AGENDA

ST. TAMMANY PARISH PLANNING COMMISSION MEETING 6:00 P.M. - TUESDAY, MARCH 14, 2017 ST. TAMMANY PARISH GOVERNMENT COMPLEX PARISH COUNCIL CHAMBERS 21490 KOOP DRIVE, MANDEVILLE, LOUISIANA



ROLL CALL

PUBLIC ANNOUNCEMENTS

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

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE FEBRUARY 14, 2017 MINUTES

PUBLIC HEARINGS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

Entering Parish Right-of-Way (Falconer Drive & Crestwood Boulevard), Ward 3, District 5
Request to enter Parish right-of-way for the purpose of laying and connecting sewer and water lines
Debtor: Falconer Center, LLC Parish Council District Representative: Hon. Rykert Toledano

MINOR SUBDIVISIONS

2017-579-MSP

A 11.552 acre parcel and 60' wide right-of-way into parcels A1 thru A5, Ward 4, District 5

Owner: Warren Campagna, Jr. & Wesley Favaloro

Surveyor: Randall W. Brown & Associates, Inc.

Parish Council District Representative: Hon. Rykert Toledano

2017-580-MSP

A 15.248 acre lot a portion of additional acreage into parcels A thru D, Ward 1, District 1 Owner: Carol Graham Surveyor: John G. Cummings & Associates, Inc. Parish Council District Representative: Hon. Marty Dean

2017-587-MSP

A 10.0 acre parcel into parcels A & B, Ward 2, District 3

Owner: Marguerite Cambre Drew Surveyor: Lan Surveying, L.L.C.

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

AGENDA ST. TAMMANY PARISH PLANNING COMMISSION MARCH 14, 2017 MANDEVILLE, LOUISIANA

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

REV17-03-001

The revocation of a portion of Hickory Street, in Ozone Park Subdivision, located at the far western end of Hickory Street and east of U.S. Highway 190 Service Road, south of Covington, Louisiana, Ward 4, District 5.

Applicant: Salvador Gagliano

Surveyor: John G. Cummings & Associates, Inc.

Parish Council District Representative: Hon. Rykert Toledano

RESUBDIVISION REVIEW

2016-512-MRP

Town of Lewisburg, lot 17 and portions of lots 15 & 16 into lots 17A, 17B & 17C, Ward 4, District 4

Petitioner: Warren Davie & Richard Polchow Surveyor: LS Land Surveying, L.L.C.

Owner: Warren Davie & Richard Polchow Parish Council District Representative: Hon. Michael Lorino

(POSTPONED AT THE FEBRUARY 14, 2017 MEETING)

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

2017-586-PP

Simpson Farms, 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

(DEVELOPER REQUESTS POSTPONEMENT UNTIL THE NEXT MEETING)

FINAL SUBDIVISION REVIEW

2017-584-FP

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

Developer/Owner: Watercross Development, L.L.C. Engineer: Duplantis Design Group, PC

Parish Council District Representative: Hon. Marty Dean

2017-585-FP

Bedico Creek, Parcel 12, Ward 1, District 1

Developer/Owner: Bedico Creek Preserve, L.L.C. Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

AGENDA ST. TAMMANY PARISH PLANNING COMMISSION MARCH 14, 2017 MANDEVILLE, LOUISIANA

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

Entering Parish Right-of-Way (10th Street), Ward 4, District 5
Request by debtor for an extension of time
Debtor: Darling Design Home, Inc.
Parish Council District Representative: Hon. Rykert Toledano

NEW BUSINESS

ADJOURNMENT

PLANNING COMMISSION MINUTES

MINUTES OF THE

ST. TAMMANY PARISH PLANNING COMMISSION MEETIN

6:00 P.M. - TUESDAY, FEBRUARY 14, 2017

ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

Note: Audio and video tapes of this meeting, produced by Parish employees, are considered part of these minutes. Should any action reflected in these written minutes be in conflict with said tapes, the audio/video tapes shall supercede the written minutes.

CALL TO ORDER

The regular meeting of the St. Tammany Parish Planning Commission was called to order by the Chairman, Dave Mannella.

ROLL CALL

Present:

Cazaubon, Lorren, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph

Absent:

Richardson, Richard

Staff Present:

Lauren K. Davis, Mike Sevante, Karlin Riles, Ron Keller, Jay Watson, Chris Tissue

INVOCATION

The Invocation was presented by Mr. Randolph.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was presented by Mr. Doherty.

APPROVAL OF THE JANUARY 10, 2017 MINUTES

Davis moved to approve, second by Doherty.

Yea: Cazaubon, Lorren, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph

Nay:

Abstain:

PUBLIC HEARINGS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

Entering Parish Right-of-Way (Joiner-Wymer & Baham Roads), Ward 1, District 3

Request to enter Parish right-of-way for the purpose of laying natural gas lines

Debtor: Town of Madisonville Gas Co.

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:

Opposition: none

Cazaubon moved to approve, second by Willie.

Cazaubon, Lorren, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph

Nav:

Abstain:

Entering Parish Right-of-Way (the median of Crestwood Boulevard), Ward 3, District 2

Request to enter Parish right-of-way for the purpose of constructing a turnaround

Debtor: JST Realty, LLC 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: Paul Mayronne/Jones Fussell

Opposition: Brenda Alford

Cazaubon moved to approve, second by Davis.

Cazaubon, Lorren, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph Yea:

Nav: Abstain:

MINOR SUBDIVISIONS

2017-539-MSP

A 60.98 acre parcel into parcels A thru E, Ward 2, District 6

Owner: Barney & Regina Core 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: Barney Core/owner Opposition: none

Randolph moved to approve subject to staff comments, second by Davis.

Cazaubon, Lorren, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph Yea:

Nav: Abstain:

2017-549-MSP

Tract 3-C into tracts 3-C-1, 3-C-2 and 3-C-3, Ward 3, District 5

Surveyor: D & S Surveyors, Inc. Owner: JST Realty, L.L.C.

Parish Council District Representative: Hon. Rykert Toledano

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

testimony in favor of this request: Paul Mayronne/Jones Fussell

Fitzmorris moved to approve with the waiver, second by Randolph.

Cazaubon, Lorren, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph Yea:

Nav: Abstain:

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

2016-512-MRP

Town of Lewisburg, lot 17 and portions of lots 15 & 16 into lots 17A, 17B & 17C, Ward 4, District 4 Petitioner: Warren Davie & Richard Polchow Surveyor: LS Land Surveying, L.L.C.

Owner: Warren Davie & Richard Polchow Parish Council District Representative: Hon. Michael Lorino (POSTPONED AT THE JANUARY 10, 2017 MEETING)

(STAFF RECOMMENDS POSTPONEMENT UNTIL THE MARCH 14, 2017 MEETING)

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

Randolph moved to postpone until the March 14th, 2017 meeting, second by Doherty.

Cazaubon, Lorren, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph Yea:

Nay:

Abstain:

2017-541-MRP

Secluded Pines, Parcel A into parcels A1 and A2, Ward 6, District 11

Surveyor: J.V. Burkes & Associates, Inc. Petitioner: Jeffery Crossland

Owner: Jeffery Crossland Parish Council District Representative: Hon. Steve Stefancik A Public Hearing was opened for discussion of this case and the following individual(s) provided Opposition: none

testimony in favor of this request: Jeffery Crossland/owner

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

Cazaubon, Lorren, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph

Nav: Abstain:

2017-555-MRP

Tammany West Multiplex, Phase III, lot 8 into lots 8-A & 8-B, Ward 1, District 1

Petitioner: American Factory Direct

Surveyor: LS Land Surveying, L.L.C.

Owner: American Factory Direct

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: Jeff Schoen/Jones Fussell

Opposition: none

Davis moved to approve with the waiver, second by Fitzmorris.

Cazaubon, Lorren, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph

Nay: Abstain:

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

2016-525-PP

Ashton Parc, 2nd & 3rd Filings, Ward 8, District 8

Developer/Owner: First Horizon, Inc. Engineer: Benchmark Group, L.L.C.

Parish Council District Representative: Hon. Chris Canulette

(POSTPONED AT THE JANUARY 10, 2017 MEETING)

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Murray McCullough/Benchmark

Opposition: Keith Campo, Carlos delReal, Troy Chambers

Doherty moved to approve with staff comments, second by Fitzmorris.

Yea: Cazaubon, Lorren, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph

Nay: Abstain:

2016-526-PP

Preston Vineyard, Ward 1, District 3

Developer/Owner: First Horizon, Inc. Engineer: Mclin Taylor, Inc. Parish Council District Representative: Hon. James "Red" Thompson

(POSTPONED AT THE JANUARY 10, 2017 MEETING)

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

Cazaubon moved to approve, second by Lorren.

Yea: Cazaubon, Lorren, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph

Nay: Abstain:

FINAL SUBDIVISION REVIEW

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

Entering Parish Right-of-Way ("H" Street), Ward 3, District 2

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

Debtor: DMM Construction Parish Council District Representative: Hon. Dennis Sharp

(Request for an extension of time)

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

Randolph moved to approve a 6 month extension of time, second by Willie.

Yea: Cazaubon, Lorren, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph

Nay: Abstain:

Guste Island Estates, Parcel D-3 (The Oaks), Ward 1, District 4

Parish Council District Representative: Michael Lorino

(Developer requesting the removal of 12 lots from the phase)

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, second by Lorren.

Yea: Cazaubon, Lorren, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph

Nay:

Abstain:

The Landings of Crossgates, Phases 1 thru 4, Ward 8, District 9

Parish Council District Representative: Gene Bellisario

(H.O.A. request to convert private streets and drainage to the parish maintenance system)

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

Opposition: none

Davis moved to approve, second by Doherty.

Yea: Cazaubon, Lorren, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph

Nay: Abstain:

NEW BUSINESS

ADJOURNMENT

Mr. Dave Mannella Chairman

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

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

| RESOLUTION PI | ANNING COMMISSION : | SERIES NO. |
|---------------|---------------------|------------|
|---------------|---------------------|------------|

TITLE: A RESOLUTION AUTHORIZING FALCONER CENTER, LLC TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING FALCONER CENTER, LLC; 1875 HIGHWAY 59; MANDEVILLE, LA 70448 PERMISSION TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE PORTION OF FALCONER DRIVE AND CRESTWOOD BOULEVARD LOCATED WITHIN ALEXIUSVILLE SUBDIVISION, FOR THE PURPOSE OF LAYING AND CONNECTING AN 8" WATER LINE AND A 6" SEWER LINE.

WARD 3 DISTRICT 5

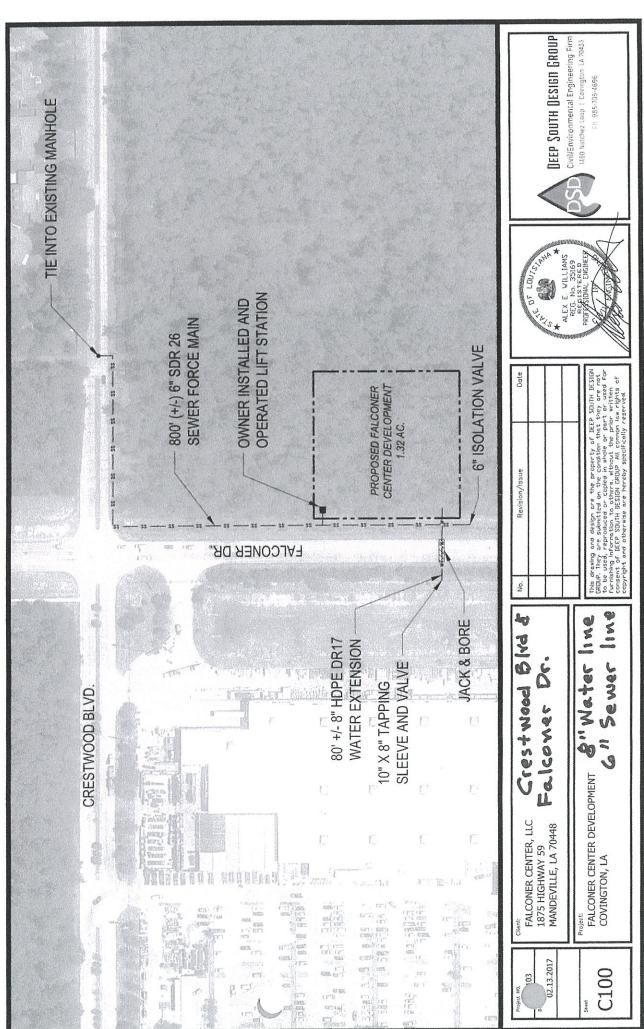
NOW, THEREFORE, BE IT RESOLVED, by the St. Tammany Parish Planning Commission that it hereby grants permission to the aforementioned petitioner to enter Parish right-of-way for the aforementioned purposes, subject to the following conditions:

- 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 <u>licensed engineer</u> 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 <u>Liability Insurance Policy</u> 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.

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

- 7. That the petitioner post a Performance Obligation in the amount of \$14,400 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 utilities 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.

RON KELLER, SECRETARY ST. TAMMANY PARISH PLANNING COMMISSION



March 14,2017

MINOR SUBDIVISIONS

MINOR SUBDIVISION STAFF ANALYSIS REPORT (As of March 7, 2017)

CASE NO.: 2017-579-MSP

OWNER/DEVELOPER: Warren Campagna, Jr. & Wesley Favaloro

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

SECTION: 31 WARD: 4

TOWNSHIP: 7 South PARISH COUNCIL DISTRICT: 5

RANGE: 12 East

TYPE OF DEVELOPMENT: <u>x</u> 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 western end of Williamsburg Drive, east of

LA Highway59 and north of Mandeville, Louisiana.

SURROUNDING LAND USES: Single family residential

TOTAL ACRES IN DEVELOPMENT: 11.552

NUMBER OF LOTS/PARCELS: 5 TYPICAL LOT SIZE: 1 acre+

ZONING: A-2 Suburban

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

STAFF COMMENTARY:

Department of Development - Planning

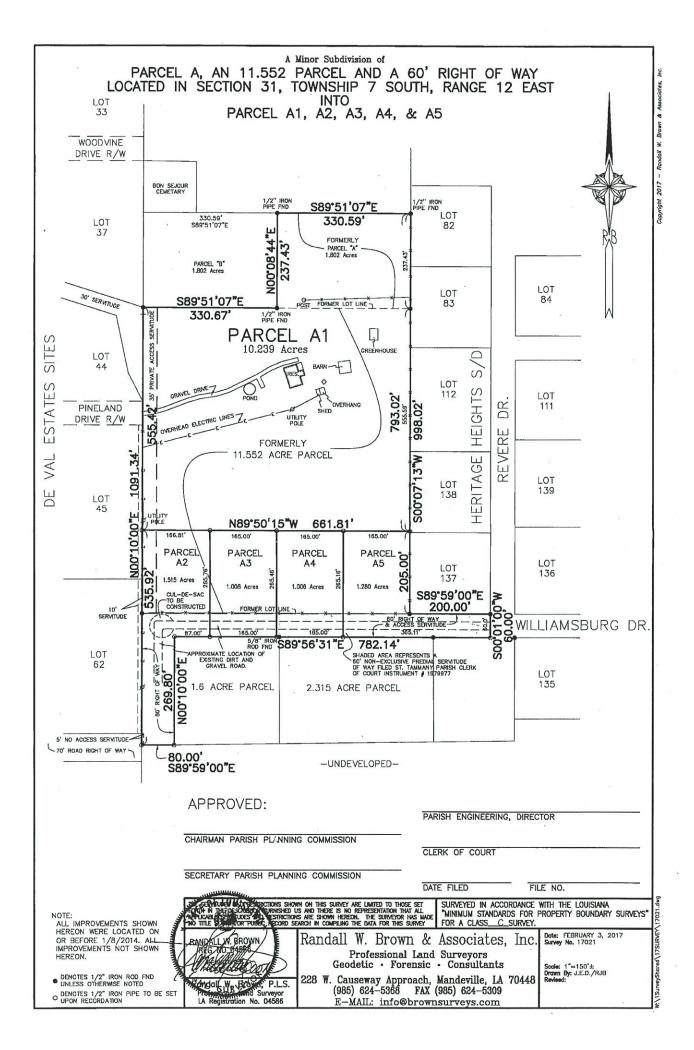
The owner is proposing to create five (5) parcels from an 11.552 acre parent parcel; and since more than one of the parcels are being accessed by a private drive, said drive must be constructed to a minimum parish standard in accordance to Section 40-045.01 Minimum Construction Standards for a Private Drive, of Subdivision Regulatory Ordinance No. 499.

