

MICHAEL B. COOPER
PARISH PRESIDENT

APPEAL REQUEST

DATE: 3/4/2020

12. 2020-1782-ZC

PHONE #: 504-710-2950



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

THE PETITIONER OR ANY AGGRIEVED PERSON HAS TEN (10) DAYS TO APPEAL THE DECISION OF THE ZONING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING & DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 3/8/2020

Case Number:

12. 2020-1782-ZC
Existing Zoning: A-3 (Suburban District)
Proposed Zoning: CBF-1 (Community Based Facilities District)
Location: Parcel located on the north side of Indian Village Road, east of Indian Mound Lane and west of Old Pearl River, Slidell, S15, T9S, R15E, Ward 8, District 13.
Acres: .24 acres
Petitioner: Allen Walker
Owner: Alana Peltier, Amos McManus Sr., Durwin McManus, Sonya Mayo, and Rosemary McManus
Council District: 13

We are hereby appealing to the St. Tammany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Tammany Parish Zoning Commission.

This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.

Sincerely,

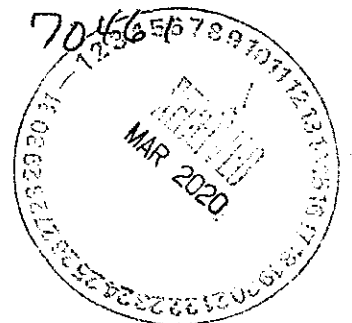
PLEASE SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

Alana M. Peltier
(SIGNATURE)

PRINT NAME: Alana M. Peltier

ADDRESS: 41081 Huckleberry Lane Slidell, LA

PHONE #: 985-290-1208





ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

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APPEAL REQUEST

DATE: 3-9-20

Case Number:

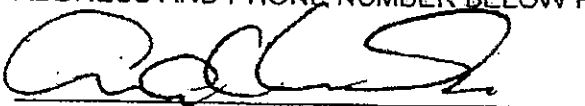
12. 2020-1782-ZC
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Location: Parcel located on the north side of Indian Village Road, east of Indian Mound Lane and west of Old Pearl River; Slidell, S15, T9S, R15E, Ward 8, District 13.
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Sincerely,

PLEASE SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.


(SIGNATURE)

PRINT NAME: Amos A. McManus Sr.

ADDRESS: 340 EAST PEARL DR. SLIDELL LA. 70461

PHONE #: 985-502-3575





ST. TAMMANY PARISH

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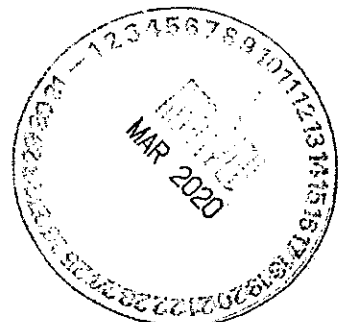
PLEASE SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

(SIGNATURE)

PRINT NAME:

ADDRESS:

PHONE #:





ST. TAMMANY PARISH

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Proposed Zoning: CBF-1 (Community Based Facilities District)
Location: Parcel located on the north side of Indian Village Road, east of Indian Mound Lane and west of Old Pearl River, Slidell, S15, T9S, R15E, Ward 8, District 13.
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Petitioner: Allen Walker
Owner: Alana Peltier, Amos McManus Sr., Durwin McManus, Sonya Mayo, and Rosemary McManus
Council District: 13

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Sincerely,

PLEASE SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

Sonya McManus Mayo
(SIGNATURE)

PRINT NAME: Sonya McManus Mayo

ADDRESS: 305 Michael Dr. Pearl River, La. 70452

PHONE #: 985-503-4132





ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

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APPEAL REQUEST

DATE: 3/8/2020

Case Number:

12. 2020-1782-ZC

Existing Zoning: A-3 (Suburban District)

Proposed Zoning: CBF-1 (Community Based Facilities District)

Location: Parcel located on the north side of Indian Village Road, east of Indian Mound Lane and west of Old Pearl River, Slidell, S15, T9S, R15E, Ward 8, District 13.

Acres: .24 acres

Petitioner: Allen Walker

Owner: Alana Peltier, Amos McManus Sr., Durwin McManus, Sonya Mayo, and Rosemary McManus

Council District: 13

We are hereby appealing to the St. Tammany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Tammany Parish Zoning Commission.

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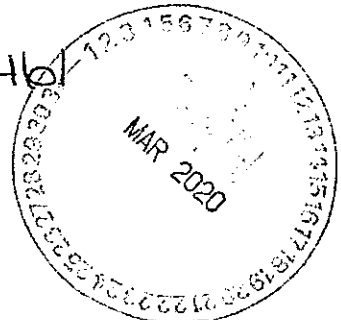
PLEASE SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

Lauren McManus
(SIGNATURE)

PRINT NAME: Lauren McManus

ADDRESS: 57362 Lillian Dr. Slidell, LA 70461

PHONE #: 985-445-8133





ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

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APPEAL REQUEST

DATE: 3-8-20

Case Number:

12. 2020-1782-ZC
- | | |
|-------------------|---|
| Existing Zoning: | A-3 (Suburban District) |
| Proposed Zoning: | CBF-1 (Community Based Facilities District) |
| Location: | Parcel located on the north side of Indian Village Road, east of Indian Mound Lane and west of Old Pearl River, Slidell, S15, T9S, R15E, Ward 8, District 13. |
| Acres | .24 acres |
| Petitioner: | Allen Walker |
| Owner: | Alana Peltier, Amos McManus Sr., Durwin McManus, Sonya Mayo, and Rosemary McManus |
| Council District: | 13 |

We are hereby appealing to the St. Tammany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Tammany Parish Zoning Commission.

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Sincerely,

PLEASE SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

Patricia Peltier Mahnke
(SIGNATURE)

PRINT NAME: Patricia Peltier Mahnke

ADDRESS: 3013 Meadow Lake Dr E

PHONE #: 504-610-9528





ST. TAMMANY PARISH

MICHAEL B. COOPER
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DATE: 3/9-9-20

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12. 2020-1782-ZC
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Proposed Zoning: CBF-1 (Community Based Facilities District)
Location: Parcel located on the north side of Indian Village Road, east of Indian Mound Lane and west of Old Pearl River; Slidell, S15, T9S, R15E, Ward 8, District 13.
Acres: .24 acres
Petitioner: Allen Walker
Owner: Aiana Peltier, Amos McManus Sr., Durwin McManus, Sonya Mayo, and Rosemary McManus
Council District: 13

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Sincerely,

PLEASE SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME

David Peltier
(SIGNATURE)

PRINT NAME: David Peltier

ADDRESS: 56320 McManus rd 70461

PHONE #: 985-640-4668





ST. TAMMANY PARISH

MICHAEL B. COOPER
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APPEAL REQUEST

DATE: 03/08/2020

Case Number:

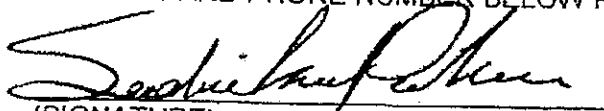
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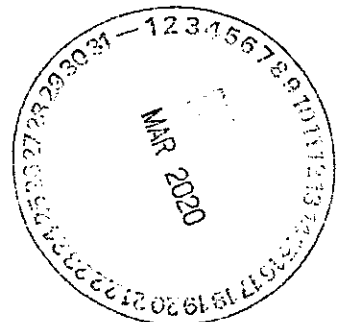
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Sincerely,

PLEASE SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.


