

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, OCTOBER 11, 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 SEPTEMBER 13, 2016 MINUTES

PUBLIC HEARINGS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

Entering Parish Right-of-Way (9th Street), Ward 3, District 2
Request to enter Parish right-of-way for the purpose of laying and connecting to sewer and water lines
Debtor: Carwash Revive, L.L.C. Parish Council District Representative: Hon. Dennis Sharp

MINOR SUBDIVISIONS

2016-433-MSP

A 5 acre parcel into parcels A & B, Ward 8, District 9
Owner: Sandra Repath Surveyor: John E. Bonneau & Associates, Inc.
Parish Council District Representative: Hon. Gene Bellasario

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
OCTOBER 11, 2016
MANDEVILLE, LOUISIANA

RESUBDIVISION REVIEW

2016-430-MRP

Pineview Heights, Sq. 6, lot 7 into lots 7-A & 7-B, Ward 4, District 7
Petitioner: Joseph & Debra Sicard Surveyor: John G. Cummings & Associates, Inc.
Owner: Joseph & Debra Sicard Parish Council District Representative: Hon. Jacob Groby

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

2016-393-TP

Perriloux Trace, Ward 1, District 1
Developer/Owner: Perriloux Properties, L.L.C. Engineer: Arrow Engineering & Consulting, Inc.
Parish Council District Representative: Hon. Marty Dean
(POSTPONED AT THE SEPTEMBER 13, 2016 MEETING)

PRELIMINARY SUBDIVISION REVIEW

2016-383-PP

Southern Oaks, Ward 1, District 4
Developer/Owner: Yanin, L.L.C. Engineer: Kyle & Associates, L.L.C.
Parish Council District Representative: Hon. Michael Lorino
(POSTPONED AT THE SEPTEMBER 13, 2016 MEETING)

2016-384-PP

Pontchartrain Medical Park, Ward 4, District 5
Developer/Owner: Voelkel/McWilliams Construction Co. Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Rykert Toledano
(POSTPONED AT THE SEPTEMBER 13, 2016 MEETING)

2016-424-PP

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

2016-425-PP

The Preserve at River Chase, Ward 1, District 1
Developer/Owner: The Preserve at River Chase, L.L.C. Engineer: SLD Engineering, L.L.C.
Parish Council District Representative: Hon. Marty Dean
(DEVELOPER REQUESTS POSTPONEMENT UNTIL THE NEXT MEETING)

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
OCTOBER 11, 2016
MANDEVILLE, LOUISIANA

FINAL SUBDIVISION REVIEW

2016-426-FP

River Park Crossing, Phase 1, Ward 3, District 3

Developer/Owner: D.R. Horton, Inc. Engineer: Kelly McHugh & Associates, Inc.

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

(DEVELOPER REQUESTS POSTPONEMENT UNTIL THE NEXT MEETING)

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

SD06-12-047F

Pruden Creek, Ward 3, District 3

Developer/Owner: Pruden Creek Partners, L.L.C. Engineer: Kelly McHugh & Associates, Inc.

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

(Request by developer to waive a portion of the 5' no access servitude for lot 40)

NEW BUSINESS

ADJOURNMENT

PLANNING
COMMISSION
MINUTES

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, SEPTEMBER 13, 2016
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

DRAFT

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, Davis, Fitzmorris, Drumm, Randolph
Absent: 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. Drumm.

APPROVAL OF THE AUGUST 9, 2016 MINUTES

Randolph moved to approve, second by Lorren.

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

Nay:

Abstain:

PUBLIC HEARINGS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

MINOR SUBDIVISIONS

2016-391-MSP

A combined 65.62 acres into parcels A, B & C, Ward 3, District 3
Owner: Harvey Ray Core, Jr. Surveyor: L.S. Land Surveying, L.L.C.
Parish Council District Representative: Hon. James "Red" Thompson

SEPTEMBER 13, 2016 PLANNING COMMISSION MEETING MINUTES, CONT.

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

Cazaubon moved to approve with the waiver, second by Willie.

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

Nay:

Abstain:

2016-392-MSP

An 8.451 acre parcel into parcels A & B, Ward 8, District 9

Owner: Miramon-Huger, L.L.C. Surveyor: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Gene Bellisario

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 approve with the waiver, second by Lorren.

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

Nay:

Abstain:

2016-398-MSP

A 13.259 acre parcel into parcels A & B, Ward 5, District 6

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

Parish Council District Representative: Hon. Richard Tanner

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

Randolph moved to approve, second by Richardson.

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

Nay:

Abstain:

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

SEPTEMBER 13, 2016 PLANNING COMMISSION MEETING MINUTES, CONT.

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

2016-393-TP

Perriloux Trace, Ward 1, District 1

Developer/Owner: Perriloux Properties, L.L.C. Engineer: Arrow Engineering & Consulting, 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: Darrell Fussell/Arrow Engineering Opposition: none

Lorren moved to postpone, second by Richardson.

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

Nay:

Abstain:

PRELIMINARY SUBDIVISION REVIEW

2016-383-PP

Southern Oaks, Ward 1, District 4

Developer/Owner: Yanin, L.L.C. Engineer: Kyle & Associates, L.L.C.

Parish Council District Representative: Hon. Michael Lorino

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

Davis moved to postpone, second by Drumm.

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

Nay:

Abstain:

2016-384-PP

Pontchartrain Medical Park, Ward 4, District 5

Developer/Owner: Voelkel/McWilliams Construction Co.

Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Rykert Toledano

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

SEPTEMBER 13, 2016 PLANNING COMMISSION MEETING MINUTES, CONT.

Lorren moved to postpone, second by Fitzmorris.

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

Nay:

Abstain:

FINAL SUBDIVISION REVIEW

2016-382-FP

The Estates of Watercross, Phase 1A, Ward 1, District 1

Developer/Owner: All State Financial Company Engineer: Duplantis Design Group, P.C.

Parish Council District Representative: Hon. Marty Dean

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

Richard moved to approve, second by Davis.

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

Nay:

Abstain:

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

SD12-06-003P

Planche Estates, Ward 3, District 3

Developer/Owner: D.R. Horton, Inc. Engineer: Kelly McHugh & Associates, Inc.

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

(Request by developer to change the subdivision name and street names)

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

Davis moved to approve, second by Cazaubon.

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

Nay:

Abstain:

SEPTEMBER 13, 2016 PLANNING COMMISSION MEETING MINUTES, CONT.

NEW BUSINESS

ADJOURNMENT

Mr. Dave Mannella
Chairman

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

(Draft Date 10/11/16)

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

**TITLE: A RESOLUTION AUTHORIZING CARWASH REVIVE, LLC
C/O JORDAN WILLIAMS, TO ENTER PARISH RIGHT-OF-
WAY.**

**SUB-TITLE: A RESOLUTION GRANTING CARWASH REVIVE, LLC C/O
JORDAN WILLIAMS, 19384 COUNTRY CLUB LANE,
HAMMOND, LA 70401; PERMISSION TO ENTER PARISH
RIGHT-OF-WAY, SPECIFICALLY A PORTION OF 9TH
STREET. LOCATED WITHIN MAILLEVILLE SUBDIVISION,
FOR THE PURPOSE OF LAYING AND CONNECTING 10"
SEWER LINE AND 8" WATER LINE.**

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. 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 Obligation in the amount of \$16,000 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 submit as-built drawings certifying that the utility lines are constructed in accordance with the approved drawing(s).
10. 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:

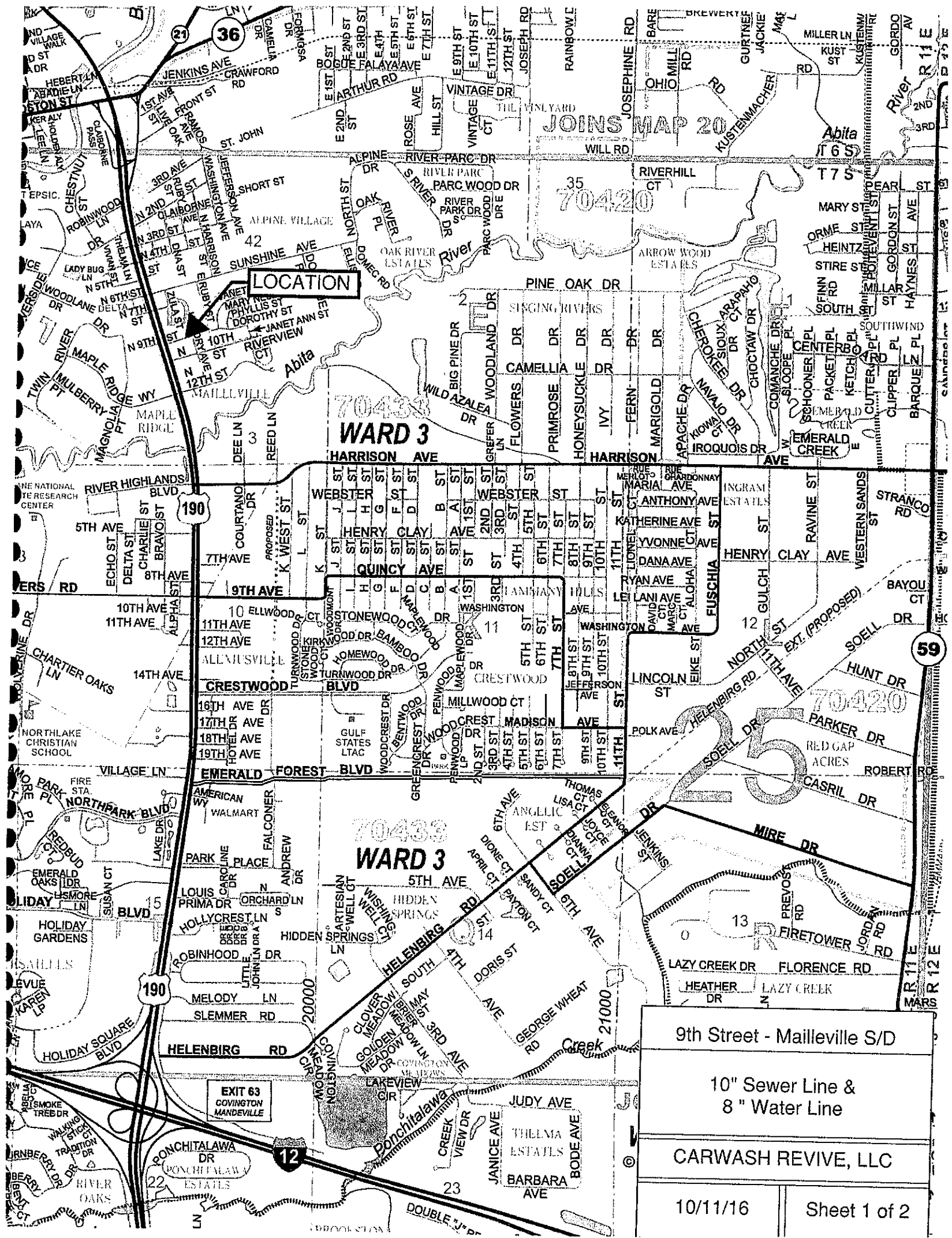
ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE _____ DAY OF _____, 2016 AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