Furthermore, proposed Parcel A5 does not meet the required road frontage of 150' for A-2 zoning; therefore, if the commission decides to approve this request, a waiver of the regulations are required relative to the 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.

Department of Engineering

None

Department of Environmental Services



MINOR SUBDIVISION STAFF ANALYSIS REPORT (As of March 7, 2017)

CASE NO.: 2

2017-580-MSP

OWNER/DEVELOPER:

Carol Graham

ENGINEER/SURVEYOR:

John G. Cummings & Associates, Inc.

SECTION:

8

WARD: 1

TOWNSHIP:

7 South

PARISH COUNCIL DISTRICT: 1

RANGE:

10 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 on the south side of LA Highway 1085 and north

of LA Highway 22, northwest of Madisonville, Louisiana.

SURROUNDING LAND USES:

Low density single family residential & undeveloped property

TOTAL ACRES IN DEVELOPMENT:

15.248

NUMBER OF LOTS/PARCELS:

4

TYPICAL LOT SIZE: 4-5 acres

ZONING:

A-2 Suburban

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

STAFF COMMENTARY:

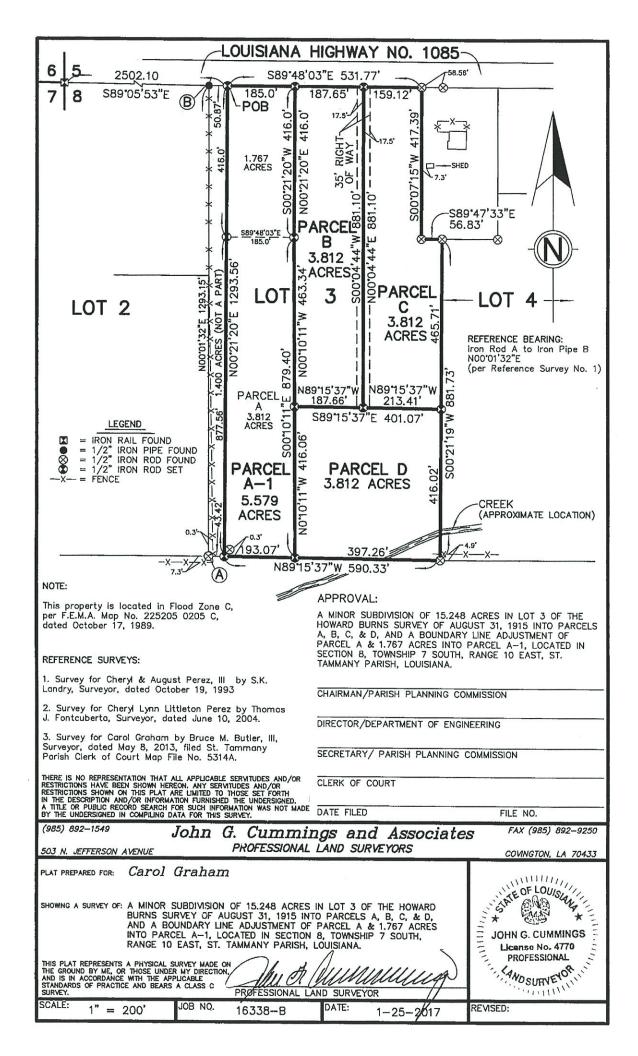
Department of Development - Planning

The owner is proposing to create four (4) parcels from a 15.248 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



MINOR SUBDIVISION STAFF ANALYSIS REPORT (As of March 7, 2017)

CASE NO .:

2017-587-MSP

OWNER/DEVELOPER:

Marguerite Cambre Drew

ENGINEER/SURVEYOR:

Land Surveying, L.L.C.

SECTION:

8

WARD: 2

TOWNSHIP:

5 South

PARISH COUNCIL DISTRICT: 3

RANGE:

10 East

TYPE OF DEVELOPMENT:

X

SUBURBAN (Residential acreage between 1-5 acres)

<u>X</u>

RURAL (Low density residential 5 acres or more)

OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION:

The property is located at the far western end of Cotton Lane and west

of Folsom, Louisiana.

SURROUNDING LAND USES:

Low density single family residential & undeveloped property

TOTAL ACRES IN DEVELOPMENT:

10.0

NUMBER OF LOTS/PARCELS:

2

TYPICAL LOT SIZE: 2 & 8 acres

ZONING:

A-1 Suburban

REASONS FOR PUBLIC HEARING: Proposed Parcel B does not meet the minimum parish road

frontage of 300' pursuant to the A-1 zoning district.

STAFF COMMENTARY:

