

MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of August 4, 2020)

Meeting Date: August 11, 2020

CASE NO.: 2020-1975-MSP

OWNER/DEVELOPER: Darling Design Homes, Inc. - Mr. Buddy Coate
ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTION: 14 TOWNSHIP: 7 South RANGE: 10 East

WARD: 1 PARISH COUNCIL DISTRICT: 1

TYPE OF DEVELOPMENT: ☒ SUBURBAN (Residential acreage between 1-5 acres)
☒ RURAL (Low density residential 5 acres or more)
☐ OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: west side of LA Highway 1077 and proposed Desaire Drive, south of Post Oak Drive, north of Galatas Road Madisonville, Louisiana.

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 15.79 acres

NUMBER OF LOTS/PARCELS: 5: 15.79 acres into a 1.417 acre lot identified as lot 1, a 1.136 acre lot identified as lot 2, 1.136 acre lot identified as lot 3, 1.136 acre lot identified as lot 4 & 10.965 acre lot identified as lot 5

ZONING: A-2 Suburban District

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The applicant is requesting to create five (5) lots from a 15.79 acre parcel. Note that the proposed lots 1 to 5 meet the maximum allowable density of 1 unit per acre under the A-2 Suburban Zoning District. The minor subdivision request requires a public hearing due to:

- Lot 1 not having public road frontage and being accessed via a 35' access servitude.

The request shall be subject to the below comments:

1. The survey should show "POST OAK LN".
2. The proposed name of the access depicted on the survey plat, shall be granted approval by the Planning Commission. As per St. Tammany Parish Communication District, the proposed name "DESAIRE DRIVE" causes issues. New access name "LOST BAYOU DRIVE" has been submitted and approved by St. Tammany Parish Communication District. Provide amended survey showing the new access name.
3. The survey should indicate: "A minor subdivision of 15.79 acres into lots 1, 2, 3, 4 & 5".

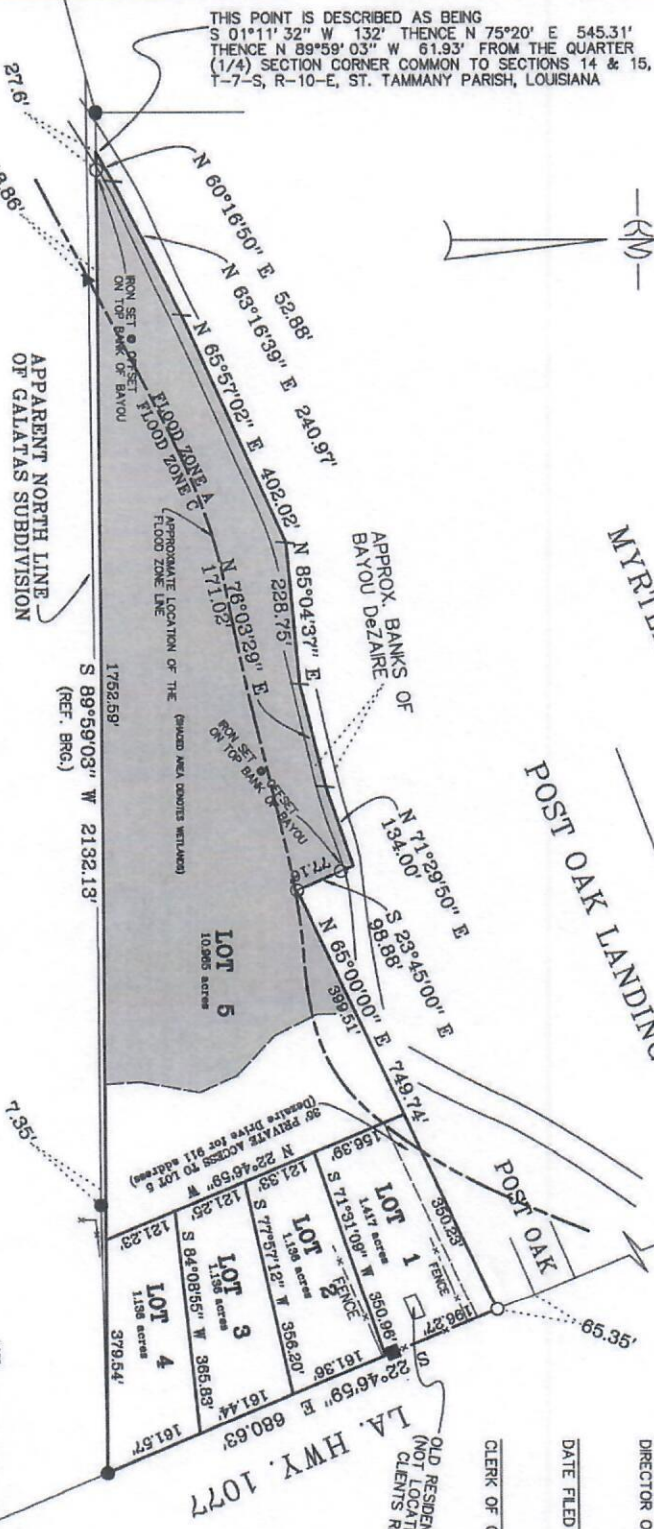
In order to approve the request a 2/3rds majority vote of the full membership of the commission (8 members) is needed, pursuant to Section 125-224 Waiver of Regulations, of Chapter 125 - Subdivision Regulations