(SIGNATURE)

PRINT NAME: Sadie Kay Peltier
ADDRESS: 516320 McManus Rd B#
PHONE #: 985-640-8875



ZONING STAFF REPORT

Date: 2/21/2020
Case No.: 2020-1782-ZC
Posted: 2/21/2020

Meeting Date: 3/3/2020
Determination: Denied

GENERAL INFORMATION

PETITIONER: Allen Walker
OWNER: Alana Peltier, Amos McManus Sr., Durwin McManus, Sonya Mayo, and Rosemary McManus
REQUESTED CHANGE: From A-3 Suburban District to CBF-1 Community Based Facilities District
LOCATION: Parcel located on the north side of Indian Village Road, east of Indian Mound Lane and west of Old Pearl River, Slidell
SIZE: .24 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish Road Surface: 1 Lane Asphalt Condition: Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-3 Suburban Residential
South	Undeveloped	CBF-1 Community Based Facilities District
East	Undeveloped and the Pearl River	A-3 Suburban Residential
West	Undeveloped and Residential	A-3 Suburban Residential

EXISTING LAND USE:

Existing development: No Multi occupancy development: No

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-3 Suburban District to CBF-1 Community Based Facilities District. The site is located on the north side of Indian Village Road, east of Indian Mound Lane and west of Old Pearl River, Slidell. The 2025 Future Land Use Plan designates the site to be developed with residential units that vary in site design and density.

The objective of the request is to allow for the site to be developed with a swamp tour business.

Staff is not opposed to the request considering that the subject site is adjacent to a parcel currently zoned CBF-1 to the south. The request meets the objective of the CBF-1 zoning which is to provide for the location of public and quasi-public uses that are appropriate within close proximity to residential districts. These uses include recreational facilities, churches, fraternal and religious institutions. However, the small size of the site brings concerns regarding the possibility to meet the required setbacks and other Parish requirements.

Case No.: 2020-1782-ZC

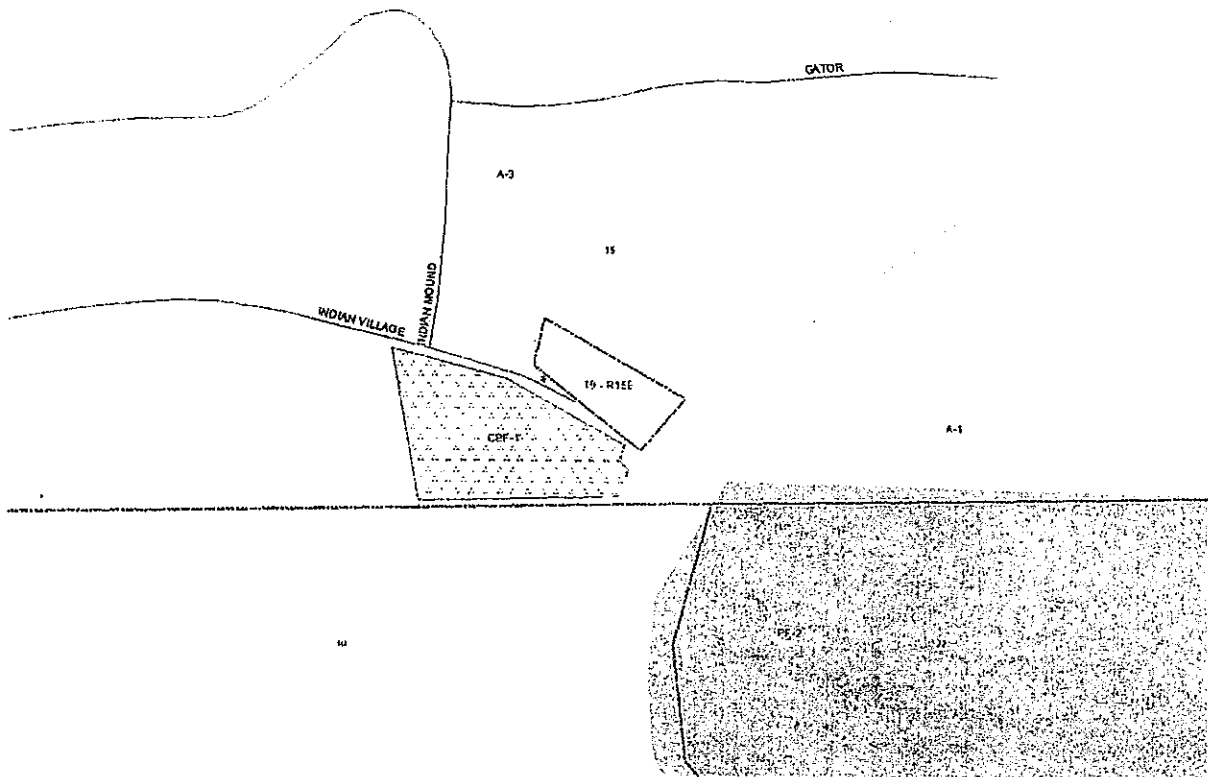
PETITIONER: Allen Walker

OWNER: Alana Peltier, Amos McManus Sr., Durwin McManus, Sonya Mayo, and Rosemary McManus

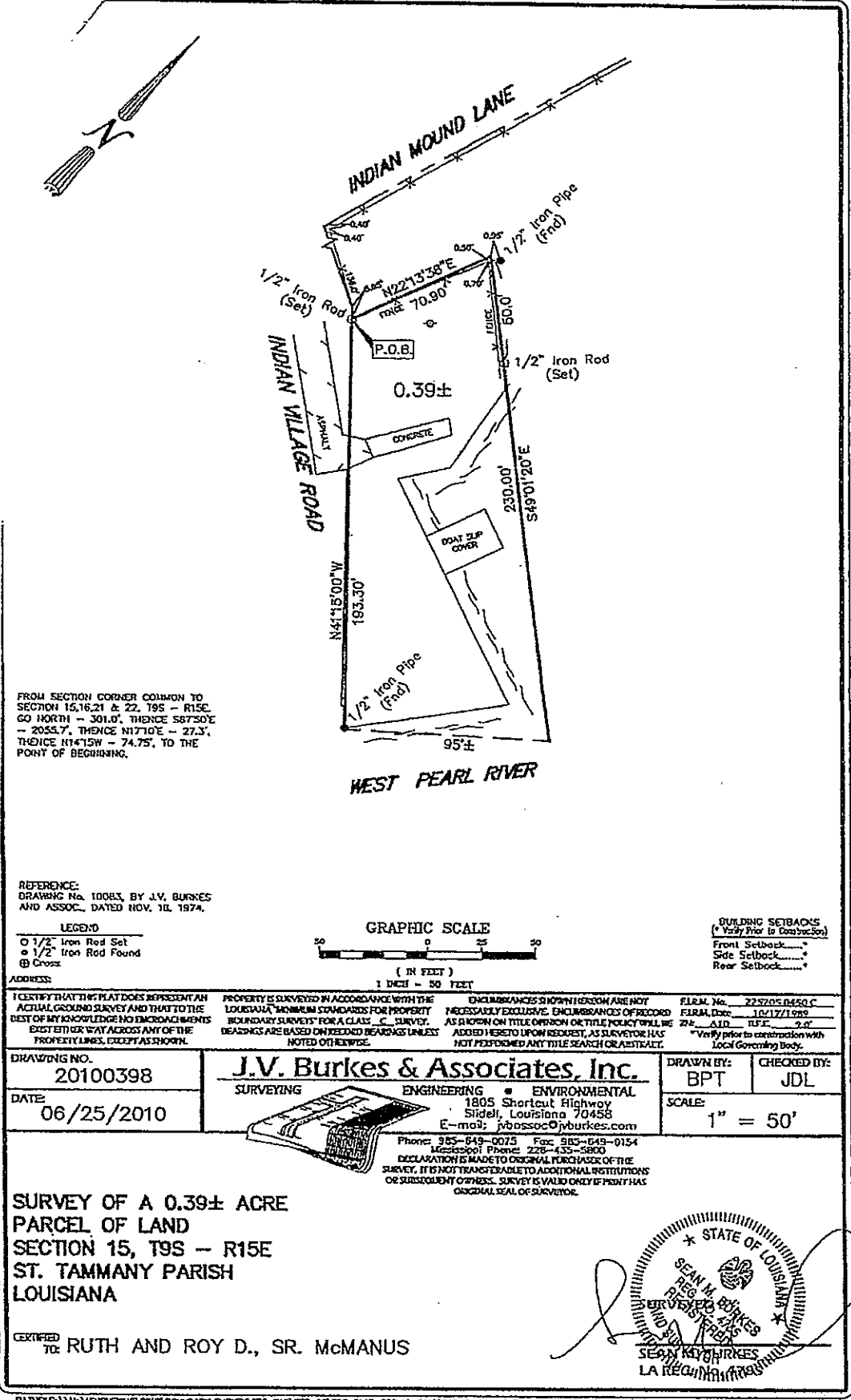
REQUESTED CHANGE: From A-3 Suburban District to CBF-1 Community Based Facilities District

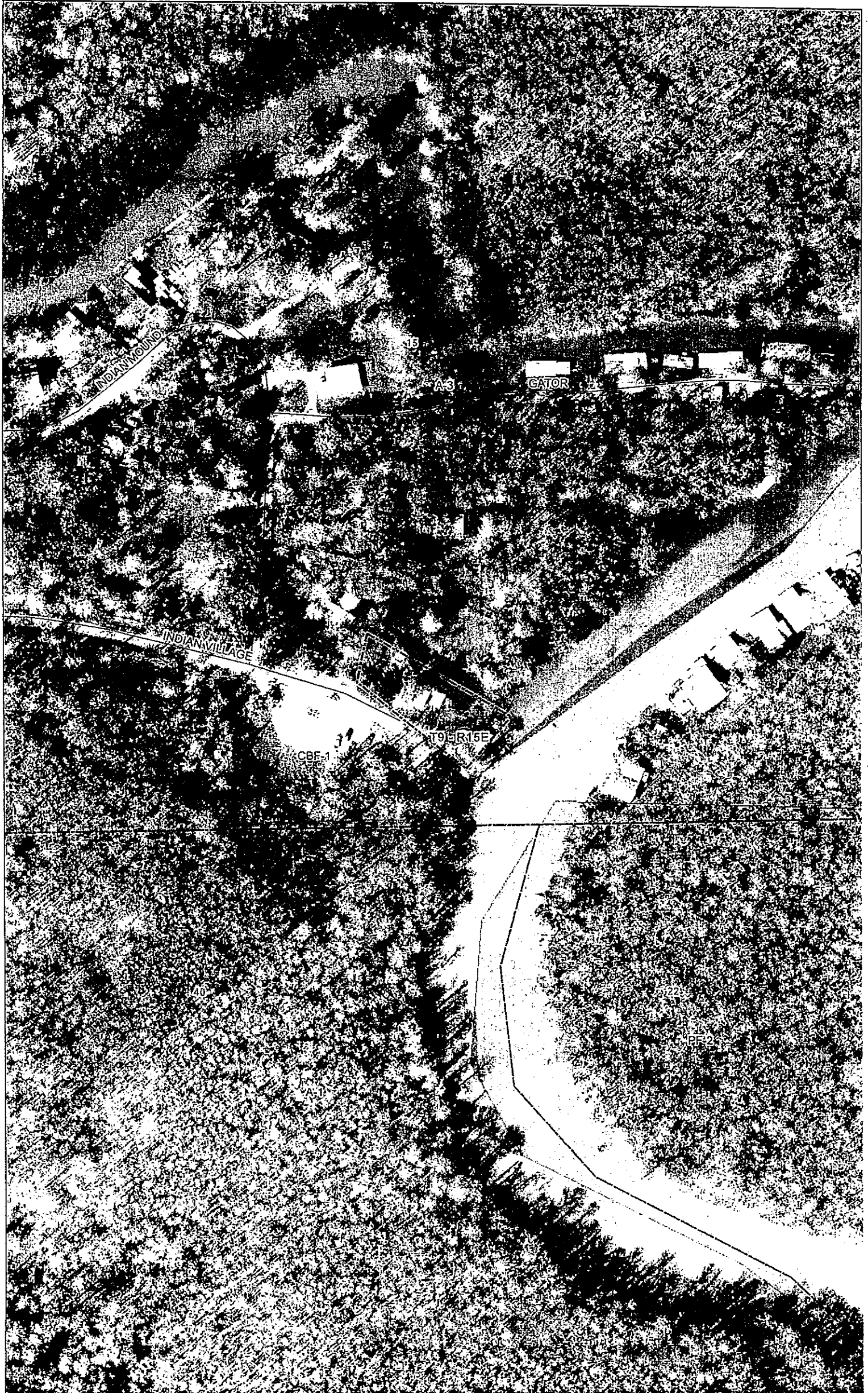
LOCATION: Parcel located on the north side of Indian Village Road, east of Indian Mound Lane and west of Old Pearl River; Slidell

SIZE: .24 acres



2020-1782-ZC







ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

APPEAL # 4
ZC Recommended Denial:
3/3/2020

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APPEAL REQUEST

DATE: 3/10/2020



2020-1768-ZC

Existing Zoning: A-3 (Suburban District)
Proposed Zoning: A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
Location: Parcel located on the south side of Oak Street, west of Beach Street and I-10, Slidell, S44, T9S, R14E, Ward 9, District 12.
Acres: .11 acres
Petitioner: Damon Cousin
Owner: Damon Cousin
Council District: 12

We are hereby appealing to the St. Tammany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Tammany Parish Zoning Commission.

This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.

Sincerely,

PLEASE SIGN YOUR NAME, PRINT NAME BESIDE IT, MAILING ADDRESS AND PHONE NUMBER BELOW

[Signature] Print name here: Damon Cousin
(SIGNATURE)

1004 Parkpoint Dr

Slidell, LA 70461

PHONE # 985-445-3154

ZONING STAFF REPORT

Date: 02/21/2020
Case No.: 2020-1768-ZC
Posted: 02/21/2020

Meeting Date: 3/3/2020
Determination: Denied

GENERAL INFORMATION

PETITIONER: Damon Cousin
OWNER: Damon Cousin
REQUESTED CHANGE: From A-3 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay
LOCATION: Parcel located on the south side of Oak Street, west of Beach Street and I-10, Slidell
SIZE: .11 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 1 Lane Asphalt **Condition:** Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-3 Suburban District
South	Undeveloped	A-3 Suburban District
East	Undeveloped	A-3 Suburban District
West	Undeveloped	A-3 Suburban District

EXISTING LAND USE:

Existing development: No **Multi occupancy development:** No

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as “village or town residential” may include mixed uses and would have the highest number of units per acre, while “Rural residential” would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-3 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay. The site is located on the south side of Oak Street, west of Beach Street and I-10, Slidell. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

Staff does not have an objection to the request as it adheres to the petitioned property’s future land use designation.

Case No.: 2020-1768-ZC

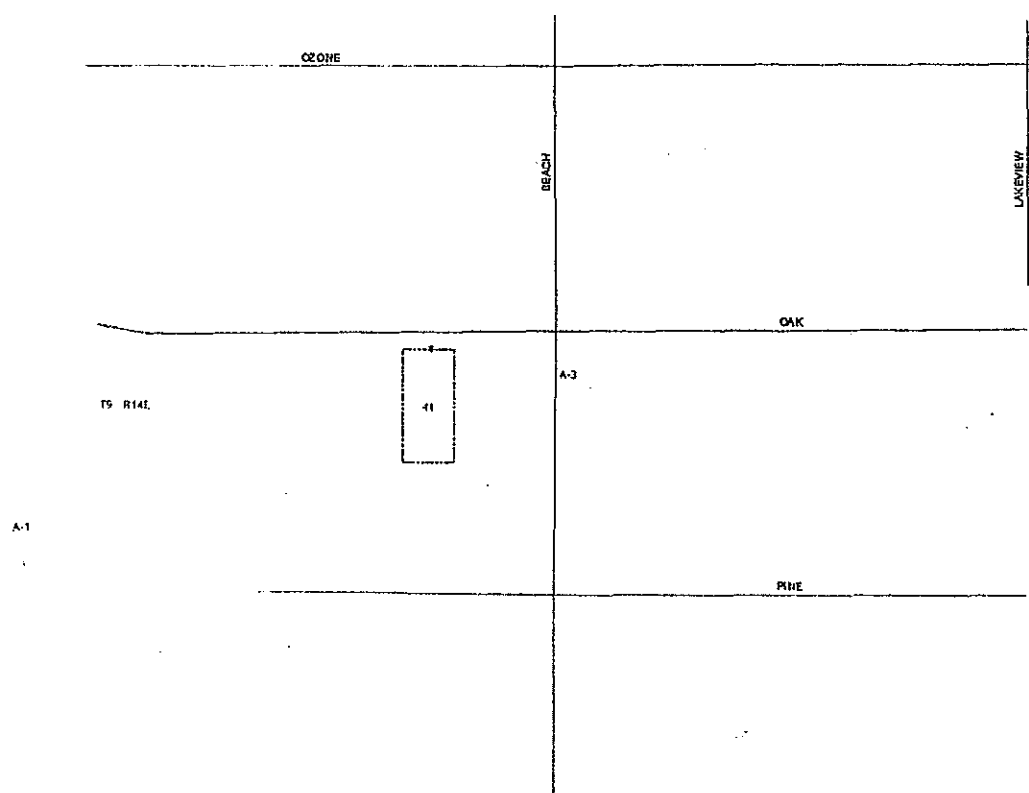
PETITIONER: Damon Cousin

OWNER: Damon Cousin

REQUESTED CHANGE: From A-3 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the south side of Oak Street, west of Beach Street and I-10, Slidell

SIZE: .11 acres



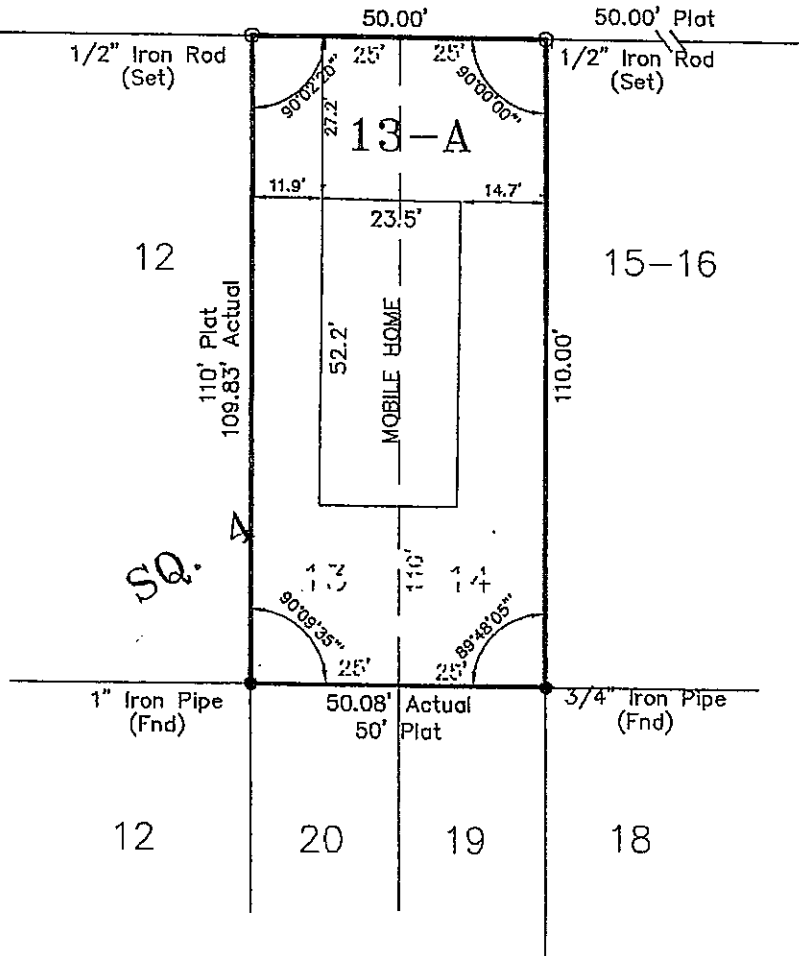
2020-1768-ZC

OAK STREET

40' R/W



OAK STREET



APPROVED:

Ron Kellan

SECRETARY OF PLANNING COMMISSION

DATE

PARISH ENGINEER

DATE

CLERK OF COURT

DATE

9-22-2016

5572A

DATE FILED

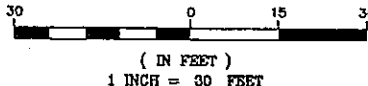
FILE NO.

This parcel contains
5,499.77 Sq.Ft.
or
0.1263 ACRES

LEGEND

- 1/2" Iron Rod Set
- 1/2" Iron Rod Found
- ⊕ Cross

GRAPHIC SCALE



(IN FEET)
1 INCH = 30 FEET

BUILDING SETBACKS
(* Verify Prior to Construction)

- Front Setback..... *
- Side Setback..... *
- Rear Setback..... *

ADDRESS: 38142 OAK STREET

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. No. 225205 0535 D

F.I.R.M. Date 4/02/21

ZN: A 5 B.F.E. 9'

* Verify prior to construction with Local Governing Body.

DRAWING NO.

1061469

DATE:

5/18/06

J.V. Burkes & Associates, Inc.

SURVEYING

ENGINEERING • ENVIRONMENTAL

1805 HWY. 190 EAST

Slidell, Louisiana 70458

E-mail: jvbassoc@jvburkes.com

DRAWN BY:

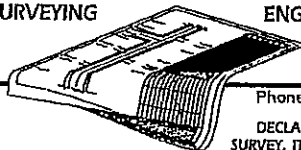
BC

CHECKED BY:

MD

SCALE:

1" = 30'



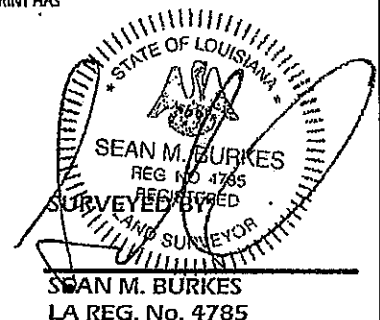
Phone: 985-649-0075 Fax: 985-649-0154

Mississippi Phone: 228-435-5800

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

RESUBDIVISION OF LOTS 13 & 14 INTO
LOT 13-A, SQ. 4
HOWZE BEACH SUBDIVISION,
LOCATED NEAR THE CITY OF SLIDELL
IN SECTION 44, T-9-S, R-14-E
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED
TO: DAMON COUSIN



SEAN M. BURKES
LA REG. No. 4785





ST. TAMMANY PARISH
MICHAEL B. COOPER
PARISH PRESIDENT

APPEAL # 5

ZC Approved :

3/3/2020

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APPEAL REQUEST

DATE: 3-11-20

Case Number:



5. 2019-1753-ZC
- | | |
|-------------------|---|
| Existing Zoning: | A-1 (Suburban District) |
| Proposed Zoning: | A-3 (Suburban District) |
| Acres | 98 acres |
| Petitioner: | Kenneth Lopiccolo Sr. |
| Owner: | Graber, LLC - William Graber III |
| Location: | Parcel located on the east side of LA Highway 1081, south of Smith Road, north of Thibodeaux Road, Covington, S13, 14, & 43, T6S, R11E, Ward 3, District 2. |
| Council District: | 2 |
- POSTPONED FROM 2/4/2020 MEETING**

