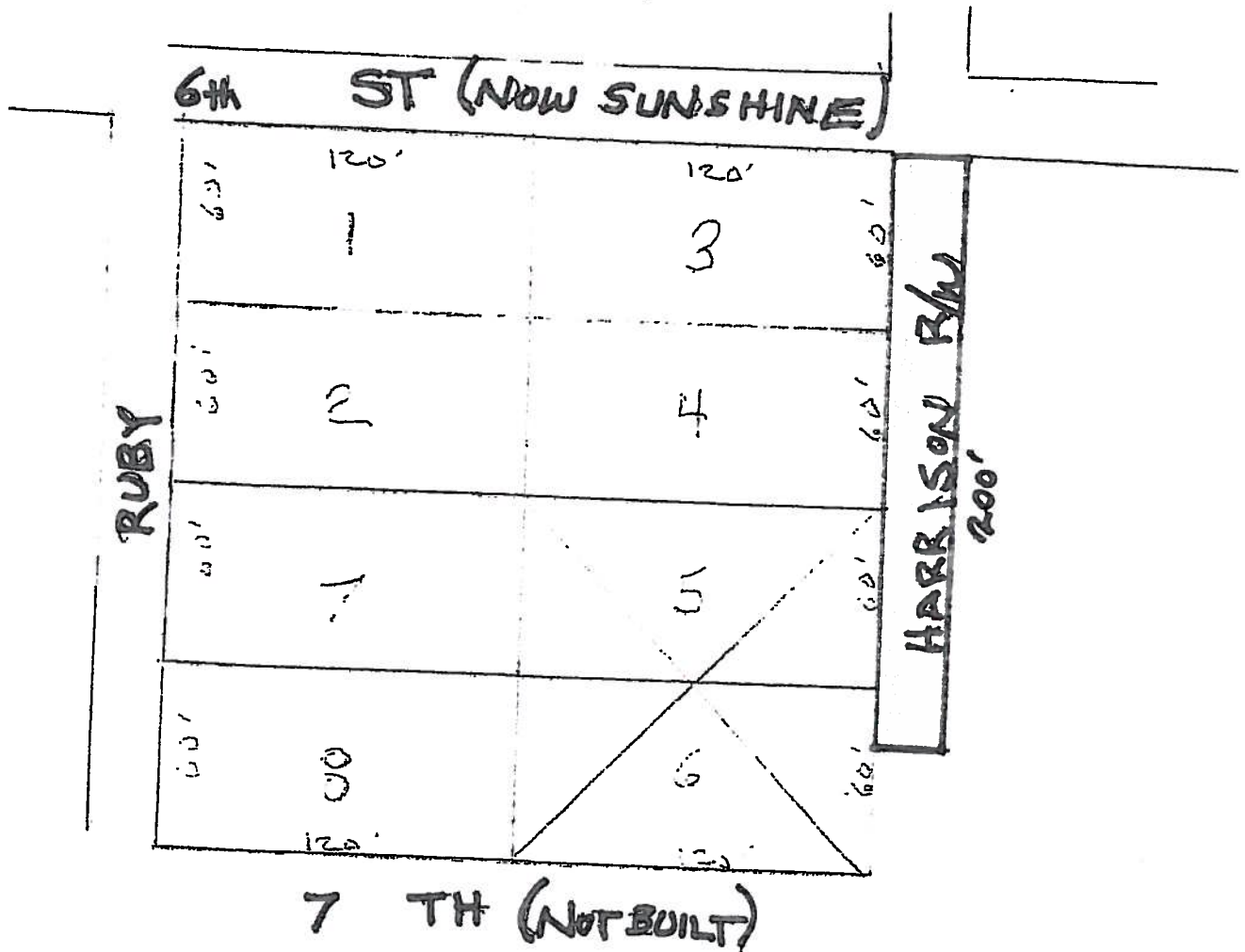
HARRISON AV.

Mailleville Subdivision

Dragonfly  
Enterprises, Inc

© MAPM

# SQ 67. MAILLEVILLE



ENTER PARISH R.O.W.  
HARRISON AV.

Maileville Subdivision

Dragonfly  
Enterprises, Inc.

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MINOR  
SUBDIVISIONS

None







PETITIONS

and

REQUESTS

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

PROPERTY DESCRIPTION:       FOREST GLEN, SQ. 100, LOT 1

WARD:       7       DISTRICT:   7

PROPERTY LOCATION:   The property is located on the northwest corner of U.S. Highway  
190 and Nehl Street, Lacombe, Louisiana

ZONING:     A-4 Single Family Residential

PETITIONER:       Amanda Damario

**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 petitioner 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:**

The petitioner has satisfied the requisite requirements of proof as referenced to above; however, the petitioner wants to move a house onto the property that measures 28' x30' and therefore cannot meet the minimum side yard setback requirements of 5' on the interior side and 10' on the corner side. Therefore, for that reason, the staff recommends denial of the request and suggests that the petitioner seek alternative measures to either place or build a structure on the property that will comply with the parish minimum setback requirements.

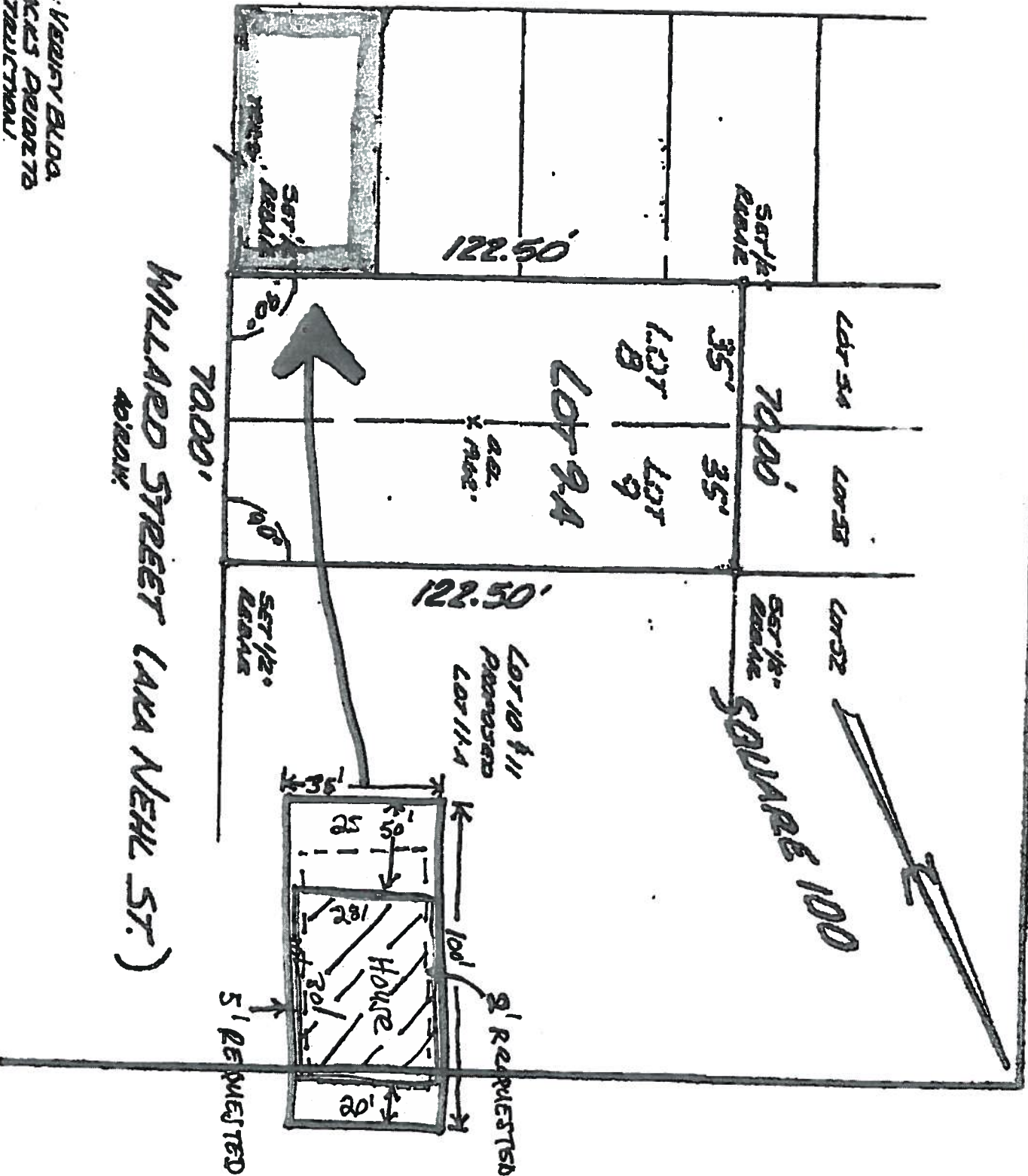
If the commission decides to grant permission to the petitioner to place the house on the property in violation of parish setback requirements, the approval should be exclusively in favor of the owner of the property and must be acted on within one (1) year from the commission’s approval.

Secondly, the commission does not have the authority to waive parish setback requirements; only to grant permission to build or place a structure on a “buildable substandard lot of record; therefore, if the commission approves this request, the owner of the property will have to file an application with the St. Tammany Parish Board of Adjustment to seek variances for the side yard setbacks.

U.S. HWY. 190

NOTE: VISIBLE BLDA.  
SERVANTS PERMIT  
CONSTRUCTION

WILLARD STREET (AKA NEHL ST.)  
ADJACENT



PRELIMINARY  
SUBDIVISION  
REVIEW

**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**  
**(As of May 3, 2016)**

CASE NO.: 2016-246-PP (Formerly SD12-04-002PIV-B)

SUBDIVISION NAME: Northpark, Phase IV-B (RESUBMITTED)

DEVELOPER: Greengate Northpark, LLC  
2555 Severn Ave.  
Metairie, LA 70002

ENGINEER/SURVEYOR: Deep South Design Group

SECTION 48  
TOWNSHIP 7 South  
RANGE 11 East

WARD: 3  
PARISH COUNCIL DISTRICT: 5

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

GENERAL LOCATION: The property is located on the west side of U.S. Highway 190, just north of Village Lane, south of Covington, Louisiana

TOTAL ACRES IN DEVELOPMENT: 6.148

NUMBER OF LOTS: 1                      LOT SIZE: 5.1 Ac.

SEWER AND WATER SYSTEMS: Central

ZONING: PBC-1 and HC-1

FLOOD ZONE DESIGNATION: C

TENTATIVE APPROVAL GRANTED: April 10, 2012

**STAFF COMMENTARY:** This project received Preliminary approval on March 10, 2015. However, no Work Order was issued within one (1) year of approval. Therefore, resubmittal is required.

**Department of Engineering**

1. The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site.

2. It is recommended that Preliminary submittal be approved.
3. No Maintenance Obligation is required since this is an extension of a private road.
4. Mandatory Developmental fees will be required when building permit is submitted in accordance with Ordinance No. 04-0990 since no public hearing was held prior to January 1, 2005.

**Department of Development - Planning**

None

**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**  
**(As of May 3, 2016)**

CASE NO.: 2016-249-PP

SUBDIVISION NAME: Abita River Park

DEVELOPER: Abita River Park, LLC  
401 Marina Oaks Drive  
Mandeville, LA 70471

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTIONS 2 & 3  
TOWNSHIP 7 South  
RANGE 11 East

WARD: 3  
PARISH COUNCIL DISTRICT: 2

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

GENERAL LOCATION: Entrances are located on the north side of Harrison Ave. approximately  
½ mile east of LA HWY 190

TOTAL ACRES IN DEVELOPMENT: 57.40

NUMBER OF LOTS: 138                      AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: A6, B & C

PUD APPROVAL GRANTED: December 1, 2015

**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 and no work order to be issued until all punch list items have been resolved.

**SUBDIVISION PLAT**

- a. Remove culvert schedule.
- b. 20' Drainage Servitude must be PRIVATE since they do not conform to Parish standards.
- c. Restrictive covenant #10 states 30' instead of 60' which will require a waiver from the Planning Commission.

#### PAVING & DRAINAGE

- d. Need slope stability study for levee around pond.

#### SEWER AND WATER

- e. Plans and specifications for the construction of the project's water distribution lines and sewage collection lines have not yet been approved by the Department of Health and Hospitals as required.
- f. No work order will be issued until the submitted plans and specifications are approved by the DHH.
- g. Submit a full set of plans and DHH permit application to Utilities Inc. of Louisiana for review, comment, and approval.
- h. The water and sewer line extensions along Harrison Ave. need to be revised to account for the required left turn lanes.

#### TRAFFIC AND SIGNAGE

- i. Plans for the subdivision did not include plans for the left turn lanes on Harrison Ave.
- j. The developer is required to install left turn lanes on Harrison Ave. at both of the subdivision entrances. The turn lanes shall conform to DOTD standards and requirements, including but not limited to, required storage lengths. The cost of these turn lanes, including any right-of-way cost, is the sole responsibility of the developer and will be in addition to any mandatory impact fees that are assessed.

#### GENERAL

- k. Satisfactorily address all concerns of Gravity Drainage District #5.

#### **Department of Development - Planning**

1. Section 40-074.01 Parish Enforced Subdivision Restrictions and/or Covenants, Paragraph h., of Subdivision Regulatory Ordinance No. 499, requires that driveways on corner lots must setback at least (60') feet from the property corners. This requirement was established in order to promote traffic safety. Therefore, since the developer is requesting only (30') setbacks from the corners on corner lots, a waiver of the regulations would be required.
2. As a condition for a Planned Unit Development, greenspace and/or amenities are required within the development pursuant to parish code. The developer has submitted a document to the staff "***The Recreational Development Plan***" that states a time table for the development of the proposed amenities that includes an active component (half-court basketball court) and a semi-active component (walking path).



The staff is concerned that the completion of the active amenity is based on completion of Phase II (see Recreational Development Plan attached). The staff has always taken the position that the active recreational component be completed prior to the first occupancy permit being issued within the subdivision. That way the homeowners will always have an active amenity to utilize in the event that the market and/or sales for the development slow; or worse case scenario, that the development goes stagnant or in receivership.

For those reasons, that staff recommends that the active amenity be completed prior to the issuance of the first occupancy permit.

3. The developer is proposing a “natural surface walking path” within the development. The staff recommends that either an aggregate, rubberized or hard surface material be used instead.

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

Furthermore, if the commission decides to grant the preliminary subdivision request, a waiver of the regulations are required relative to the corner setback provision pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499, which requires a 2/3rds majority vote of the full membership of the commission (8 members) in order to grant said waiver.

**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of May 3, 2016)*

CASE NO.: 2016-251-PP

SUBDIVISION NAME: Deer Crossing

DEVELOPER: Deer Crossing Development, LLC  
845 Galvez St.  
Mandeville, LA 70448

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTION 4  
TOWNSHIP 7 South  
RANGE 10 East

WARD: 1  
PARISH COUNCIL DISTRICT: 1

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

GENERAL LOCATION: Entrance is located on the west side of LA HWY 1085, 1000 ft South of I-12

TOTAL ACRES IN DEVELOPMENT: 23.379

NUMBER OF LOTS: 107                      AVERAGE LOT SIZE: 3400 SQ. FT.

SEWER AND WATER SYSTEMS: Central

ZONING: PUD/A5

FLOOD ZONE DESIGNATION: AC, B & C

PUD APPROVAL GRANTED: March 1, 2016

**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 and no work order to be issued until all punch list items have been resolved.

### SUBDIVISION PLAT

- a. Drainage & Access Servitude is needed for Lots 66/67 and 48/49 a minimum of 20 feet.
- b. Remove "variance will be requested" from the language of restrictive covenant #10

### PAVING AND DRAINAGE PLAN

- c. Need directional flow arrows in green space area and behind lots.

### SEWER AND WATER

- d. Plans and specifications for the construction of the project's water distribution lines and sewage collection lines have not yet been approved by the Department of Health and Hospitals as required.
- e. No work order will be issued until the submitted plans and specifications are approved by the DHH.
- f. Provide Tammany Utilities with a full set of plans and the DHH permit application for review, comment, and approval.
- g. The water and sewer line extensions along Hwy. 1085 need to be revised to account for the required right turn lane.

### TRAFFIC AND SIGNAGE

- h. Plans for the subdivision did not include plans for the right turn lane on highway 1085.
  - I. The developer is required to install a right turn lane on Hwy 1085 on its westbound approach to the subdivision entrance. A driveway permit from DOTD is required in order to install the improvements and the turn lane shall conform to DOTD standards and requirements, including but not limited to, required storage lengths. The cost of these turn lanes, including any right-of-way cost, is the sole responsibility of the developer and will be in addition to any mandatory impact fees that are assessed.
- 3. No Maintenance Obligation is required since this subdivision fronts on a LA DOTD maintained roadway #1085.
  - 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 Development - Planning**

- 1. Section 40-074.01 Parish Enforced Subdivision Restrictions and/or Covenants, Paragraph h., of Subdivision Regulatory Ordinance No. 499, requires that driveways on corner lots must setback at least (60') feet from the property corners. This requirement was established in order to promote traffic safety. Therefore, since the developer is requesting only (20') setbacks from the corners on corner lots, a waiver of the regulations would be required.
- 2. As a condition for a Planned Unit Development, greenspace and/or amenities are required within the development pursuant to parish code. The developer has submitted a document to the staff

***“The Recreational Development Plan”*** that states a time table for the development of the proposed amenities that includes active components (half-court basketball court and athletic field) and semi-active components (walking path and swing set and picnic tables).

The staff is concerned that some of the completion of the amenities are based on the occupancy of the first 25 homes and others prior to the final approval for Phase II.

The staff has always taken the position that at least one (1) active recreational component be completed prior to the first occupancy permit being issued within the subdivision. That way the homeowners will always have an active amenity to utilize in the event that the market and/or sales for the development slow; or worse case scenario, that the development goes stagnant or in receivership.

Therefore, the staff recommends that either the swing set and picnic tables and/or the half-court basketball court be constructed prior to the issuance of the first occupancy permit. The staff is in agreement with the time tables for the other proposed amenities (see recreational plan attached).

3. The developer is proposing a “natural surface walking path” within the development. The staff recommends that either an aggregate, rubberized or hard surface material be used instead.

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

Furthermore, if the commission decides to grant the preliminary subdivision request, a waiver of the regulations are required relative to the corner setback provision pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499, which requires a 2/3rds majority vote of the full membership of the commission (8 members) in order to grant said waiver.

**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**  
**(As of May 3, 2016)**

CASE NO.: 2016-252-PP

SUBDIVISION NAME: Wingfield (Revised PUD)

DEVELOPER: Bruno Bros. Real Estate Management & Development  
70325 Hwy 1077  
Covington, LA 70433

ENGINEER/SURVEYOR: Arrow Engineering and Consulting

SECTION 33  
TOWNSHIP 6 South  
RANGE 10 East

WARD: 1  
PARISH COUNCIL DISTRICT: 3

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)

GENERAL LOCATION: The property is located on the north side of Joiner Wymer Road and bisected by Bedico Creek, west of Covington, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 163.45

NUMBER OF LOTS: 47                      AVERAGE LOT SIZE: 2.87 Ac.