- LEGEND:**
- = 1/2" IRON ROD FOUND
 - = 1/2" IRON ROD SET
 - = LDI MONUMENT FOUND
 - ▲ = ANGLE IRON FOUND

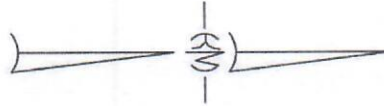
THIS PROPERTY IS LOCATED IN
FLOOD ZONES A & C, B.F.E. UNDETERMINED
RE: FIRM PANEL NO. 225205 0210 C
REVISED 10-17-1989

APPARENT NORTH LINE
OF GALATAS SUBDIVISION

GALATAS SUBDIVISION



THIS POINT IS DESCRIBED AS BEING
S 01°11'32\" W 132' THENCE N 75°20' E 545.31'
THENCE N 89°59'03\" W 61.93' FROM THE QUARTER
(1/4) SECTION CORNER COMMON TO SECTIONS 14 & 15,
T-7-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA



MYRTLE GROVE SUBD.

POST OAK LANDING

PINK MYRTLE DR.

LOT 5
10.065 acres

LOT 1
1.411 acres

LOT 2
1.198 acres

LOT 3
1.198 acres

LOT 4
1.198 acres

LA. HWY. 1077

OLD RESIDENCE
(NOT LOCATED AT
CLIENT'S REQUEST)

38' PRIVATE DRIVE TO LOT 5
(Declarative Drive for 911 address)

NOTE: THIS SURVEY HAS BEEN MADE BY KELLY McHUGH & ASSOC., INC. TO
VERIFY THE LOTS, ACRES, BOUNDARIES, EASEMENTS, ETC., SHOWN
ON THE ABOVE MAP. THE SURVEY WAS MADE BY THE AGENT, KATHLEEN
THOMAS, AND THE RESULTS OF THE SURVEY ARE SHOWN ON THIS MAP.
THESE FINDINGS ARE THE PROPERTY OF KELLY McHUGH & ASSOC., INC.

KELLY McHUGH
License No. 4443
PROFESSIONAL

07-17-20

REFERENCE:
PLAT OF A SURVEY BY JOHN E. BONNEAU
FILED AS MAP FILE NO. 3421, FILED
05-07-2004, FROM WHICH BASIS OF BEARINGS
AND SECTION CORNER TIE WERE TAKEN.

15.79 ACRES IN SECTION 14,
TOWNSHIP-7-SOUTH, RANGE-10-EAST,
G.L.D., ST. TAMMANY PARISH, LA.

SCALE: 1" = 200'
DATE: 07-13-20
DRAWN: DRJ
JOB NO.: 20-101

PREPARED FOR: DARLING DESIGN HOMES, INC.,

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 626-5611

APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT