

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, OCTOBER 10, 2006
ST. TAMMANY PARISH LA HWY. 59 - KOOP DRIVE COMPLEX
21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS
MANDEVILLE, LOUISIANA

DRAFT

ROLL CALL

PUBLIC ANNOUNCEMENTS

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

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE SEPTEMBER 12, 2006 MINUTES

PUBLIC HEARINGS

CONSENT CALENDAR (Performance Obligations & Entering Parish Rights-of-Way)

Any items not pulled from the consent calendar are automatically dispensed by vote in accordance to the staff's recommendations. Items pulled from the consent calendar shall be discussed and voted upon individually.

PERFORMANCE OBLIGATIONS

Tammany Hills Subdivision (8th Street), Ward 3, District 5

Amount: \$24,800.00 Expires : November 9, 2006

Debtor: Hallmark Homes Parish Council District Representative: Hon. Marty Gould

Alamosa Park, Phase 2 Subdivision, Ward 4, District 5

Amount: \$15,000.00 Expires : November 10, 2006

Debtor: Alamosa Park, L.L.C. Parish Council District Representative: Hon. Marty Gould

Autumn Creek Subdivision, Ward 1, District 1

Amount: \$5,000.00 Expires : November 24, 2006

Debtor: Autumn Creek, L.L.C. Parish Council District Representative: Hon. Marty Dean

Ashland Business Park, Ward 1, District 1

Amount: \$6,000.00 Expires : December 22, 2006

Debtor: Ashland Partners Parish Council District Representative: Hon. Marty Dean

(60 day notice - no action required)

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OCTOBER 10, 2006
MANDEVILLE, LOUISIANA**

Tammany Hills Subdivision (9th & 10th Streets), Ward 3, District 5
Amount: \$8,000.00 Expires : December 19, 2006
Debtor: Scott Designer Homes, Inc. Parish Council District Representative: Hon. Marty Gould
(60 day notice - no action required)

Chinchuba Subdivision (10th Street), Ward 4, District 4
Amount: \$2,000.00 Expires : December 5, 2006
Debtor: 11th Street Development Parish Council District Representative: Hon. Patricia Brister
(60 day notice - no action required)

Riverview Town Homes Subdivision, Ward 3, District 3
Amount: \$15,820.00 Expires : December 17, 2006
Debtor: Riverview Town Homes, L.L.C. Parish Council District Representative: Hon. James "Red" Thompson
(60 day notice - no action required)

West Abita Springs Subdivision (Pansey, Independence & Daisy Streets), Ward 3, District 3
Amount: \$30,000.00 Expires : December 14, 2006
Debtor: Habitat for Humanity West Parish Council District Representative: Hon. James "Red" Thompson
(60 day notice - no action required)

Normandy Oaks ,Phase 3 Subdivision, Ward 1, District 1
Amount: \$29,600.00 Expires : December 2, 2006
Debtor: Wainer Brothers Parish Council District Representative: Hon. Marty Dean
(60 day notice - no action required)

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

North Howze Beach Road, Ward 9, District 13
Request to enter Parish right-of-way for the purpose of installing a 300' in length sewer force main
Petitioner: City of Slidell Parish Council District Representative: Hon. Joe "Coach" Thomas

-----**(End of consent calendar)**-----

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCAATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

RS06-10-227

Tammany Hills, Sq. 24, lots 1 thru 42 into lots 1A, 2A, 7A, 8A, 11A, 12A, 15A, 16A, 19A, 20A, 23A, 24A, 27A, 28A, 31A, 32A, 35A, 36A, 39A & 40A; and Sq. 25, lots 16 thru 42 (even numbered lots) into lots 16A, 20A, 24A, 28A, 32A, 36A & 40A, Ward 3, District 5
Petitioner: Advance Mortgage Company, L.L.C., et. al. Surveyor: John Bonneau & Associates, Inc.
Owner: Advance Mortgage Company, L.L.C., et. al. Parish Council District Rep: Hon. Marty Gould