SEWER AND WATER SYSTEMS: Community

ZONING: PUD (A-1A)

FLOOD ZONE DESIGNATION: "A"

REVISED PUD APPROVED: April 5, 2016

TENTATIVE APPROVAL GRANTED: July 14, 2015

**STAFF COMMENTARY:**

**Department of Engineering**

1. The preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site.

2. It is recommended that Preliminary submittal be approved subject to the following:

#### SUBDIVISION PLAT

- a. Did not receive revised S/D plat as required on 4/27/16
- b. What is the material used for the walking path? Show a x-section on plat.
- c. What is roadway access for Lots #30 & #37
- d. Show property lines on each 30 foot drainage servitude x-sections that are shown on the drainage plan.
- e. Sheets C1a and the plat were not included in the set of revised plans submitted on 4/27/2016.
- f. Provide a "Private driveway" for lots 30 & 37 on the plat.
- g. Amenities are shown on the plat (Playground near lot 38). Include a note stating who is to own and maintain this area.

#### PAVING AND DRAINAGE PLAN

- h. Information regarding Bedico Creek and Crossvine Drive is insufficient. Require Spacing between culverts, profile and cross sections properly labeled, signage will need to be developed, guard rails, etc.
- i. 100 foot no - cut buffer - this is not a Right of way. Need to include a note with requirements.

#### SEWER AND WATER

- j. Plans and specifications for the construction of the project's water distribution lines and sewage collection lines have not yet been approved by the Department of Health and Hospitals as required.
- k. No work order will be issued until the submitted plans and specifications are approved by the DHH.
- l. Submit a full set of revised plans and DHH permit application to Tammany Utilities for review, comment, and approval.
- m. C-900 water main is called out on the plans. Confirm that this is acceptable with Tammany Utilities.
- n. Modify the double service connection for lots 26, 29, 30, 37, and 38 so that service can be provided to both lots.

#### TRAFFIC AND SIGNAGE

- o. Provide a detail for the cul-du-sac/curve on silverthorn. Include all radii.
- p. Provide a detail or note for the access drive at the playground including the dimensions of the parking lot, driveway width and turnout radii.

3. A funded Maintenance Obligation in the amount of \$56,000 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, which includes the extension of the sewer and water lines.

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 Development - Planning**

1. Parish code requires that opposite side intersecting streets “street jogs” must be at least 125' apart from each other for traffic safety purposes; therefore, the intersection at Crossvine and Goldentop Drives in the vicinity of lots 20 thru 23 and 36, needs to be adjusted in order to comply with code.

The staff recommends approval subject to the developer complying with the lone staff comment.

FINAL  
SUBDIVISION  
REVIEW





3. Should the Planning Commission approve the request for final approval a Performance Obligation will be required for the infrastructure in the amount of \$630,119.00 for a period of six (6) months. See attached Estimate of Probable Cost.
4. The staff has reviewed the engineers cost estimate and agrees with the contents. Subdivision plats can be signed upon issuance of a work order.
5. No Warranty Obligation is required at this time and will be established upon completion of the infrastructure and release of the Performance Obligation.
6. Since the developer has no “end users”, the mandatory developmental fees are not due prior to signing the subdivision plat, but are due upon building permit application

**Department of Development - Planning**

None



## DEEP SOUTH DESIGN GROUP

Civil/Environmental Engineering Firm

March 10, 2015

St. Tammany Parish Government  
Department of Engineering  
P.O. Box 628  
Covington, LA 70434

Attention: Mr. Charles E. Williams, P.E. – Director of Engineering

Re: Northpark Subdivision Phase IV-B – Preliminary/Final

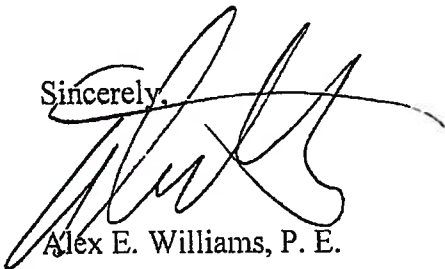
Mr. Williams,

Please find attached the revised cost estimate associated with infrastructure for the Northpark Phase IV-B subdivision project. This revision was generated by a change to the retention pond size. The pond size is being reduced in order to accommodate the end user's needs, and still provides more than enough volume to meet the St. Tammany Parish drainage requirements. A reduction in total material moved will be reduced by +/-4,000 cu.yds., along with a reduction in clearing of .3 acres for an overall cost savings of \$18,525.