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Sincerely,

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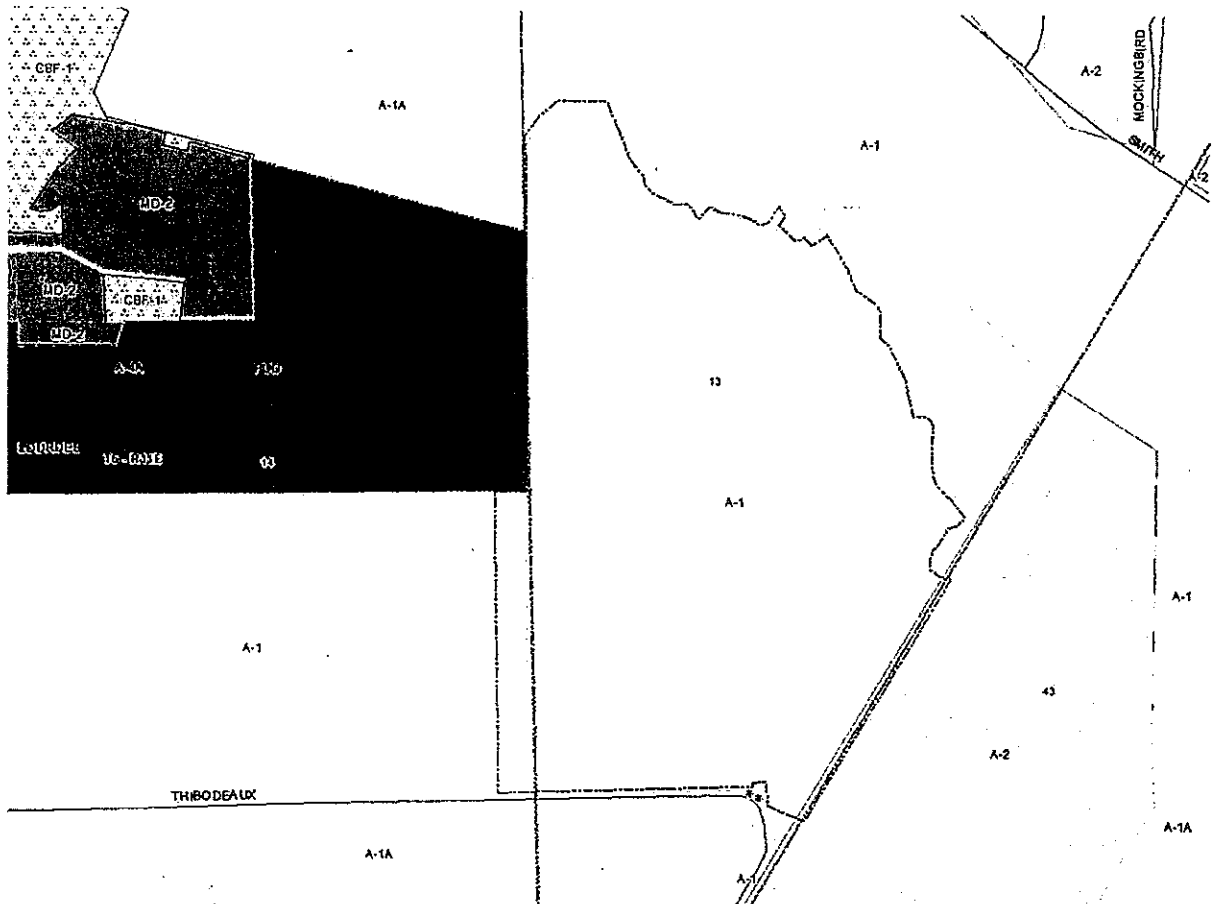
(SIGNATURE)

PRINT NAME: Stephen B. North

ADDRESS: 21150 Smith Road Covington, La 70435

PHONE #: 985 264-7575

SIZE: 98 acres



A Sketch Map of a 141.0 Acre Parcel of Land (More or Less)
in Sections 13, 14 & 43, T-6-S, R-11-E, St. Tammany Parish
Louisiana

*This Map is for Zoning Purposes Only

Reference:

- 1) A Survey Plat by John Bonneau, Dated 5-31-1996, #96022, in Inst. #1011625, Clerk of Courts Office
- 2) A Survey Plat by John Bonneau, Dated 11-28-2012, #1996022 Property
- 3) A Deed of a 60' Servitude of Passage in Inst. #1019065, Clerk of Courts Office
- 4) A Deed of 29.32 Acres to Andree G. Planche, in Inst. #1019065, Clerk of Courts Office

The P.O.B. is described as being S00°32'35"E-1087.93'
from the Section Corner common to Sections 11, 12, 13
& 14, T-6-S, R-11-E, St. Tammany Parish, Louisiana

Section 14
Section 13



Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(905) 872-6277 office (905) 848-0355 fax

MAP PREPARED FOR

MILITARY ROAD LAND CO., LLC

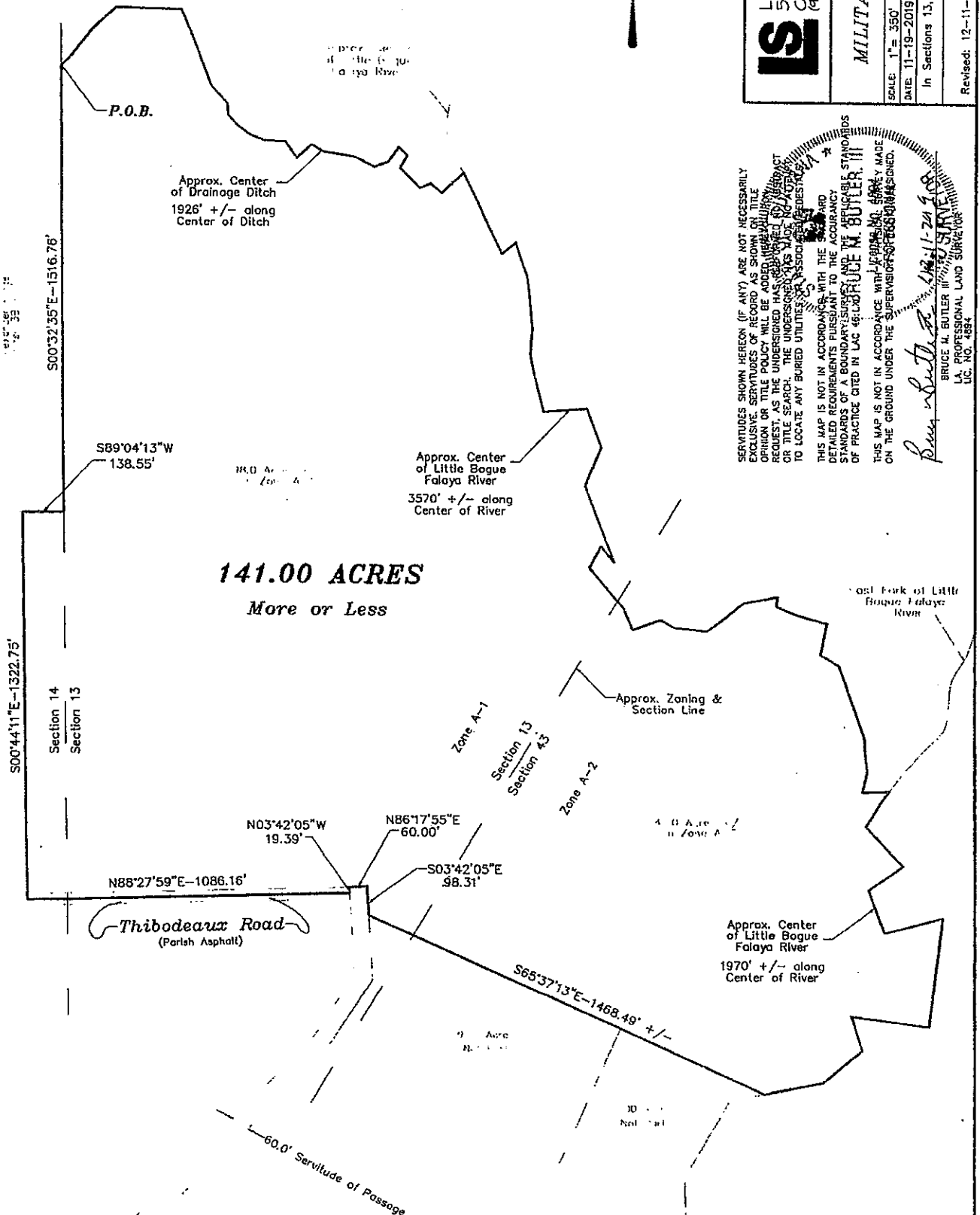
SCALE: 1" = 350'