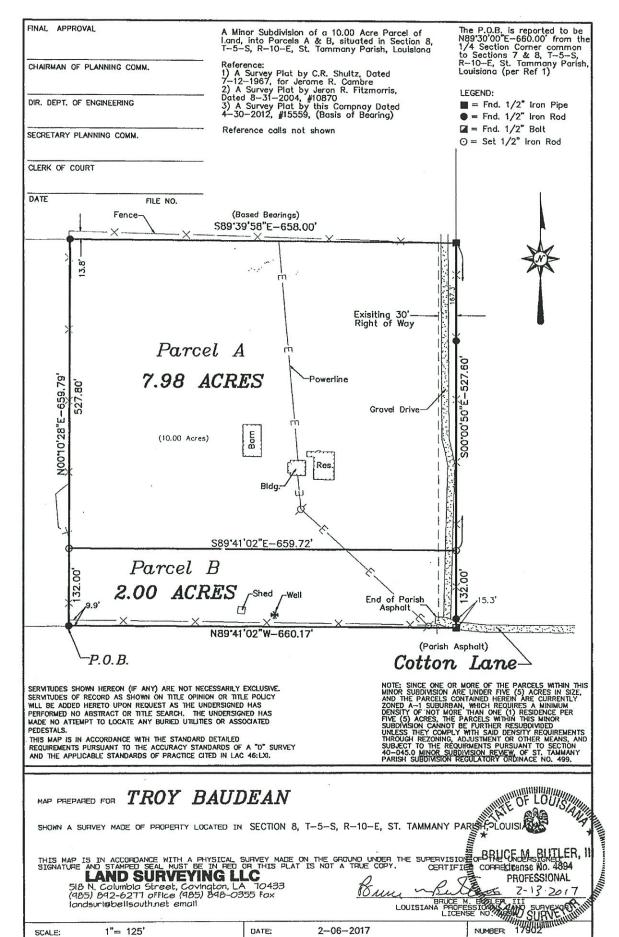
Department of Development - Planning

The owner is proposing to create two (2) parcels from a 10.0 acre parent parcel. However, proposed Parcel B does not meet the required road frontage of 300' for A-1 zoning; therefore, if the commission decides to approve this request, a waiver of the regulations are required relative to the 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.

Department of Engineering

None

Department of Environmental Services



REVOCATION/CLOSINGS REVIEW

REVOCATION STAFF ANALYSIS REPORT

CASE NO.: REV17-03-001

NAME OF STREET OR ROAD: Hickory Street

NAME OF SUBDIVISION: Ozone Park

WARD: 4 PARISH COUNCIL DISTRICT: 5

PROPERTY LOCATION: The property is located at the far western end of Hickory Street, east

of U.S. Highway 190 and north of Mandeville, Louisiana

SURROUNDING ZONING: Commercial and Single Family Residential

PETITIONER/REPRESENTATIVE: Salvador Gagliano

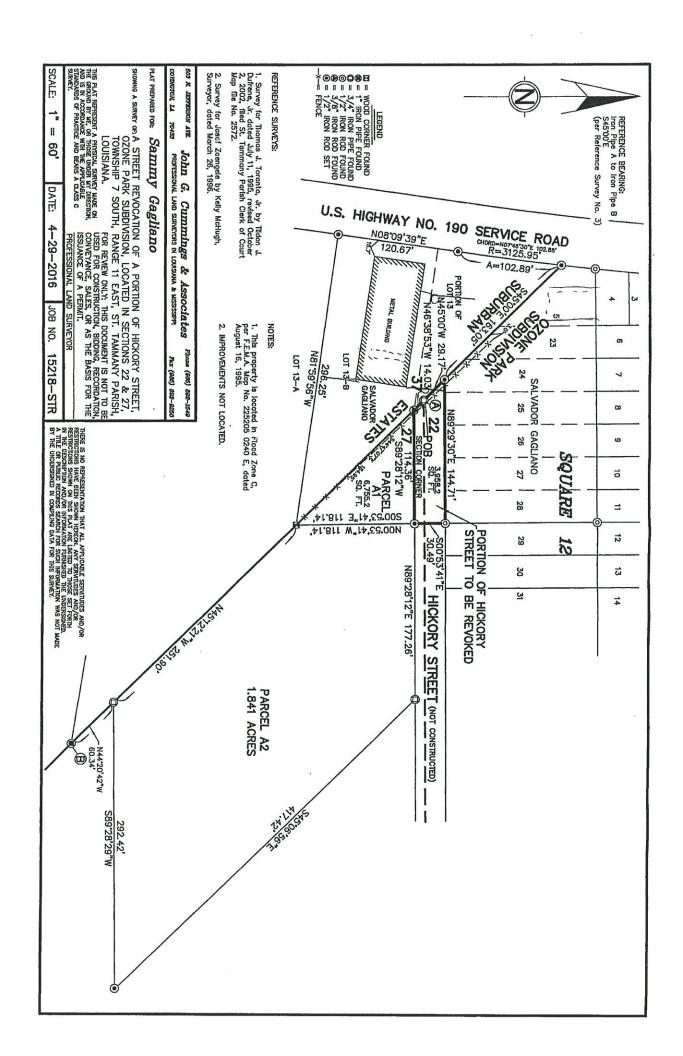
STAFF COMMENTARY:

The applicants are proposing to revoke a portion of Hickory street in order to assimilate said property into his respective adjacent commercial lots in order to expand his business.

A couple of property owners that technically touch the proposed street revocation at a point on the eastern corners are objecting to the revocation request stating that they fear that the revocation request will have an negative impact on the value of their property.

Recommendation:

The objection of the two abutting property owners not withstanding, staff believes that the proposal is consistent relative to the Louisiana Revised Statutes governing the revocation of immovable property since the right-of-way does not appear to serve any public use or benefit, other than to the applicant. Therefore, the staff has no objections to the proposed revocation request subject to the applicant assimilating the right-of-way into the lots that he owns on both sides of same through the parish's administrative resubdivision process.



RESUBDIVISION REVIEW

RESUBDIVISION STAFF ANALYSIS REPORT

CASE FILE NO:

2016-512-MRP (REVISED)

NAME OF SUBDIVISION:

TOWN OF LEWISBURG

LOTS BEING DIVIDED:

Lot 17 and portions of lots 15 & 16 into lots 17A., 17B & 17C

SECTION:

45

WARD:

TOWNSHIP: 8 South

PARISH COUNCIL DISTRICT:

1

RANGE:

11 East

PROPERTY LOCATION:

The properties are bounded on the north by Copal Avenue, on the

south by Lake Pontchartrain and on the east by Magnolia Avenue,

southwest of Mandeville, Louisiana.

ZONING:

A-2 Suburban

PROPERTY OWNERS:

Warren Davie & Richard Polchow

STAFF COMMENTARY:

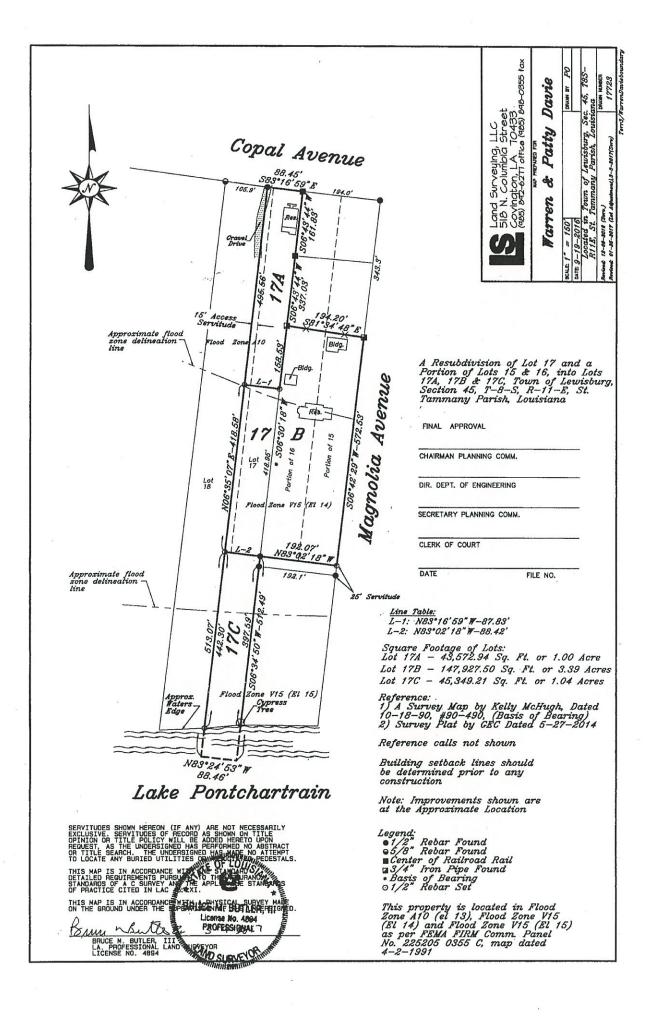
This case was postponed from last month's meeting in order to allow a couple of concerned property owners whom abut Mr. Davie's property (Mr. Bill Jourdan Mr. Bill Hansen) to work out some issues pertaining to servitude access and drainage concerns; and based on a meeting that the staff had with all parties involved, we believe that said parties left the meeting satisfied that all would work together to order to satisfy Mr. Jourdan's and Mr. Hansen's concerns.

As the commission may recall, Mr. Warren Davie owns all of lot 17 which is a long and narrow lot typical for this subdivision, while Richard Polchow owns portions of lots 15 & 16 that front on Magnolia Avenue. Mr. Polchow wishes to purchase a center portion of Mr. Davie's lot 17 to add to his property, which leaves Mr. Davie with two acres for which he wishes to resubdivide into a north and south parcel (proposed parcels 17A and 17C).

Recommendation:

Parish code requires a minimum lot width of 150' for A-2 zoning; however, as noted above, the subdivision is very old and the long and narrow lots are typical for this subdivision. Additionally, proposed lot 17C does not have public road frontage as required by code.

Therefore, if the commission decides to grant this resubdivision request, a waiver of the regulations are required relative to the lot width and public road frontage issues, 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 <u>Waiver of Regulations</u>, of Subdivision Regulatory Ordinance No. 499.



PRELIMINARY SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT (As of March 7, 2017)

| CASE NO.: 2017-586-PP | |
|---|--|
| SUBDIVISION NAME: | Simpson Farms |
| DEVELOPER: | Pruden Creek Partners, LLC |
| ENGINEER/SURVEYOR: | Kelly McHugh & Associates, Inc. |
| SECTION 24 TOWNSHIP 6 South RANGE 10 East | WARD: 3 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) X OTHER (Multi family, commercial or industrial) (PUD |
| GENERAL LOCATION: | The site is located on the north side of Penn Mill Road at the intersection of Pruden Rd., north of Covington. |
| TOTAL ACRES IN DEVELOP | MENT: 50.34 |
| NUMBER OF LOTS: 106 | AVERAGE LOT SIZE: Varies |
| SEWER AND WATER SYSTE | MS: Central |
| ZONING: PUD | |
| FLOOD ZONE DESIGNATION | N: A, B & C |
| PUD APPROVAL GRANTED: | December 1, 2015 |
| STAFF COMMENTARY: | |
| Department of Development - I | Engineering |
| The developer has requested pos | stponement to the April 11, 2017 meeting. |
| Department of Development - I | <u>Planning</u> |
| None | |

FINAL SUBDIVISION REVIEW

FINAL SUBDIVISION STAFF ANALYSIS REPORT (As of March 7, 2017)

| CASE NO.: 2016-584-FP | |
|---|---|
| SUBDIVISION NAME: | The Estates at Watercross, Phase 1B |
| DEVELOPER: | Watercross Development, LLC |
| ENGINEER/SURVEYOR: | Duplantis Design Group, P.C. |
| SECTION 47 TOWNSHIP 7 South RANGE 11 East | WARD: 1 PARISH COUNCIL DISTRICT: 1 |
| 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: | The property is located on the northern end of Westshore Drive and east of LA Highway 21, south of Covington, LA |
| TOTAL ACRES IN DEVELOP | MENT: 9.38 |
| NUMBER OF LOTS: 30 | AVERAGE LOT SIZE: 11,604 Sq. Ft |
| SEWER AND WATER SYSTE | MS: Central |
| ZONING: PUD | |
| FLOOD ZONE DESIGNATION | N: "C" |
| STAFF COMMENTARY: | |

Department of Development - Engineering

Periodic inspections have been made by this office during construction and the final inspection was made on March 2, 2017. The inspection disclosed that the base course (2 inches) of asphalt has been constructed. The developer is requesting that the final 2 inches be delayed until the majority of this phase has been built out or until the next phase is constructed. This has been allowed in several other subdivisions in the past with successful results. The roadside drainage and outfall ditches are functioning. Road shoulders and roadside swales are constructed satisfactorily.

The following uncompleted items existed at the time of the final inspection and will be completed before the plats are signed:

Final Plan

- 1. Submit Base Test Results.
- Submit Asphalt Test Results.
- 3. Submit Utility trench bedding test results.
- 4. Submit Utility backfill test results.

Utility Plan

- 5. Update the Title on the Utility Plan to reflect "As-Built" as is shown on all other plan sheets.
- 6. Provide call-outs on the Utility Plan to call-out the size of the waterline installed in Phase 1B.

Should the Planning Commission approve the request for final approval a Performance Obligation will be required in the amount of 900 linear feet x 1/4 x \$40.00 per linear foot = \$9,000 for a period of six (6) months covering the cost of construction of the final two (2) inches of asphalt.

No Warranty Obligation should be established at this time. The Warranty Obligation will be established and commence upon completion of the asphalt roadways.

The staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats to be signed until all items are satisfactorily completed.

No Mandatory Developmental Fees are required since the developer has entered into a voluntary developmental agreement in the amount of \$1,000 per lot.

This subdivision is within the "Urban Growth Boundary Line".

Revised drawings will not be accepted prior to the March 14, 2017 Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.

Department of Development - Planning

FINAL SUBDIVISION STAFF ANALYSIS REPORT (As of March 7, 2017)

| CASE NO.: 2016-585-FP | | | | |
|---|---|--|--|--|
| SUBDIVISION NAME: | Bedico Creek, Parcel 12 | | | |
| DEVELOPER: | Bedico Creek Preserve, LLC | | | |
| ENGINEER/SURVEYOR: | Kelly McHugh & Associates | | | |
| SECTION 31 TOWNSHIP 6 South RANGE 10 East | WARD: 1 PARISH COUNCIL DISTRICT: 1 | | | |
| 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: | The property is located on the east side of Audubon Parkway, south of I-12 and north of LA Highway 1085, west of Covington, Louisiana. | | | |
| TOTAL ACRES IN DEVELOPMENT: 14.72 | | | | |
| NUMBER OF LOTS: 56 | AVERAGE LOT SIZE: Varies | | | |
| SEWER AND WATER SYSTE | MS: Central | | | |
| ZONING: PUD | | | | |
| FLOOD ZONE DESIGNATION | N: "A" | | | |
| STAFF COMMENTARY: | | | | |

Department of Development - Engineering

Periodic inspections have been made by this office during construction and the final inspection was made on March 3, 2017. The inspection disclosed that all of the concrete roads are constructed and roadside swales & shoulders need to have final dressing.

The following uncompleted items existed at the time of the final inspection and will be completed before the plats are signed:

Final Plan

1. Submit Base Test Results.

- 2. Submit Concrete Test Results.
- 3. Submit Utility trench bedding test results.
- 4. Submit Utility backfill test results.
- 5. Install Street Name Signs.
- 6. Install Traffic Signs.
- 7. Install Blue reflectors at all Fire Hydrants.
- 8. The Typical Street Section needs to be updated to reflect the "As-Built" roadway design, and updated on all applicable Plan Sheets.

"As-Built" Paving & Drainage Plan

- 9. Remove the Call-out for the Stub-Out from the Inset Detail; this was not required or installed.
- 10. Ditch invert elevations at each property corner must be shown showing Positive Flow.

"As-Built" Sewer & Water Plan

11. Lots 461-492 (32 lots) are serviced by sewer infrastructure located in Parcel 15. This infrastructure, including a lift station and associated sewer force main has not been approved by LDH. In addition STP has not issued a work order for this phase of Bedico Creek. Before plats can be signed for Parcel 12, an LDH permit, work order, and Letter of Acceptance must be issued for the infrastructure in Parcel 15.

Informational Items:

- 13. An "As-Built" SWPPP and Signage Plan was not submitted and is required. Submit the required documents to St. Tammany Parish.
- 14. A letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system has not been issued by the utility provider as required.
- 15. A negative bacteriological report relative to the construction of the project's water system has not been issued by the LDH/OPH as required by Section 40-070.0 of the Subdivision Regulatory Ordinance No. 499.

Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 2300 linear feet x \$25.00 per linear foot = \$57,500 for a period of Two (2) years.