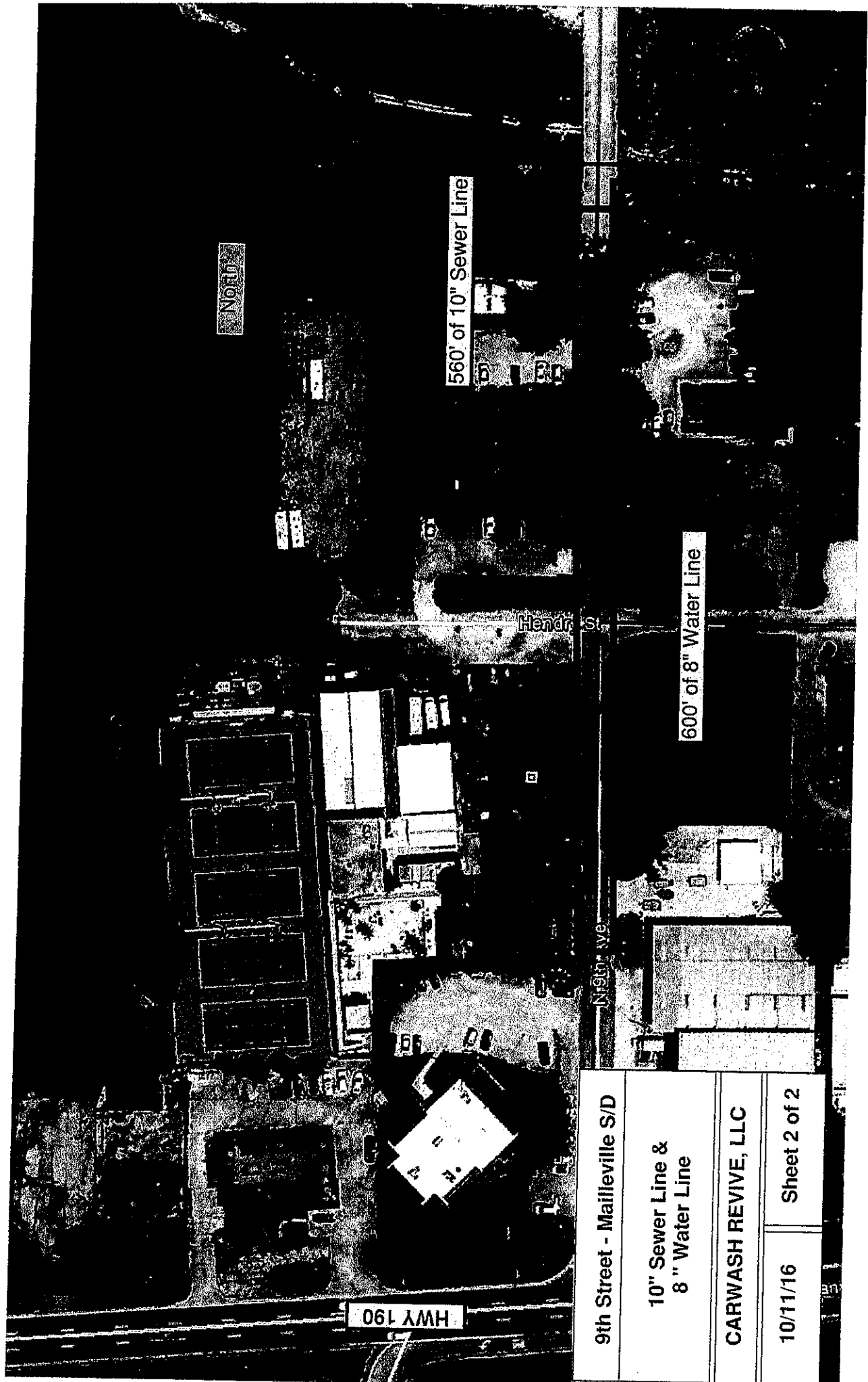
DAVID G. MANNELLA, CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

RON KELLER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION



9th Street - Mailleville S/D	
10" Sewer Line & 8" Water Line	
CARWASH REVIVE, LLC	
10/11/16	Sheet 1 of 2



9th Street - Mailleville S/D	
10" Sewer Line & 8 " Water Line	
CARWASH REVIVE, LLC	
10/11/16	Sheet 2 of 2



ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

September 23, 2016

CERTIFIED MAIL – RETURN RECEIPT

No. 7012 3460 0000 9958 9823

Carwash Revive, LLC
c/o Mr. Jordan Williams
19384 Country Club Lane
Hammond, LA 70401

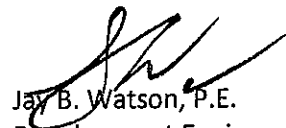
Re: Enter Parish R.O.W.
Specifically a Portion of 9th Street
MAILLEVILLE S/D
For the Purpose of Laying & Connecting an 8" Water Main
and a 10" Sewer Main

Dear Mr. Williams:

This is to advise that the above captioned project will be on the Planning Commission meeting agenda October 11, 2016.

You are hereby advised that your presence is required at the October 11, 2016 meeting per Planning Commission directive.

Sincerely,



Jay B. Watson, P.E.
Development Engineer

xc: Honorable F. Dennis Sharp
Mr. Mike Noto
Mr. Sidney Fontenot
Ms. Erin Stair
Mr. Ron Keller
Mr. Earl J. Magner, P.E., P.L.S.
Mr. Theodore Reynolds, E.I.
Bodin & Webb, Inc.

MINOR
SUBDIVISIONS

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of October 4, 2016)

CASE NO.: 2016-433-MSP

OWNER/DEVELOPER: Sandra Repath

ENGINEER/SURVEYOR: John E. Bonneau & Associates, Inc.

SECTION: 10 WARD: 8
TOWNSHIP: 8 South PARISH COUNCIL DISTRICT: 9
RANGE: 14 East

TYPE OF DEVELOPMENT: x 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 at the far eastern end of Alamosa Lane and east of Carey Road, west of Pearl River, Louisiana.

SURROUNDING LAND USES: Single family residential & undeveloped property

TOTAL ACRES IN DEVELOPMENT: 5.0

NUMBER OF LOTS/PARCELS: 2 TYPICAL LOT SIZE: 3.88 & 1.12 acres

ZONING: A-2 Suburban

REASONS FOR PUBLIC HEARING: Parcel A does not meet the minimum lot width requirements of 150' on a public road.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create two (2) parcels from one (1) 5.0 parent parcel; and since Parcel A does not technically meet the minimum 150' lot width on a public road due to the fact that the parcel is situated at the end of a cul-du-sac, a waiver of the regulations is required. It should also be noted that Parcel A has in actuality a 165' wide lot width, but simply not on the public road; and Parcel B has over 286' of lot width. Therefore, for the reasons as stated above, the staff has no objection to the proposed minor subdivision request.

However, if the commission decides to approve this request, a waiver of the regulations are required relative to the lot width issue on the public road, and a 2/3rds majority vote of the full membership of the commission (8 members) is needed in order to approve pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499.

Department of Engineering

None

RESUBDIVISION

REVIEW

RESUBDIVISION STAFF ANALYSIS REPORT

CASE FILE NO: 2016-430-MRP

NAME OF SUBDIVISION: PINEVIEW HEIGHTS FARMS, SQ. 6

LOTS BEING DIVIDED: Lot 7 into lots 7-A & 7-B

SECTION: 5	WARD: 4
TOWNSHIP: 8 South	PARISH COUNCIL DISTRICT: 7
RANGE: 12 East	

PROPERTY LOCATION: The property is located on the east side of Mulberry Lane and south of LA Highway 1088, north of Mandeville, Louisiana.

ZONING: A-2 Suburban

PROPERTY OWNER: Joseph & Debra Sicard

STAFF COMMENTARY:

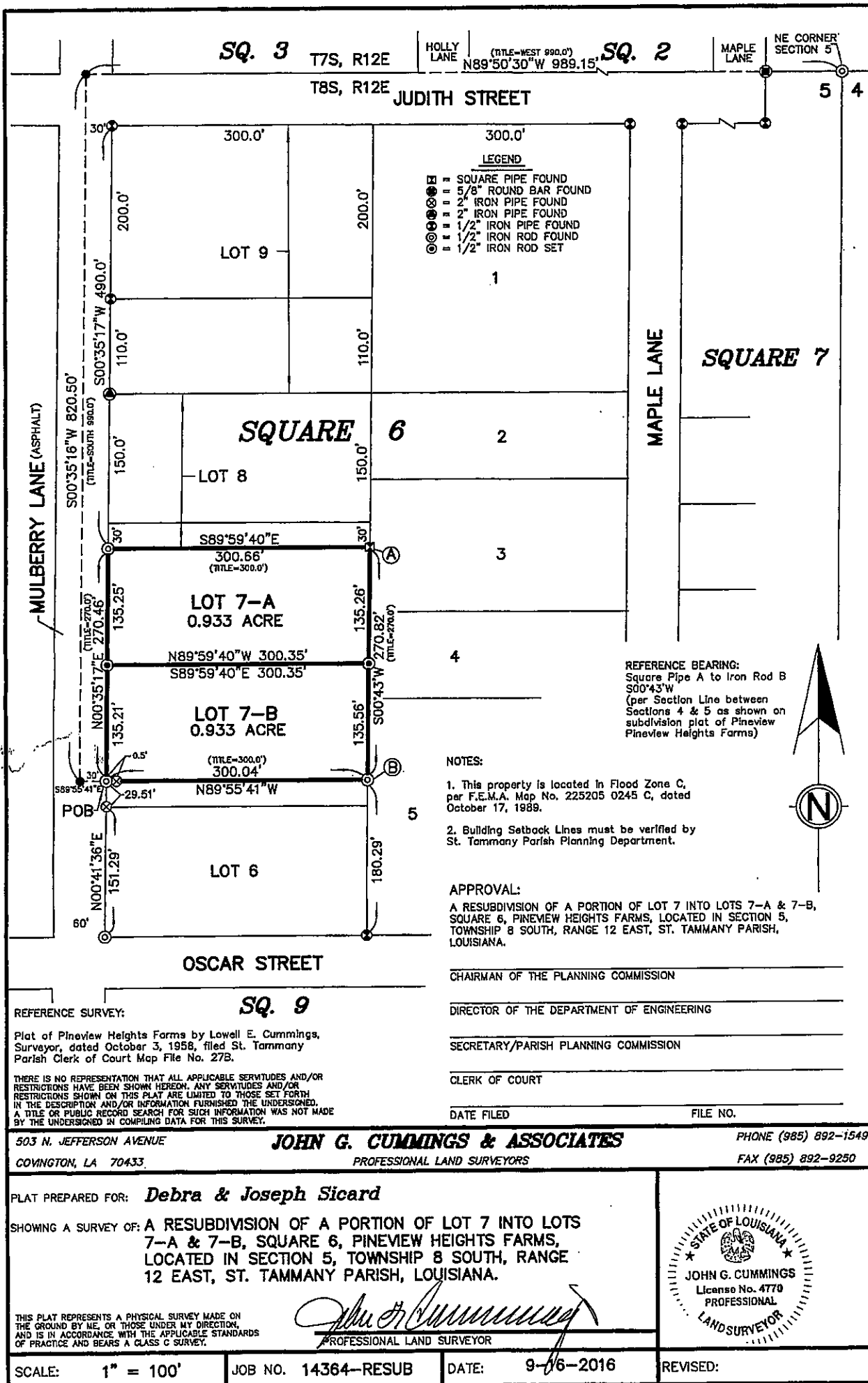
The owner wants to resubdivide their lot into two 0.933 acre lots; however, parish code requires that subdivisions that are zoned A-2 suburban must have a minimum lot area of one (1.0) acre and a lot width of 150'. Both of these requirements are not being met (see survey attached).

Recommendation:

Even though it is noted that this subdivision is an older development where lot sizes vary anywhere from the smallest (75' wide lots) to over two (2) acres and larger in size, the parish planning commission, according to our research of the files, has only on one occasion, back in 1996, approved the resubdivision of a substandard lot within this subdivision.

Therefore, the staff does not support the resubdivision request.

However, if the commission decides to approve this request, a waiver of the regulations are required relative to the lot size and lot width issue, and a 2/3rds majority vote of the full membership of the commission (8 members) is needed in order to approve pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499.



TENTATIVE
SUBDIVISION
REVIEW

TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(As of October 4, 2016)

CASE NO.: 2016-393-TP

PROPOSED SUBDIVISION NAME: PERRILOUX TRACE

DEVELOPER: Perriloux Properties, L.L.C.

ENGINEER/SURVEYOR: Arrow Engineering & Consulting, Inc.

SECTION: 16

WARD: 1

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 1

RANGE: 10 East

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

GENERAL LOCATION: The property is located on the east side of Perriloux Road and south of Brewster Road, west of Madisonville, Louisiana.

SURROUNDING LAND USES: North - undeveloped
 South - undeveloped
 East - Single Family Residential
 West - undeveloped

TOTAL ACRES IN DEVELOPMENT: 10.0

NUMBER OF LOTS: 25 TYPICAL LOT SIZE: 90' x 135'

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: A-4 Single Family Residential (existing)

FLOOD ZONE DESIGNATION: A & C

STAFF COMMENTARY:

Department of Development - Planning

1. Subdivisions with only one ingress/egress shall be designed at a minimum, one (1) 14' wide ingress travel lane on one side of the median and a minimum of two (2) 10' wide each egress travel lanes on the other side of the median. The developer is only depicting 15' wide single egress lane. Therefore, the developer needs to add an additional five (5') feet to the egress in order to provide two travel lanes, a left and right hand turning lanes.

2. Section 40-032.0 of Ordinance No. 499 only permits a maximum cul-du-sac length of 700'; and since the proposed street exceeds that requirement, the developer is seeking a waiver of the cul-du-sac standards (see letter from developer attached).

Informational Items:

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

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

In addition, if the commission decides to grant the tentative subdivision request, a waiver of the regulations are required relative to the cul-du-sac issue 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.

Department of Development-Engineering

Tentative Subdivision Plan

1. Need to show distance from Perrilloux Road and roadside ditch.
2. This is the same developer; therefore "RESUBMITTAL" should be added to the S/D name.
3. This subdivision received Preliminary approval on March 13, 2007 and a Limited Work Order for clearing and grubbing on March 7, 2008. No work was accomplished and the developer requested release of the Maintenance Obligation. Department of Finance released the M.O. on April 26, 2013.

Paving and Drainage

4. A drainage easement is needed along the entire length of the south side of the subdivision.
5. Add a note stating that the detention ponds shall be maintained by HOA.
6. Need to show cross section for ditch to determine if there is an adequate maintenance area and state the easement is public or private.
7. Adjust the property line in the typical section to match the 80' R.O.W. width.
8. Adjust the property line in the typical section to match the 60' R.O.W. width.

Sewer and Water Comments

9. Verify with Tammany Utilities that the utility site will be large enough to accommodate the proposed WWTP.

Watershed Comments

10. Need drainage easement at rear of these lots to direct sheet flow runoff to the pond for retention, prior to discharge of stormwater.
11. Call out what is designated by area shaded with dots. If wetlands, then stipulate the wetlands consultant that performed the determination.
12. Need drainage easement at rear of these lots to direct sheet flow runoff to the pond for retention, prior to discharge of stormwater.

Michael Decoteau, P.E.
Perriloux Properties, LLC
501 Woodgate Blvd.
Baton Rouge, LA 70808

September 27, 2016

Mr. Dave Mannella
Chairman of the Planning Commission
St Tammany Parish

RE: Cul-du-sac Waiver - 2016-393-TP-Perriloux Trace – Ward1, District 1

Dear Mr. Mannella,

I am seeking a waiver of the Parish cul-du-sac standards from the Planning Commission. As per Section 40-032.0 of Ordinance No. 499, the Parish only permits a maximum cul-du-sac length of 700'.

The total depth of my development is only 1,320 feet in length which is well below the ordinance for a block length of 1,500 feet. To the rear of my property there are existing residences therefore defining my development as a 'no outlet' development to the East. To the north and south of my property are undeveloped tracts with no current plans for development. Any 'stub-out' to the north or south would be arbitrary to any future development of these properties and would result in a loss of a lot to my development; still requiring a cul-du-sac at the rear of the property.

As a professional Civil Engineer and land developer, I have considered several options to meet the Parish Ordinance requirements. It is my professional opinion that none of these options are practical; therefore I am requesting a waiver to extend my subdivision cul-du-sac.

Attached is a copy of the Tentative Plat for Perrilloux Trace Subdivision showing the proposed cul-du-sac.

Thank you for your consideration, if you have any questions, please do not hesitate to call me at (225) 284-7245.

Sincerely



Michael Decoteau, P.E.
Agent/Owner - Perriloux Properties, LLC
225.284.7245

PRELIMINARY
SUBDIVISION
REVIEW

PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(Revised as of October 4 , 2016)

CASE NO.: 2016-383-PP

SUBDIVISION NAME: Southern Oaks

DEVELOPER: Yanin, LLC
13405 Seymour Myers Blvd., Suite 18
Covington, LA 70433

ENGINEER/SURVEYOR: Kyle Associates, LLC
P. O. Box 1831
Mandeville, LA 70470-1831

SECTION 16 WARD: 1
TOWNSHIP 7 South PARISH COUNCIL DISTRICT: 4
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)

GENERAL LOCATION: Parcel located on the south side of Highway 22, west of Trepagnier Rd.
and east of Helen Drive

TOTAL ACRES IN DEVELOPMENT: 69.78

NUMBER OF LOTS: 137 AVERAGE LOT SIZE: 75' x 140'
 AVERAGE LOT SIZE: (Garden Home): 5,000 Sq. Ft.

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

MAJOR PUD AMENDMENT APPROVED: 6/7/2016

STAFF COMMENTARY:

Department of Development - Engineering

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

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

Informational Items

1. Plans and specifications for the construction of the project's water distribution lines and sewage collection lines have not yet been approved by the Department of Health and Hospitals as required.

No work order will be issued until the submitted plans and specifications are approved by the DHH.

2. In accordance with the LADOTD's TIA acceptance, a left turn lane must be constructed on westbound LA 22 at the proposed entrance. It will consist of 50' storage, 385' deceleration distance (which includes a 165' taper) and a 576' transition if symmetrical widening is used. Any deviation from these values must be approved by the design section.

This improvement must be constructed before final approval will be granted for any future phase of this development.