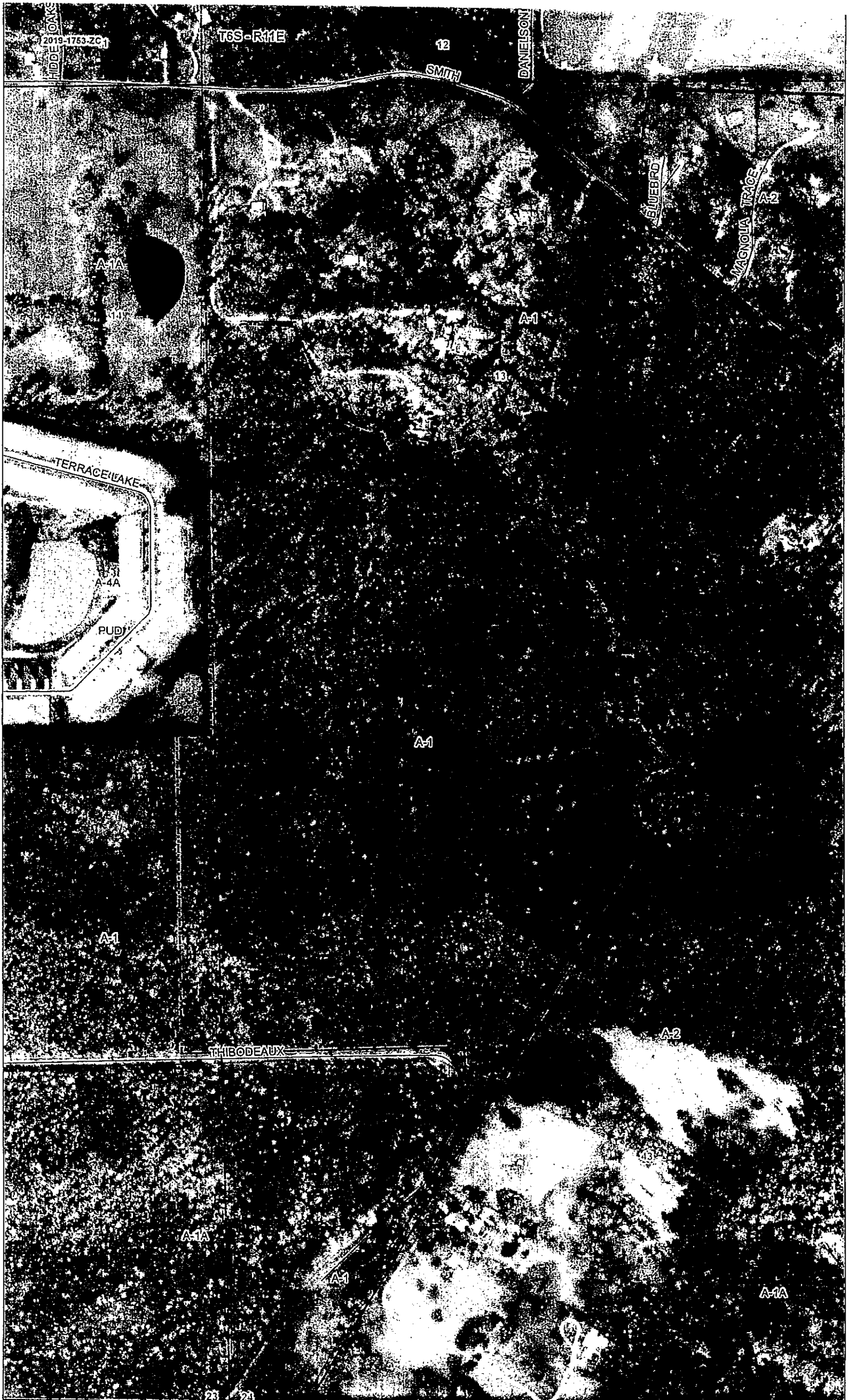
DATE: 11-19-2019

IN Sections 13, 14 & 43, T6S-R11E, St. Tammany Parish, La.

Revised: 12-11-2019 (11x17)

19550





ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 2/21/2020

Case No.: 2019-1753-ZC

Posted: 02/21/2020

Meeting Date: March 3, 2020

Determination: Approved

Prior Action: 2/4/2020 - Postponed

GENERAL INFORMATION

PETITIONER: Kenneth Lopiccolo Sr.

OWNER: Graber, LLC - William Graber III

REQUESTED CHANGE: A-1 Suburban District and RO Rural Overlay TO A-3 Suburban District

LOCATION: Parcel located on the east side of LA Highway 1081, south of Smith Road, north of Thibodeaux Road, Covington

SIZE: 98 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Terrace Lake Drive - Parish

Road Surface: 1 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped and Residential	A-1 Suburban District and RO Rural Overlay
South	Undeveloped and Residential	A-1 Suburban District, A-1A Suburban District, and RO Rural Overlay
East	Undeveloped and Residential	A-1 Suburban District, A-2 Suburban District, and RO Rural Overlay
West	Residential (Terra Mariae Subdivision)	A-4A Single-Family Residential District, MD-2 Medical Clinic District, CBF-1 Community Based Facilities District, and RO Rural Overlay

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, e.g.) uses, as well as the supporting infrastructure and public services they will require (See “Small Area Plans,” below). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

Single Family Residential – Conservation - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification on a 98 acre site from A-1 Suburban District and RO Rural Overlay to A-3 Suburban District. The subject property is currently undeveloped and is located to the east of the existing Terra Mariae and Alexander Ridge subdivisions off of LA Highway 1081, south of Smith Road, and north of Thibodeaux Road. The objective of the request is to increase the density of the underlying zoning classification from the existing A-1 Suburban District which permits one residential unit per every five acres to A-3 Suburban District which permits two residential units per acre. This request will establish the underlying zoning designation of a proposed residential subdivision. Note that a concurrent application has also been made to establish the PUD Planned Unit Development Overlay (2019-1754-ZC) which will allow the developer to construct Phase 4 of the Alexander Ridge subdivision

The adjoining PUD has an underlying zoning designation of A-4A Single-Family Residential making the current request less dense than the existing Terra Mariae and Alexander Ridge developments.



ST. TAMMANY PARISH
MICHAEL B. COOPER
PARISH PRESIDENT

APPEAL # 6

ZC Approved:

3/3/2020

THE PETITIONER OR ANY AGGRIEVED PERSON HAS TEN (10) DAYS TO APPEAL THE DECISION OF THE ZONING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING & DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 3-11-20

Case Number:



6. 2019-1754-ZC
- | | |
|-------------------|---|
| Existing Zoning: | A-3 (Suburban District) |
| Proposed Zoning: | PUD (Planned Unit Development Overlay) |
| Acres | 141 acres |
| Petitioner: | Kenneth Lopiccolo Sr. |
| Owner: | Graber, LLC - William Graber III |
| Location: | Parcel located on the east side of LA Highway 1081, south of Smith Road, north of Thibodeaux Road, Covington, S13, 14, & 43, T6S, R11E, Ward 3, District 2. |
| Council District: | 2 |
- POSTPONED FROM 2/4/2020 MEETING**

We are hereby appealing to the St. Tammany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Tammany Parish Zoning Commission.

This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.

Sincerely,

PLEASE SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

(SIGNATURE)

PRINT NAME: Stephen B. Mott

ADDRESS: 2150 Smith Road, Covington, La 70435

PHONE #: (985) 264-7575

Case No.: 2019-1754-ZC

PETITIONER: Kenneth Lopiccolo Sr.