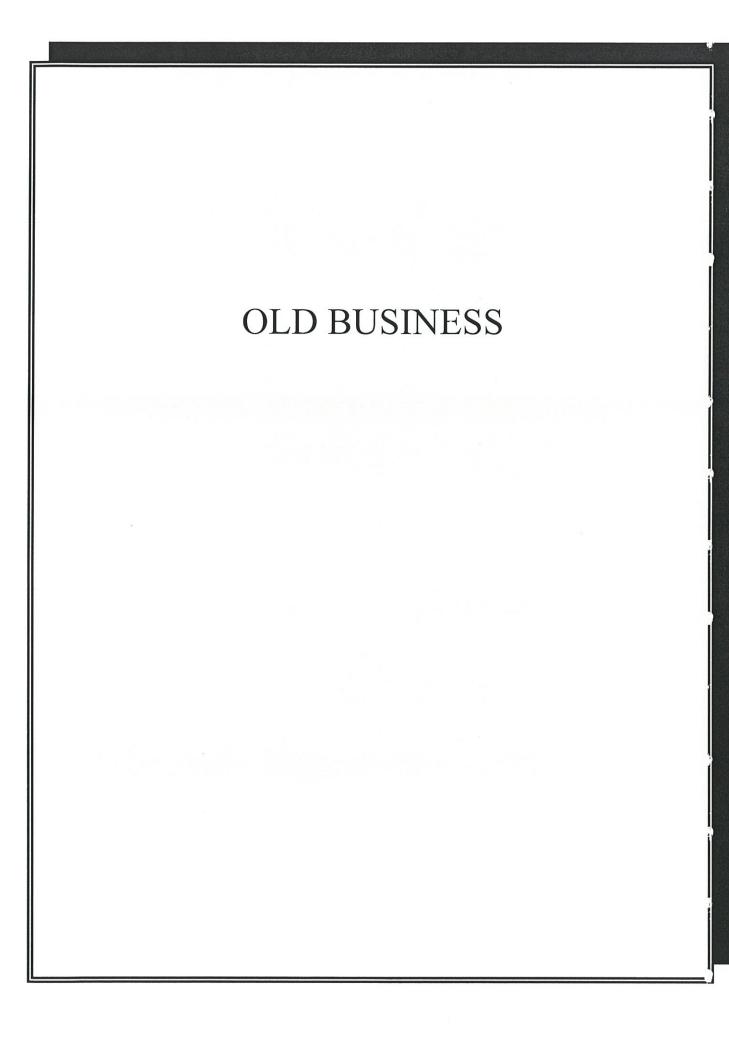
The staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats to be signed until all items are satisfactorily completed.

No Mandatory Developmental Fees are required since a public hearing was held prior to January 1, 2005.

This subdivision is within the "Urban Growth Boundary Line".

Revised drawings will not be accepted prior to the March 14, 2017 Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.

Department of Development - Planning





PATRICIA P. BRISTER PARISH PRESIDENT

March 7, 2017

St. Tammany Parish Planning Commission P.O. Box 628 Covington, LA 70434 OLD BUSINESS
March 14, 2017 Agenda

Re:

Enter Parish ROW – Res. No. 16-059

Specifically Unopened Portion of 10th St.

Chinchuba S/D

Honorable Commissioners:

The above referenced resolution was adopted on July 12, 2016. The resolution states that the petitioner must submit all documentation within six (6) month period from the date of adoption.

The petitioner has not furnished all documentation required within the six (6) month period and is requesting an extension of time. See attached email dated 2/8/17.

Since the time has expired for the petitioner to furnish all documentation, the following action is required by the Planning Commission to allow the petitioner to proceed with project.

The Department of Development - Engineering has no objection to the extension.

ACTION REQUIRED:

Extend adoption date to 3/14/17 thereby extending the six (6) month submittal of documentation to 9/14/17 and

the completion date to 3/14/19.

Sincerely,

Lead Development Engineer

Watson, P.E.

Enclosure:

Email from Petitioner

xc:

Honorable Rykert Toledano

Mr. Sidney Fontenot

Ms. Erin Stair

Mr. Ron Keller

Mr. Earl J. Magner, P.E., P.L.S.

Ms. Leslie Long

Ms. Darnell Ellingsworth

Ms. Jan Pavur

Mr. Theodore C. Reynolds, E.I.

Darling Design Homes

From: Buddy Coate [mailto:buddy.coate@cbtec.com]

Sent: Wednesday, February 08, 2017 4:15 PM

To: Colleen H. Hattaway < chhattaway@stpgov.org

Cc: Dave Jenners < davej@kellymchugh.com >; Jay Watson < jwatson@stpgov.org >; Kelly Mchugh

< kim@kellymchugh.com >; Erin Stair < estair@stpgov.org >; Theodore C. Reynolds < tcreynolds@stpgov.org >; Darnell

Ellingsworth < darnell@stpgov.org>

Subject: Re: Enter Parish ROW - Res #16-059 - 10th St. - Chinchuba S/D

Happy Wednesday Colleen, can you accept this email as my request to get an extension of time to complete my project or do I need to type a letter, scan it and email to you or ???? It looks like I have to go back to a public hearing? Let me know as this process has been harder than to do a full 200 lot subdivision! buddy c

buddy coate coldwell banker tec realtors

985-966-6294 call or text

buddy.coate@cbtec.com

On Wed, Feb 8, 2017 at 3:39 PM, Colleen H. Hattaway < chhattaway@stpgov.org > wrote:

Buddy:

This is to advise that you have not furnished all of the documentation required for us to issue any work orders for this project. The only documentation we received from you is the \$4,000 Performance Obligation and USCE approval.

Please refer to my email dated December 13, 2016, the status is the same.

However, you are advised further that the six (6) months from the date of adoption was January 12, 2017 to furnish all documentation. Therefore, if you still want to proceed with this project you will need to request an extension of time. Friday, February 17, 2017 is the deadline for request to be on the March 14, 2017 agenda.