

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - TUESDAY, JUNE 13, 2023
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

A livestream will be available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: www.stpgov.org. The livestream will begin at 6:00 PM on Tuesday, June 13, 2023.

ROLL CALL

PUBLIC ANNOUNCEMENTS

- Please silence all phones and electronic devices
- Appeals
- Speaker Cards
- Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal
- Please exit the building

INVOCATION AND PLEDGE OF ALLEGIANCE

APPROVAL OF THE MAY 9, 2023 MEETING MINUTES

REQUEST FOR POSTPONEMENTS

REVOCATION

1- REV23-07-004

The revocation of an unopened portion of Dogwood Drive, located on the south side of Tchefuncte Drive, west of Willow Drive between Lot 49, Square K and Lot 1, Square J of the Country Club Estates Extension Subdivision, Ward 4, District 4.

Applicant: Kelly Donahue

Parish Council District Representative: Hon. Michael Lorino, Jr.

ENTERING PARISH RIGHT-OF-WAY, SERVITUDES, EASEMENTS & TAMMANY TRACE

2- Request to Enter the Parish Right-of-Way for the Alexiusville Subdivision (11th Avenue and Charlie Street)

Developer/Owner: Mr. Bhavin Chauhan

Engineer/Surveyor: Mr. Bhavin Chauhan (Currently)

Parish Council District Representative: Hon. Rykert Toledano

General Location: The property is located at the end of 11th Avenue, west of US Highway 190, south of Three Rivers Road, Covington, Louisiana. Ward 3, District 5

POSTPONED AT THE MAY 9, 2023

MINOR SUBDIVISION REVIEW**3- 2023-3228-MSP**

Minor subdivision of Parcel BV-1 and an outparcel (1.083 acres) into Parcels BV-1A, BV-1B, BV-1C & BV-1D

Owner & Representative: Brown's Village Plaza, LLC & Felicity Center, LLC

Surveyor: Kelly J. McHugh & Associates, Inc.

Parish Council District Representative: Hon. Ronald Randolph

General Location: The property is located on the northwest corner of US Highway 11 & Brown's Village Road, Slidell, Louisiana. Ward 8, District 14

POSTPONED AT THE FEBRUARY 14, 2023, AT THE MARCH 8, 2023 FOR 2 MONTHS, AT THE MAY 9, 2023.

4- 2023-3357-MSP

Minor subdivision of Parcel 3 into Parcels 3-A, 3-B, 3-C, 3-D, 3-E

Owner & Representative: Kain Brake, LLC – William Magee

Surveyor: John G. Cummings & Associates

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the south side of Stein Road, west of Clarence Road, Sun, Louisiana. Ward 5, District 6

5- 2023-3359-MSP

Minor subdivision of 10.58 acres into Tracts A, B & C

Owner & Representative: Hugh McCormick

Surveyor: RJ Fuselier & Associates, LLC

Parish Council District Representative: Hon. Arthur Laughlin

General Location: The property is located on the south side of Horseshoe Island Road, east of LA Highway 434, Lacombe, Louisiana. Ward 6, District 11

6- 2023-3382-MSP

Minor subdivision of 7.780 acres into Parcels A & B

Owner & Representative: Wayne Brannan, LLC

Surveyor: John G. Cummings & Associates

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the east side of Lenel Road, north of Lowe Davis Road, Covington, Louisiana. Ward 10, District 6

RESUBDIVISION REVIEW**7- 2023-3368-MRP**

Resubdivision of Lots 8 & 9 into Lot 9-A, Sierra Ridge Subdivision

Owner & Representative: Zachary P. & Michelle J. Adema

Surveyor: Lester Martin Jr. & Associates, LLC

Parish Council District Representative: Hon. Michael Lorino, Jr.