OWNER: Graber, LLC - William Graber III

REQUESTED CHANGE: PUD Planned Unit Development Overlay

LOCATION: Parcel located on the east side of Louisiana Highway 1081, south of Smith Road, north of Thibodeaux Road, Covington

SIZE: 98 acres




A Sketch Map of a 141.0 Acre Parcel of Land (More or Less)
in Sections 13, 14 & 43, T-6-S, R-11-E, St. Tammany Parish
Louisiana

*This Map is for Zoning Purposes Only

- Reference:
- 1) A Survey Plat by John Bonneau, Dated 5-31-1996, #96022, in Inst. #1011625, Clerk of Courts Office
 - 2) A Survey Plat by John Bonneau, Dated 11-28-2012, #1996022 Property
 - 3) A Deed of a 60' Servitude of Passage in Inst. #1019065, Clerk of Courts Office
 - 4) A Deed of 29.32 Acres to Andree G. Planche, in Inst. #1019065, Clerk of Courts Office

The P.O.B. is described as being S00°32'35"E-1087.93' from the Section Corner common to Sections 11, 12, 13 & 14, T-6-S, R-11-E, St. Tammany Parish, Louisiana

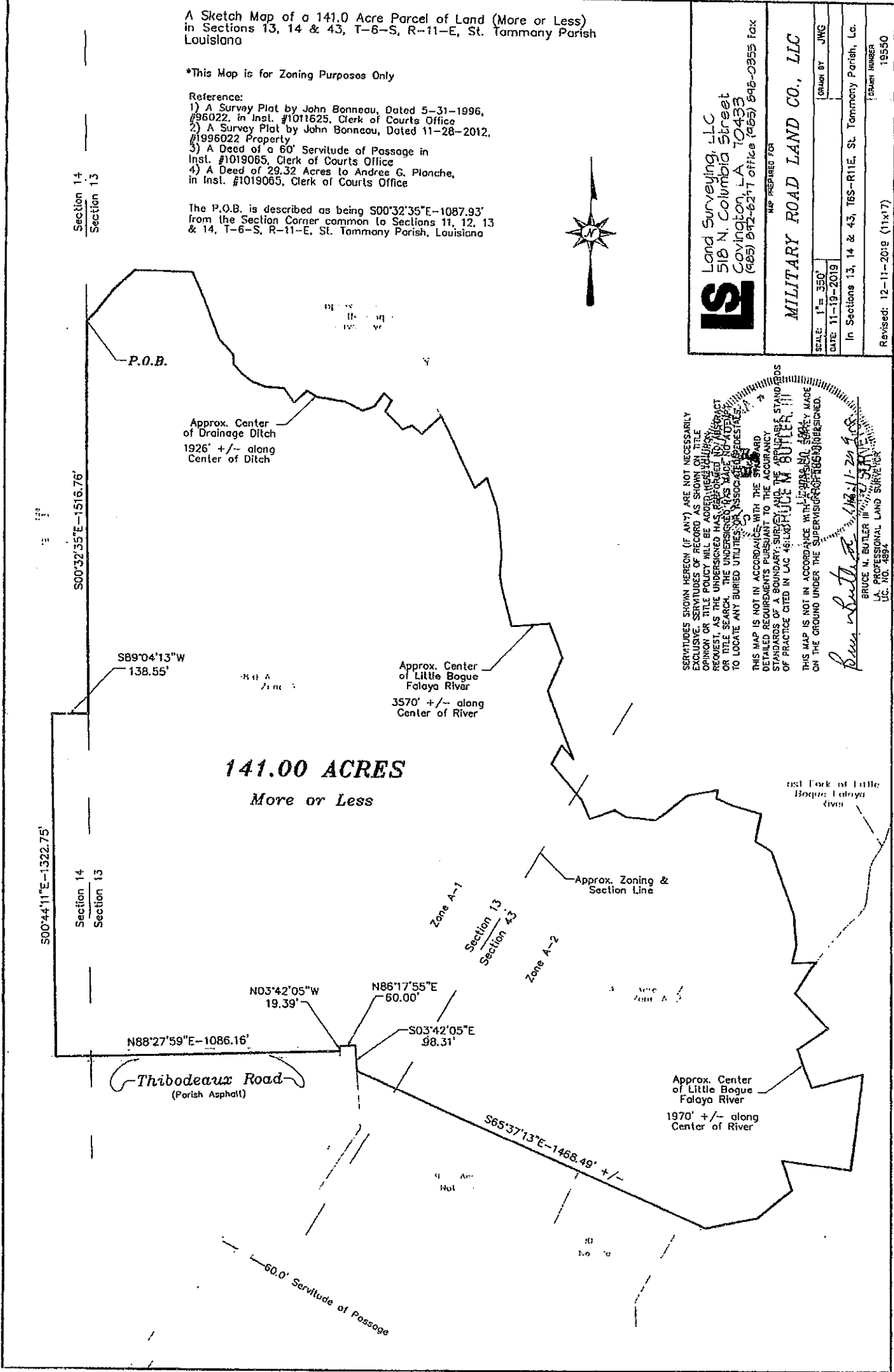


Land Surveying, LLC
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(985) 872-6277 office (985) 846-0855 fax

MAP PREPARED FOR
MILITARY ROAD LAND CO., LLC

SCALE: 1"= 350'
DATE: 11-19-2019
DRAWN BY: JWC

In Sections 13, 14 & 43, T6S-R11E, St. Tammany Parish, La.
DRAFT NUMBER: 15550
Revised: 12-11-2019 (11x17)



SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HEREON UPON REQUEST, AS THE UNDERSIGNED HAS BEEN ADVISED BY THE REQUESTOR. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED DEPENDENCIES. THIS MAP IS NOT IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A BOUNDARY SURVEY AND THE STANDARD OF PRACTICE CITED IN LAC 48:02(1)(2)(3)(4)(5)(6)(7)(8)(9)(10)(11)(12)(13)(14)(15)(16)(17)(18)(19)(20)(21)(22)(23)(24)(25)(26)(27)(28)(29)(30)(31)(32)(33)(34)(35)(36)(37)(38)(39)(40)(41)(42)(43)(44)(45)(46)(47)(48)(49)(50)(51)(52)(53)(54)(55)(56)(57)(58)(59)(60)(61)(62)(63)(64)(65)(66)(67)(68)(69)(70)(71)(72)(73)(74)(75)(76)(77)(78)(79)(80)(81)(82)(83)(84)(85)(86)(87)(88)(89)(90)(91)(92)(93)(94)(95)(96)(97)(98)(99)(100). THIS MAP IS NOT IN ACCORDANCE WITH THE STANDARD OF PRACTICE CITED IN LAC 48:02(1)(2)(3)(4)(5)(6)(7)(8)(9)(10)(11)(12)(13)(14)(15)(16)(17)(18)(19)(20)(21)(22)(23)(24)(25)(26)(27)(28)(29)(30)(31)(32)(33)(34)(35)(36)(37)(38)(39)(40)(41)(42)(43)(44)(45)(46)(47)(48)(49)(50)(51)(52)(53)(54)(55)(56)(57)(58)(59)(60)(61)(62)(63)(64)(65)(66)(67)(68)(69)(70)(71)(72)(73)(74)(75)(76)(77)(78)(79)(80)(81)(82)(83)(84)(85)(86)(87)(88)(89)(90)(91)(92)(93)(94)(95)(96)(97)(98)(99)(100). THIS MAP IS NOT IN ACCORDANCE WITH THE STANDARD OF PRACTICE CITED IN LAC 48:02(1)(2)(3)(4)(5)(6)(7)(8)(9)(10)(11)(12)(13)(14)(15)(16)(17)(18)(19)(20)(21)(22)(23)(24)(25)(26)(27)(28)(29)(30)(31)(32)(33)(34)(35)(36)(37)(38)(39)(40)(41)(42)(43)(44)(45)(46)(47)(48)(49)(50)(51)(52)(53)(54)(55)(56)(57)(58)(59)(60)(61)(62)(63)(64)(65)(66)(67)(68)(69)(70)(71)(72)(73)(74)(75)(76)(77)(78)(79)(80)(81)(82)(83)(84)(85)(86)(87)(88)(89)(90)(91)(92)(93)(94)(95)(96)(97)(98)(99)(100).