TENTATIVE SUBDIVISION REVIEW

SD06-07-022

Tchefuncte Club Estates, Phase II, Ward 1, District 1
Developer/Owner: Tchefuncte Club Estates, Inc. Surveyor: Richard Lambert & Associates
Parish Council District Representative: Hon. Marty Dean
(TABLED AT THE SEPTEMBER 12, 2006 MEETING AT THE REQUEST OF DEVELOPER)

SD06-09-031

Grand Oaks, Phase 2, Ward 1, District 1
Developer/Owner: Grand Oaks, L.L.C. Surveyor: Kelly McHugh & Associates
Parish Council District Representative: Hon. Marty Dean
(TABLED AT THE SEPTEMBER 12, 2006 MEETING)

SD06-10-034

Montgomery Trace, Ward 1, District 1
Developer/Owner: Ricky Landry Surveyor: Kelly McHugh & Associates
Parish Council District Representative: Hon. Marty Dean

SD06-10-035

Country Lane Patio Homes, Ward 8, District 13
Developer/Owner: St. Tammany Housing Partners Surveyor: Krebs, LaSalle, Lemieux Consultants, Inc.
Parish Council District Representative: Hon. Joe "Coach" Thomas

SD06-10-036

Lexington Place, Ward 4, District 7
Developer/Owner: RPDE, L.L.C. Surveyor: Kelly McHugh & Associates
Parish Council District Representative: Hon. Joseph Impastato

SD06-10-037

Cobblestone Court, Ward 3, District 1
Developer/Owner: Diamond Properties, L.L.C. Surveyor: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Marty Dean

SD06-10-038

Alexander Place, Ward 1, District 1
Developer/Owner: Rick Perez Surveyor: Krebs, LaSalle, Lemieux Consultants, Inc.
Parish Council District Representative: Hon. Marty Dean

PRELIMINARY SUBDIVISION REVIEW

SD06-07-023P

Casa Bella, Ward 4, District 5
Developer/Owner: Colley Construction Co., L.L.C. Engineer: Scalfano Engineering, Inc.
Parish Council District Representative: Hon. Gould

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SD04-10-029P

Lake Ramsey, Phase 4A, Ward 3, District 3
Developer/Owner: One Consort International, L.L.C. Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. James "Red" Thompson

SD05-07-018P

Eagle Landing, Ward 1, District 1
Developer/Owner: Ruelle Du Chene Developers, L.L.C. Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Marty Dean

FINAL SUBDIVISION REVIEW

SD06-08-025F

Amber Trace Town Homes, Ward 9, District 11
Developer/Owner: Hitt Development, L.L.C. Engineer: J.V. Burkes & Associates, Inc.
Parish Council District Representative: Hon. Steve Stefancik
(TABLED AT THE SEPTEMBER 12, 2006 MEETING)

SD05-12-034F

Hickory Dell, Ward 6, District 6
Developer/Owner: Hickory Dell, L.L.C. Engineer: J.V. Burkes & Associates, Inc.
Parish Council District Representative: Hon. Gary Singletary

SD04-01-002F-A

Guste Island, Parcel A (the Village), Ward 1, District 1
Developer/Owner: KB Homes Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

SD04-05-015F1

Northpointe Business Park, Phase 1, Ward 1, District 1
Developer/Owner: Northpointe Business Park, L.L.C. Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Marty Dean

SD03-08-010F

Northshore Commercial Park, Ward 4, District 5
Developer/Owner: Hi-Rollers Investment, L.L.C. Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Gould

DEVELOPMENTAL AGREEMENTS

PROPOSED AMENDMENTS TO ORDINANCE 499

An ordinance to amend Appendix B of the St. Tammany Parish Code of Ordinances, Subdivision Regulatory Ordinance No. 499, specifically, Section 40-045.0 Minor Subdivision Review, creating Paragraph 5. Mandatory Impact Fees

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OLD BUSINESS

Tammany Hills Subdivision, Ward 3, District 5

Request to enter Parish right-of-way (9th Street) - requesting revision to length of roadway to be constructed and decreasing the amount of the performance obligation accordingly from \$9,300.00 to \$2,400.00

Petitioner: Lexus Homes, Inc. Parish Council District Representative: Hon. Marty Gould

NEW BUSINESS

ADJOURNMENT