

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00 P.M. - TUESDAY, NOVEMBER 14, 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**

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

Chinchuba Subdivision (10<sup>th</sup> Street), Ward 4, District 4

Amount: \$2,000.00 Expires : December 5, 2006

Debtor: 11<sup>th</sup> Street Development Parish Council District Representative: Hon. Patricia Brister

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

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

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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

Normandy Oaks ,Phase 2 Subdivision, Ward 1, District 1  
Amount: \$17,400.00 Expires : January 21, 2007  
Debtor: Wainer Brothers Parish Council District Representative: Hon. Marty Dean

Tammany West Multiplex, Phase 3 Subdivision, Ward 1, District 1  
Amount: \$64,965.00 Expires : January 3, 2007  
Debtor: Pass On It Properties Parish Council District Representative: Hon. Marty Dean

Money Hill Plantation, Phase 2A & 2B Subdivision, Ward 6, District 6  
Amount: \$30,000.00 Expires : January 5, 2007  
Debtor: Money Hill Plantation Parish Council District Representative: Hon. Gary Singletary

Money Hill Plantation, Phase 2A & 2B Subdivision, Ward 6, District 6  
Amount: \$100,000.00 Expires : January 5, 2007  
Debtor: Money Hill Plantation Parish Council District Representative: Hon. Gary Singletary

Holiday Square Boulevard (entering right-of-way), Ward 3, District 1  
Amount: \$26,000.00 Expires : January 10, 2007  
Debtor: MCI Parish Council District Representative: Hon. Marty Dean

Frank J. Pichon Drive (sewer lines), Ward 9, District 12  
Amount: \$5,000.00 Expires : January 13, 2007  
Debtor: HD Land, LLC Parish Council District Representative: Hon. Jerry Binder

Abita Terrace Subdivision (State, Orange, Walnut Streets & Mandeville Avenue), Ward 4, District 7  
Amount: \$50,500.00 Expires : January 9, 2007  
Debtor: Halmark Homes Parish Council District Representative: Hon. Albert Hamauei

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

I-12 Service Road, Ward 3, District 5  
Request to enter Parish right-of-way for the purpose of gaining access to property  
Petitioner: Marina Developers, LLC Parish Council District Representative: Hon. Marty Gould

Town of Mandeville Subdivision (Dupre Street), Ward 4, District 7  
Request to enter Parish right-of-way for the purpose of gaining access to property  
Petitioner: 675 Properties, LLC Parish Council District Representative: Hon. Albert Hamauei

Tammany Hills Subdivision (4<sup>th</sup> & 5<sup>th</sup> Streets), Ward 3, District 5  
Request to enter Parish right-of-way for the purpose of gaining access to property  
Petitioner: 10<sup>th</sup> Street Land Company Parish Council District Representative: Hon. Marty Gould

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

**PETITIONS/REQUESTS**

**ENTERING THE TAMMANY TRACE**

**REVOCAATION/CLOSINGS REVIEW**

**RESUBDIVISION REVIEW**

**RS06-11-258**

Red Gap Acres, Sq. 8, lot 16 into lots 16A & 16B, Ward 3, District 5  
Petitioner: J & J Builders                      Surveyor: Ned R. Wilson, PLS  
Owner: J & J Builders      Parish Council District Representative: Hon. Marty Gould

**RS06-11-259**

Hickory Village, lot 1 and a portion of unplatted land into lots 1-A & 1-B, Ward 6, District 6  
Petitioner: Rory Holley                      Surveyor: J.V. Burkes & Associates, Inc.  
Owner: Rory Holley      Parish Council District Representative: Hon. Gary Singletary

**TENTATIVE SUBDIVISION REVIEW**

**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 OCTOBER 10, 2006 MEETING AT THE REQUEST OF DEVELOPER)**

**SD06-10-034**

Montgomery Terrace, Ward 1, District 1  
Developer/Owner: Ricky Landry                      Surveyor: Kelly McHugh & Associates  
Parish Council District Representative: Hon. Marty Dean  
**(TABLED AT THE OCTOBER 10, 2006 MEETING AT THE REQUEST OF DEVELOPER)**

**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  
**(TABLED AT THE OCTOBER 10, 2006 MEETING AT THE REQUEST OF STAFF)**