No Maintenance Obligation is required since this project fronts Hwy 22.

Mandatory Developmental fees will be required at Final Submittal in accordance with Subdivision Regulatory Ordinance No. 499 since no public hearing was held prior to January 1, 2005.

Department of Development - Planning

1. The staff has reviewed the developer's Recreational Development Plan and found it to be acceptable (see letter attached from the developer dated September 28, 2016); however, the developer will need to augment Restrictive Covenant No. 14 relative to the amenities to state who shall be responsible for the maintenance and upkeep of same.
2. Furthermore, relative to restrictive covenant No. 14, the developer wishes to amend to include the installation of the amenities for benches and playground equipment before the issuance of the 6th occupancy permit as opposed to after the issuance of the 5th occupancy permit.
3. The developer also wishes to amend the dedication statement on the plat to read that the streets shall be dedicated to the parish as opposed to private as indicated on the subdivision plat.

Informational Items:

1. Parish code requires that a land clearing permit be applied for and obtained through the Department of Planning prior to the developer receiving a work order in conjunction with the preliminary subdivision review process (*for informational purposes*).

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

YANIN, LLC

13405 Seymour Meyers Boulevard
Suite 18
Covington, Louisiana 70433

September 28, 2016

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

**Re: Southern Oaks
Recreational Development Plan**

Dear Mr. Keller:

As the developer of Southern Oaks Subdivision (the "Subdivision"), please allow this letter to serve as our Recreational Development Plan. In particular, we will be providing the following recreational amenities within the Subdivision, to-wit:

1. Benches in park—to be installed prior to the issuance of the certificate of occupancy for the sixth (6th) home within the Subdivision.
2. Playground equipment—to be installed prior to the issuance of the certificate of occupancy for the sixth (6th) home within the Subdivision.
3. Pool and cabana—to be installed prior to the issuance of the certificate of occupancy for the fifty-sixth (56th) home within phase the Subdivision.

Furthermore, it is acknowledged that the developer of the Subdivision shall contact the Department of Development when all of the aforementioned occupancy goals have been met.

Should you have any questions regarding the foregoing, or need any additional information regarding our recreational development plan, please do not hesitate to contact me.

Sincerely,

YANIN LLC

By: 

Brian Indravin, Manager

PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(Revised as of October 4, 2016)

CASE NO.: 2016-384-PP

SUBDIVISION NAME: Pontchartrain Medical Park

DEVELOPER: Voelkel/McWilliams Construction
4 St. Ann Drive
Mandeville, LA 70471

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

SECTION 27
TOWNSHIP 7 South
RANGE 11 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)

GENERAL LOCATION: The property is bounded on the south by Lakeview Drive and on the north by Hickory Drive, north of Mandeville, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 16.2

NUMBER OF LOTS: 15 MINIMUM LOT SIZE: 20,000 SQ. FT.

SEWER AND WATER SYSTEMS: Central

ZONING: MD-2

FLOOD ZONE DESIGNATION: "C"

TENTATIVE APPROVAL GRANTED: June 14, 2016

STAFF COMMENTARY:

Department of Development - Engineering

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

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

Paving and Drainage

1. Additional elevation information is needed along approximately 40 feet of the ditch on the south side of Hickory St. between the detention storage area outfall pipe and the 24" cross drain culvert to ensure the ditch is graded to provide positive flow and capacity. Provide a cross-section for the Hickory Street ditch on the "Paving and Drainage Plan" showing this information.

Water and Sewer

2. Revise the "Sewer and Water Plan" to show a Fire Hydrant with required valve assembly between Lots #15 and #14.
3. Revise the "Sewer and Water Plan" to show a Fire Hydrant with required valve assembly in front of Lot #9 near the intersection of Medical Park Ct. and Medical Park Drive.
4. Revise the "Sewer and Water Plan" to include a sewer connection for Lot #1.

Stormwater

5. A detail for the proposed construction entrance is required, revise the "StormWater Plan" to include a construction entrance detail.

Informational Items

6. All LADOTD comments regarding the T.I.A. must be addressed and approved by LADOTD before a work order will be issued.
7. 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.

No work order will be issued until the submitted plans and specifications are approved by the DHH.

No Maintenance Obligation is required since this an extension private subdivision.

Mandatory Developmental fees will be required at Final Submittal in accordance with Subdivision Regulatory Ordinance No. 499 since no public hearing was held prior to January 1, 2005.

Department of Development - Planning

Informational Items:

1. According to the revised plat, the streets within the subdivision will remain private.
2. Parish code requires that a land clearing permit be applied for and obtained through the Department of Planning prior to the developer receiving a work order in conjunction with the preliminary subdivision review process.

PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of October 4 , 2016)

CASE NO.: 2016-424-PP

SUBDIVISION NAME: Money Hill Plantation, Ph. 7B "Hidden Lake"

DEVELOPER: Money Hill Plantation, LLC

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

SECTION 12
TOWNSHIP 6 South
RANGE 12 East

WARD: 6
PARISH COUNCIL DISTRICT: 6

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

TOTAL ACRES IN DEVELOPMENT: 24.907

NUMBER OF LOTS: 24 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

TENTATIVE APPROVAL GRANTED: May 13, 2014

STAFF COMMENTARY:

Department of Development - Engineering

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

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

Informational Items

1. Plans and specifications for the construction of the project's water distribution lines and sewage collection lines have not yet been approved by the Department of Health and Hospitals as required.

No work order will be issued until the submitted plans and specifications are approved by the DHH.

No Maintenance Obligation is required since this is the extension of private roads.

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

Department of Development - Planning

None

PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of October 4 , 2016)

CASE NO.: 2016-425-PP

SUBDIVISION NAME: The Preserve at River Chase

DEVELOPER: The Preserve at River Chase
c/o Robert Daigle
1100 Camellia Blvd., Suite 200
Lafayette, LA 70505

ENGINEER/SURVEYOR: SLD Engineering, LLC
Jason Ellis, P.E.
635 Main Street
Baton Rouge, LA 70801

SECTION 47
TOWNSHIP 7 South
RANGE 11 East

WARD: 1
PARISH COUNCIL DISTRICT: 4

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 south side of East Brewster Rd., west of the Tchefuncte River and south of Covington, LA

TOTAL ACRES IN DEVELOPMENT: 16.596

NUMBER OF LOTS: 76 AVERAGE LOT SIZE: 6,300 Sq. Ft.

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

PUD APPROVAL GRANTED: Zoning Commission Approval - June 2016
Parish Council Approval - August 2016

STAFF COMMENTARY: The developer has requested that this Project be Postponed to the November 9, 2016 meeting (see attached request). There is no objection to this request.

Department of Development - Planning

None

Colleen H. Hattaway

From: Jay Watson
Sent: Monday, September 26, 2016 9:47 AM
To: Colleen H. Hattaway; Theodore C. Reynolds
Subject: FW: Schedules



Jay B. Watson, P.E.

Lead Development Engineer
Department of Planning and Development
St. Tammany Parish Government
21490 Koop Drive, Mandeville, LA 70471
p: 985.809.7448 e: jwatson@stpgov.org
www.stpgov.org

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From: Jason Ellis [<mailto:jellis@rrcoa.com>]
Sent: Monday, September 26, 2016 9:46 AM
To: Ron Keller <rkeller@stpgov.org>
Cc: Jay Watson <jwatson@stpgov.org>; Lauren K. Davis <lkdavis@stpgov.org>; Prescott Bailey <prescott@riverranchdev.com>
Subject: RE: Schedules

Mr. Keller,

On behalf of the developer for The Preserve at River Chase I am requesting that we have more time to respond to the comments received on 9/23/2016 from Mr. Watson. We request to postpone the hearing date for our Preliminary Subdivision Application to the November 9th 2016 Planning Commission Meeting date. Please acknowledge that the submittal deadline date for that meeting is still October 14, 2016 at 11:30 AM. If you have any questions about our development, please let us know.

Thanks,

Jason Ellis, P.E.

Civil Engineer
SLD Engineering, L.L.C.
635 Main Street
Baton Rouge, LA 70801
Tel: [225-389-6483](tel:225-389-6483)
Mob: [225-933-7219](tel:225-933-7219)
jellis@rrcoa.com
<http://www.southernlifestyledevelopment.com/>

From: Ron Keller [<mailto:rkeller@stpgov.org>]
Sent: Wednesday, August 03, 2016 8:30 AM
To: Jason Ellis <jellis@rrcoa.com>

FINAL
SUBDIVISION
REVIEW

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of October 4 , 2016)

CASE NO.: 2016-426-FP

SUBDIVISION NAME: River Park Crossing, Ph. 1 (Previously Planche Estates S/D)

DEVELOPER: D. R. Horton, Inc.
7696 Vincent Road
Denham Springs, LA 70726

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

SECTION	18	WARD:	3
TOWNSHIP	6 South	PARISH COUNCIL DISTRICT:	3
RANGE	11 East		

TYPE OF DEVELOPMENT:	<input checked="" type="checkbox"/>	URBAN (Residential lots less than 1 acre)
	<input type="checkbox"/>	SUBURBAN (Residential lots between 1-5 acres)
	<input type="checkbox"/>	RURAL (Residential Farm Tract lots 5 acres plus)
	<input type="checkbox"/>	OTHER (Multi family, commercial or industrial)(PUD)

GENERAL LOCATION: The property is located on the south side of MP Planche Road, west of LA Highway 25, and northwest of Covington, Louisiana

TOTAL ACRES IN DEVELOPMENT: 21.27

NUMBER OF LOTS: 49 AVERAGE LOT SIZE: 7200 Sq. Ft.

SEWER AND WATER SYSTEMS: Central

ZONING: A-4A

FLOOD ZONE DESIGNATION: "C"

STAFF COMMENTARY: The developer has requested that this project be postponed to the November 9, 2016 meeting (see attached request). There is no objection to this request.

Department of Development - Planning

None

Colleen H. Hattaway

From: Jay Watson
Sent: Wednesday, September 28, 2016 1:14 PM
To: Colleen H. Hattaway
Subject: FW: Defer RP Crossing to November meeting



Jay B. Watson, P.E.

Lead Development Engineer
Department of Planning and Development
St. Tammany Parish Government
21490 Koop Drive, Mandeville, LA 70471
p: 985.809.7448 e: jwatson@stpgov.org
www.stpgov.org

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From: Jeff Vallee [<mailto:JLVallee@drhorton.com>]
Sent: Wednesday, September 28, 2016 12:45 PM
To: Jay Watson <jwatson@stpgov.org>
Subject: Defer RP Crossing to November meeting

Jay:

I am confirming that you all are aware that we elected to defer the River Park Crossing Ph 1 Final Plat request to the November Planning Commission meeting. Jeff Schoen was supposed to communicate this yesterday.
Thank you.

Jeff Vallee
Land Acquisitions Manager

D.R. HORTON, Inc. - Gulf Coast

America's Builder

7696 Vincent Rd.

Denham Springs, LA 70726

Email: JLVallee@drhorton.com

Cell: 225-397-0721

Office: 225-664-1240 Ext 5644

Fax: 1-817-928-7637

OLD BUSINESS

Pruden Creek Partners, LLC

September 19, 2016

Mr. Ron Keller
St. Tammany Parish
Department of Planning
21490 Koop Drive
Mandeville, LA 70471

Re: Pruden Creek S/D

Dear Mr. Keller:

As per our discussion on September 16th, I hereby request that the below item be placed on the old business agenda at the upcoming Planning and Zoning meeting:

Waiver of 5' no access easement on rear portion/back half of Lot #40, Pruden Creek Subdivision.

If approved, it will be submitted with an Act of Correction for the plat.

Should you need further information, please do not hesitate to contact me.