General Location: The property is located on the southeast side of Sierra Ridge Court, south of LA Highway 22, Madisonville, Louisiana, Ward 1, District 4

8- 2023-3380-MRP

Resubdivision of Lots 7, 8, 9, 10, 11 & Part of lots 6 & 12 into lots 7-A, 7-B, 7-C, 7-D, 7-E & 7-F, Square 14, Shady Lake Estates

Owner & Representative: J Mendoza Homes, LLC – Jose Mendoza

Surveyor: Randall W. Brown & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the south side of Lake Tahoe Drive, east of Lake St. Claire Drive, Covington, Louisiana, Ward 1, District 1

9- 2023-3381-MRP

Resubdivision of lot 54 and 5.301 acres into lot 54-A Covington Industrial Park, Phase II

Owner & Representative: Favret Investments, LLC – Uncas B. Favret Jr.

Surveyor: John G. Cummings & Associates

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The property is located on the west side of Helpers Row, on the south side of Fabrication Row and on the west side of Welders Row, Covington, Louisiana, Ward 3, District 2

PRELIMINARY APPROVAL**10- 2023-3313-PP**

River Park Trails Subdivision (formerly River Park Estates Subdivision, Phase 3)

Developer/Owner: River Park Estates, LLC

Engineer/Surveyor: Deep South Design Group, LLC

Parish Council District Representative: Hon. Martha Cazaubon

General Location: The property is located on the north side of M. P. Planche Road, west of LA Highway 25, Covington, Louisiana. Ward 3, District 3

POSTPONED AT THE MAY 9, 2023 MEETING

11- 2023-3315-PP

Money Hill Subdivision, Phase 9-B

Developer/Owner: Money Hill Plantation, LLC

Engineer/Surveyor: Kyle Associates, LLC/J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located north of Country Club Drive, west of Money Hill Parkway, north of LA Highway 435, Abita Springs, Louisiana, Ward 6, District 6

POSTPONED AT THE MAY 9, 2023 MEETING

12- 2023-3374-PP

Balsam Manor Subdivision

Developer/Owner: AEW Sales Development, LLC

Engineer: Fairway Consulting & Engineering

Parish Council District Representative: Hon. Rykert Toledano

General Location: The property is located at the end of Melody Lane, north of Helenbirg Road, Covington, Louisiana. Ward 3, District 5

13- 2023-3375-PP

Providence Parks Subdivision, Phase 2 & 3

Developer/Owner: Tower Capital Corporation

Engineer: Novus Reb Engineering, LLC

Parish Council District Representative: Hon. Martha Cazaubon

General Location: The property is located on the east side LA Highway 1077, north of U.S. Highway 190, Covington, Louisiana. Ward 1, District 3

FINAL REVIEW**14- 2023-3319-FP**

Garden Walk Subdivision, Phase 3

Developer/Owner: The Garden Walk, LLC

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Rykert Toledano

General Location: The property is located on the north side of Emerald Forest Boulevard, east of Falconer Road, Covington, Louisiana Ward 3, District 5

POSTPONED AT THE MAY 9, 2023 MEETING

15- 2023-3377-FP

Crosswind Cove Subdivision

Developer/Owner: Summerview Development, LLC

Engineer/Surveyor: Hide Tide Consultants, LLC

Parish Council District Representative: Hon. Arthur Laughlin

General Location: The property is located on the west side of Airport Road, north of Meadows Blvd & Interstate 12, Slidell, Louisiana. Ward 9, District 11

16- 2023-3367-FP

Spring Haven Subdivision, Phases 3A & 3B

Developer/Owner: Spring Haven, LLC

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Michael Lorino, Jr.

General Location: The property is located south of Spring Haven Lane, west of Dummyline Road, north of LA Highway 22, Madisonville, Louisiana. Ward 1, District 4

17- 2023-3379-FP

Money Hill Subdivision, Phase 9-A

Developer/Owner: Money Hill Plantation, LLC

Engineer/Surveyor: Kyle Associates, LLC/J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located north of Country Club Drive, west of Money Hill Parkway, north of LA Highway 435, Abita Springs, Louisiana, Ward 6, District 6

OLD BUSINESS

NEW BUSINESS

UNIFIED DEVELOPMENT CODE REWRITE

Revise Part II of the St. Tammany Parish Code of Ordinances, establishing a new Unified Development Code in which traditional zoning and subdivision regulations are combined with other parish development regulations such as sign requirements, design guidelines and water management to assist with review of development applications and permitting requirements.

Discussion will not take place at this time and staff recommends postponing until August.

ADJOURNMENT