At this point we would ask that the bond amount be reduced to \$630,119 in order to better represent the actual work that will be performed.

Thank you for your consideration of the project, and we look forward to receiving approval in the near future.

Sincerely,



Alex E. Williams, P. E.

80400 HIGHWAY 21, BUSH, LA. 70431  
PH.: (985) 705-4696  
Email: alex@deepsouthdesign.com

# OLD BUSINESS



**ST. TAMMANY PARISH**  
**PATRICIA P. BRISTER**  
PARISH PRESIDENT

April 25, 2017

St. Tammany Parish Planning Commission  
St. Tammany Parish Government Complex, Building A  
21490 Koop Drive  
Mandeville, LA 70471

Re: Bushwood Estates Subdivision - Request for Final Plat Amendment

Dear Commissioners:

Please be advised Mr. Paul Mayronne, with the law firm of Jones Fussell, L.L.P., is representing the developers of the above captioned development and are seeking the planning commission's approval to amend the final subdivision plat.

The amendments proposed are due to drainage concerns on the property that calls for adjusting some lot lines and expanding the greenspace in areas of the subdivision (see letter of explanation from the developer dated March 25, 2016).

Upon review of the request, the staff has no objections to the proposed re-plat of the subdivision.

If you have any questions relative to this matter, please feel free to call me at 985-285-6264.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ron Keller".

Ron Keller  
Senior Land Use Planner

March 25, 2016

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

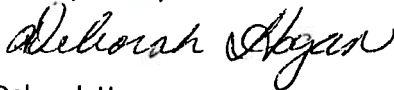
Bushwood Estates Subdivision was established in 2005 as a small 18 lot development with the majority of the lots fronting the Pearl River Navigational Canal. The size of the lots were 2 acres each. The following is a brief description of the reconfiguration of the lots that we are requesting.

Lots 16, 17 and 18—The Brushy Branch Slough that borders the Northern property line of lot 18 has experienced an increase in drainage through the slough, and what was once a small ditch, is now a wide canal that drains thousands of acres of property to the West of Bushwood Estates. This slough becomes a rushing drain during heavy rain events and has eroded a majority of lot 18 and deposited it into the Pearl River Navigational Canal forming a sand bar plug that extends from lot 18 south to lots 17 and part of lot 16. The sand bar that has been deposited extends across from the West side of the PRNC to the East side completely blocking the waterway. Because of the buildup of eroded material in front of these lots and thus the liability that comes with the ownership of these lots (Note: property lines for these lots extends to the center line of the PRNC) lots 16, 17, and 18 are not marketable real-estate. For this reason, we are requesting that these lots become designated Green Space.

Lots 11 and 12—Both of these lots are non-marketable due to the fact that they have very little land mass. The majority of the description of these lots consist of a drainage inlet, giving them little actual buildable land. For this reason, we are requesting to incorporate lot 11 into lot 10 making lot 10 a 4-acre lot. And eliminating lot 12—designating this Green Space. The above changes to lots 11, 12, 16, 17, and 18 gives the Subdivision a net loss of 5 lots. To make up for this 5 lot loss we are requesting the following changes:

Reworking the property lines of lots 13, 14, and 15 to created 6 one acre lots designated on the new plat as lots 13A, 13B, 14A, 14B, 15A, and 15B and from the larger lot 7 creating lots 7B and 7C. These changes would keep a total of 18 marketable lots in the Subdivision.

Thank you for your consideration of these changes.



Deborah Hogan

Developer and President of Bushwood Estates Homeowner Association