Sincerely yours,



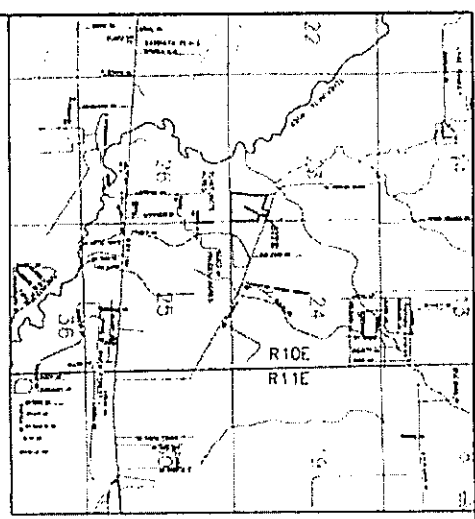
David B. Webber
General Manager
Pruden Creek Partners, LLC

DBW:cs

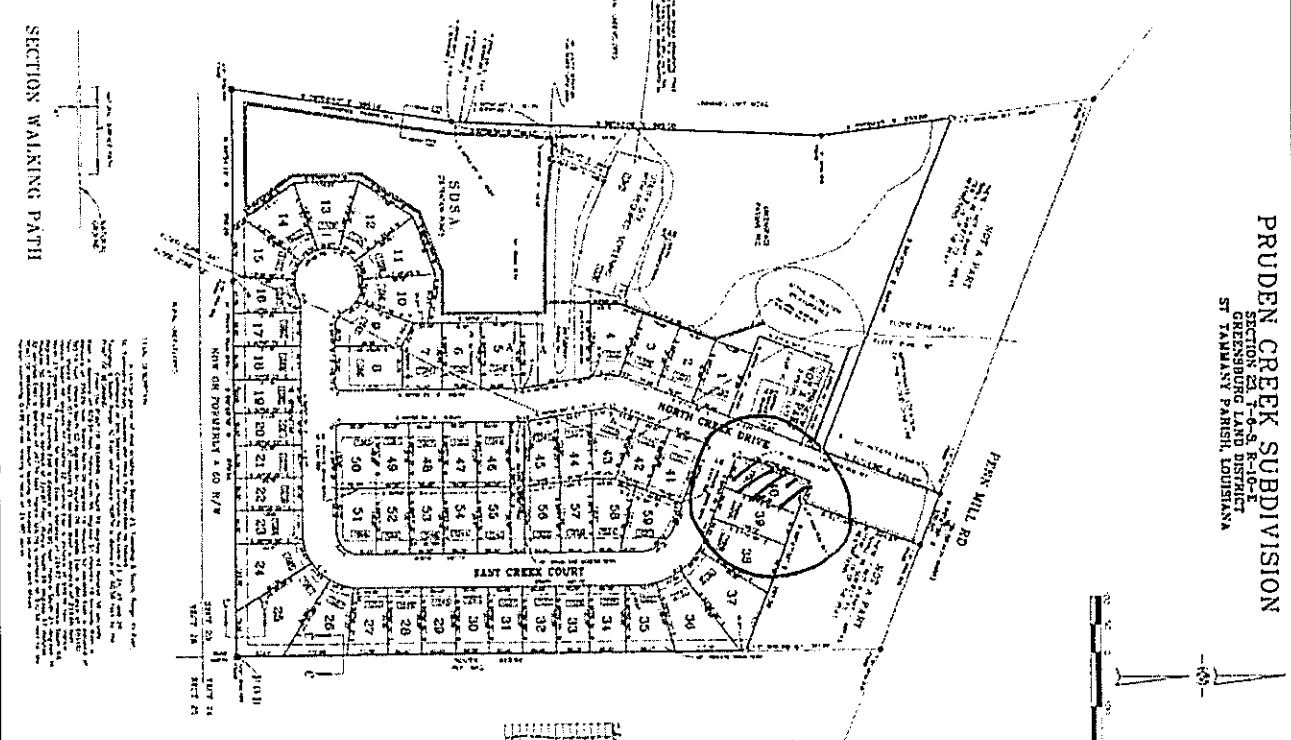
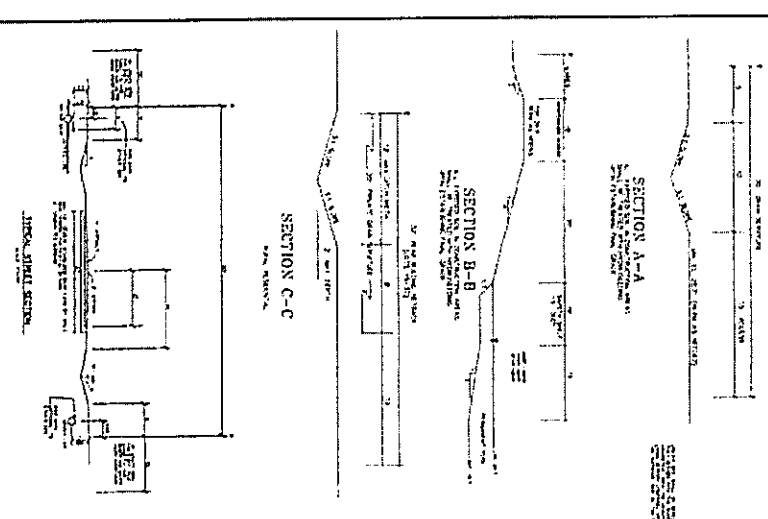
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File 5515

PRUDEN CREEK SUBDIVISION
SECTION 23, T-6-S, R-10-E
GREENBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA



VICINITY MAP



PRUDEN CREEK SUBDIVISION SECTION 23, T-6-S, R-10-E GREENBURG LAND DISTRICT ST. TAMMANY PARISH, LOUISIANA	
OWNER KELLY A. WILSON & ASSOC., P.C. ONE LINDSEY & LANE DRIVE GREENBURG, LA 70041	PREPARED BY J. L. WILSON & ASSOC., P.C. ONE LINDSEY & LANE DRIVE GREENBURG, LA 70041
DATE 12/1/93	SCALE 1" = 40'
PROJECT NO. 93-001	DATE 12/1/93
PROJECT NO. 93-001	DATE 12/1/93