**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  
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**SD06-11-039**

Chapel Creek Condominiums and Retail Development, Ward 4, District 4

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Developer/Owner: Richard C. Lambert Surveyor: Krebs, Richard C. Lambert Consultants, L.L.C.  
Parish Council District Representative: Hon. Patricia Brister

**SD06-11-040**

Alamosa Park, Phase 3 (*an industrial subdivision*), Ward 4, District 7  
Developer/Owner: Alamosa Park, L.L.C. Surveyor: Kelly McHugh & Associates, Inc.  
Parish Council District Representative: Hon. Albert Hamauei

**SD06-11-041**

Belle Gardens, Ward 9, District 6  
Developer/Owner: Paris Properties Surveyor: Kelly McHugh & Associates, Inc.  
Parish Council District Representative: Hon. Gary Singletary

**SD06-11-042**

Johnny F. Smith Memorial Business Park, Phase 2 (*an industrial subdivision*), Ward 9, District 14  
Developer/Owner: Paris Properties Surveyor: Kelly McHugh & Associates, Inc.  
Parish Council District Representative: Hon. Ken Burkhalter

**SD06-11-043**

The Estates of Turtle Creek, Ward 8, District 9  
Developer/Owner: Cross Gates, Inc. Surveyor: J.V. Burkes & Associates, Inc.  
Parish Council District Representative: Hon. Barry Bagert

**PRELIMINARY SUBDIVISION REVIEW**

**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  
**(TABLED AT THE OCTOBER 10, 2006 MEETING)**  
**(DEVELOPER REQUESTS TABLING)**

**SD06-09-030P**

Tiger Trace, Ward 8, District 9  
Developer/Owner: FMG/LTL, L.L.C. Engineer: J.V. Burkes & Associates, Inc.  
Parish Council District Representative: Hon. Barry Bagert

**SD06-08-026P**

Lofton Estates, Ward 8, District 9  
Developer/Owner: Lofton Development, L.L.C. Engineer: Scalfano Engineering, Inc.  
Parish Council District Representative: Hon. Barry Bagert

**SD06-05-016P1**

Ashton Parc, Filing 1, Ward 8, District 9  
Developer/Owner: Azalea Lakes Partnership Engineer: Wink Companies, L.L.C.  
Parish Council District Representative: Hon. Barry Bagert

**SD06-11-039P**

Chapel Creek Condominiums and Retail Development, Ward 4, District 4

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Developer/Owner: Chapel Creek Development Engineer: Richard C. Lambert Consultants, L.L.C.  
Parish Council District Representative: Hon. Patricia Brister

**SD06-10-035P1**

Country Lane Patio Homes, Phase 1, Ward 8, District 13  
Developer/Owner: St. Tammany Housing Partners, LLC Engineer: Krebs, LaSalle, LeMieux Consultants  
Parish Council District Representative: Hon. Joe "Coach" Thomas

**SD06-09-032P2&3**

Autumn Creek II, Phase 2 & 3, Ward 1, District 1  
Developer/Owner: Autumn Creek II, L.L.C. Engineer: Cooper Engineering, Inc.  
Parish Council District Representative: Hon. Marty Dean

**SD05-08-021P1**

Terra Bella, Phase 1, Ward 1, District 1  
Developer/Owner: Terra Bella Group, 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 OCTOBER 10, 2006 MEETING AT THE REQUEST OF DEVELOPER)**

**SD05-03-004FI1**

Tallow Creek, Phase 1-I-1, Ward 1, District 1  
Developer/Owner: Lonesome Development Engineer: J.V. Burkes & Associates, Inc.  
Parish Council District Representative: Hon. Marty Dean

Normandy Oaks, Phase 3-B, Ward 1, District 1  
Developer/Owner: Wainer Brothers Engineer: Cooper Engineering, Inc.  
Parish Council District Representative: Hon. Marty Dean

**DEVELOPMENTAL AGREEMENTS**

**PROPOSED AMENDMENTS TO ORDINANCE 499**

**OLD BUSINESS**

Tammany Hills Subdivision, Ward 3, District 5  
Request to enter Parish right-of-way (9<sup>th</sup> 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**

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ADJOURNMENT**