Bruce N. Butler
BRUCE N. BUTLER
LA. PROFESSIONAL LAND SURVEYOR
LIC. NO. 4894

C0.0

Kyle Associates, LLC
Planning, Engineering, and Landscape Architecture
10000 West 10th Avenue, Suite 100
Denver, CO 80202
Tel: 303.733.8800
Fax: 303.733.8801
www.kyleassociates.com

PRELIMINARY DOCUMENTS
THIS DOCUMENT IS PRELIMINARY AND NOT FOR CONSTRUCTION. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. ANY CHANGES WILL BE MADE BY THE ARCHITECT AND THE ENGINEER. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

NO.	DATE	REVISIONS
1	02/19/20	ISSUED FOR PERMITTING

ALEXANDER RIDGE
PHASE 4
ST. TAMMANY PARISH
COVINGTON, LA
FIELD PLAN

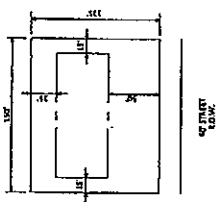
DATE	02/19/20
SCALE	1" = 400'
SCALE	1" = 200'
SCALE	1" = 100'

PROJECT NO. 2019-1754-ZC

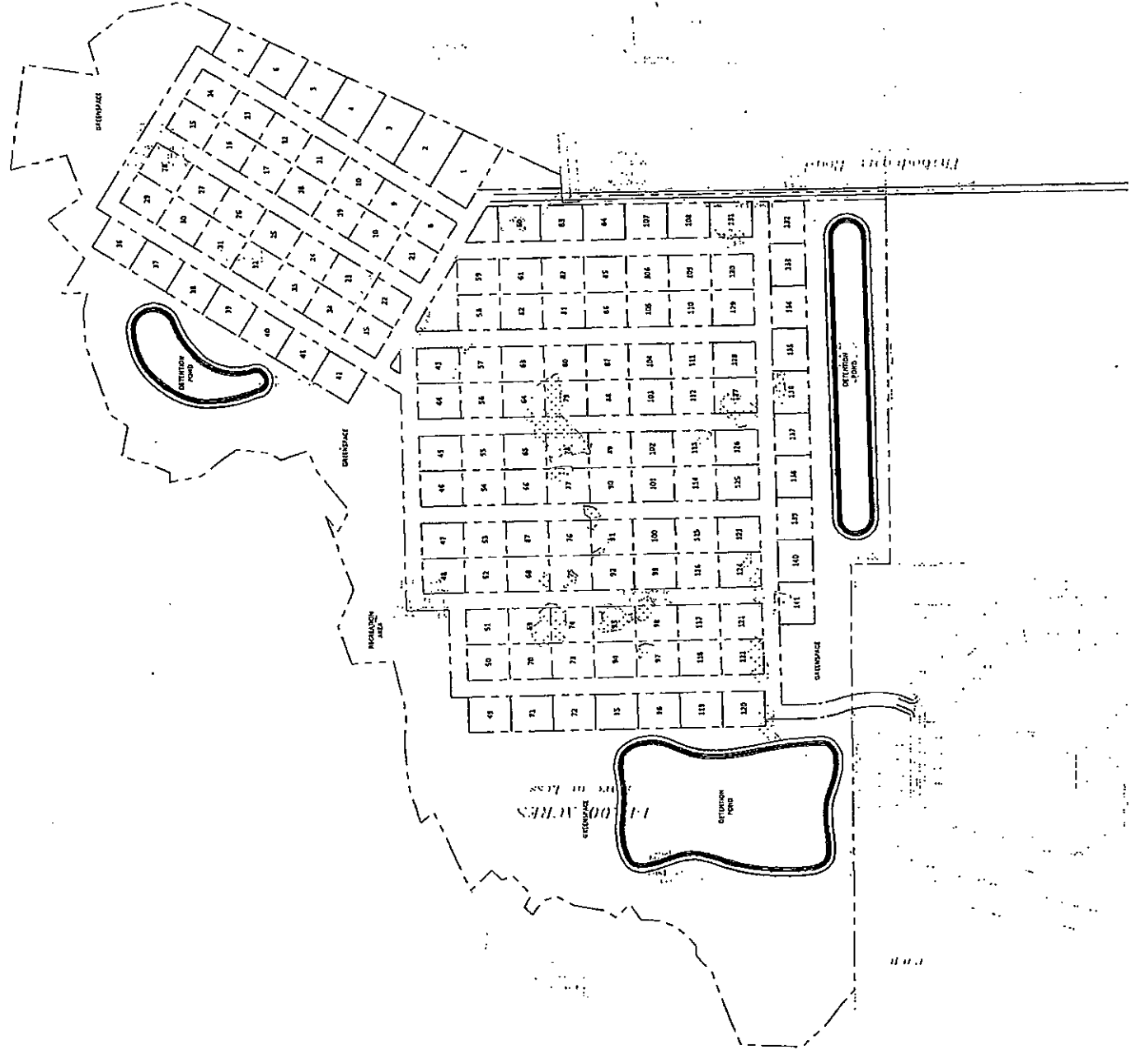
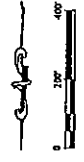
GREENSPACE
REQUIRED GREENSPACE - 586,155 ± SQ. FT.
PROPOSED GREENSPACE - 2,021,000 ± SQ. FT.
48.57 AC

NOTES
A-2 MINIMUM AREA REGULATIONS
TOTAL LOT AREA 150 ± AC
TOTAL LOT AREA 150 ± AC
TOTAL LOT AREA 150 ± AC

TYPICAL LOT LAYOUT



2019-1754-ZC



2019-1754-ZC

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: Military Road Land Co., LLC - Attn: Kenneth Lopiccolo

Developer's Address: 21056 Smith Road Covington LA 70435
Street City State Zip Code

Developer's Phone No. -- (985) 966-5646
(Business) (Cell)

Subdivision Name: Alexander Ridge Phase 4

Number of Acres in Development: 141 Number of Lots/Parcels in Development: 141

Ultimate Disposal of Surface Drainage: Little Bogue Falaya River

Water Surface Runoff Mitigation Proposed: Detention Ponds

(Please check the following boxes below, where applicable:)

- Type of Sewerage System Proposed: ☒ Community ☐ Individual
- Type of Water System Proposed: ☒ Community ☐ Individual
- Type of Streets and/or Roads Proposed: ☒ Concrete ☐ Asphalt ☐ Aggregate ☐ Other
- Land Formation: ☒ Flat ☐ Rolling Hills ☐ Marsh ☐ Swamp ☐ Inundated ☐ Tidal Flow
- Existing Land Use: ☒ Undeveloped ☐ Residential ☐ Commercial ☐ Industrial ☐ Other
- Proposed Land Use: ☐ Undeveloped ☒ Residential ☐ Commercial ☐ Industrial ☐ Other
- Surrounding Land Use: ☐ Undeveloped ☒ Residential ☐ Commercial ☐ Industrial ☐ Other
- Does the subdivision conform to the major street plan? ☒ Yes ☐ No
- What will the noise level of the working development be? ☐ Very Noisy ☐ Average ☒ Very Little
- Will any hazardous materials have to be removed or brought on-site for the development? ☐ Yes ☒ No
- If yes, what are the hazardous materials? _____
- Does the subdivision front on any waterways? ☒ Yes ☐ No
- If yes, what major streams or waterways? Little Bogue Falaya River

- Does the subdivision front on any major arterial streets? ☐ Yes ☒ No

If yes, which major arterial streets? _____

- Will any smoke, dust or fumes be emitted as a result of operational construction? ☐ Yes ☒ No

If yes, please explain? _____

- Is the subdivision subject to inundation? ☐ Frequently ☐ Infrequently ☒ None at all

- Will canals or waterways be constructed in conjunction with this subdivision? ☐ Yes ☒ No


(Does the proposed subdivision development...)

- | | |
|--|---|
| a.) have or had any landfill(s) located on the property? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| b.) disrupt, alter or destroy any historical or archeological sites or district? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| c.) have a substantial impact on natural, ecological recreation, or scenic resources? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| d.) displace a substantial number of people? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| e.) conform with the environmental plans and goals that have been adopted by the parish? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| f.) cause an unwarranted increase in traffic congestion within or near the subdivision? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| g.) have substantial esthetic or adverse visual impact within or near the subdivision? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

h.) breach any Federal, State or Local standards relative to:

- | | |
|--|---|
| • air Quality | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • noise | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • water Quality | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • contamination of any public or private water supply | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • ground water levels | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • flooding/inundation | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • erosion | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • sedimentation | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • rare and/or endangered species of animal or plant habitat | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • interfering with any movement of resident or migratory fish or wildlife species .. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • inducing substantial concentration of population | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • dredging and spoil placement | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

I hereby certify to the best of knowledge and ability, that this subdivision development will not adversely impact the surrounding environment, inclusive of all the information contained herein; and further, said information provided and answered above is accurate, true and correct.



ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

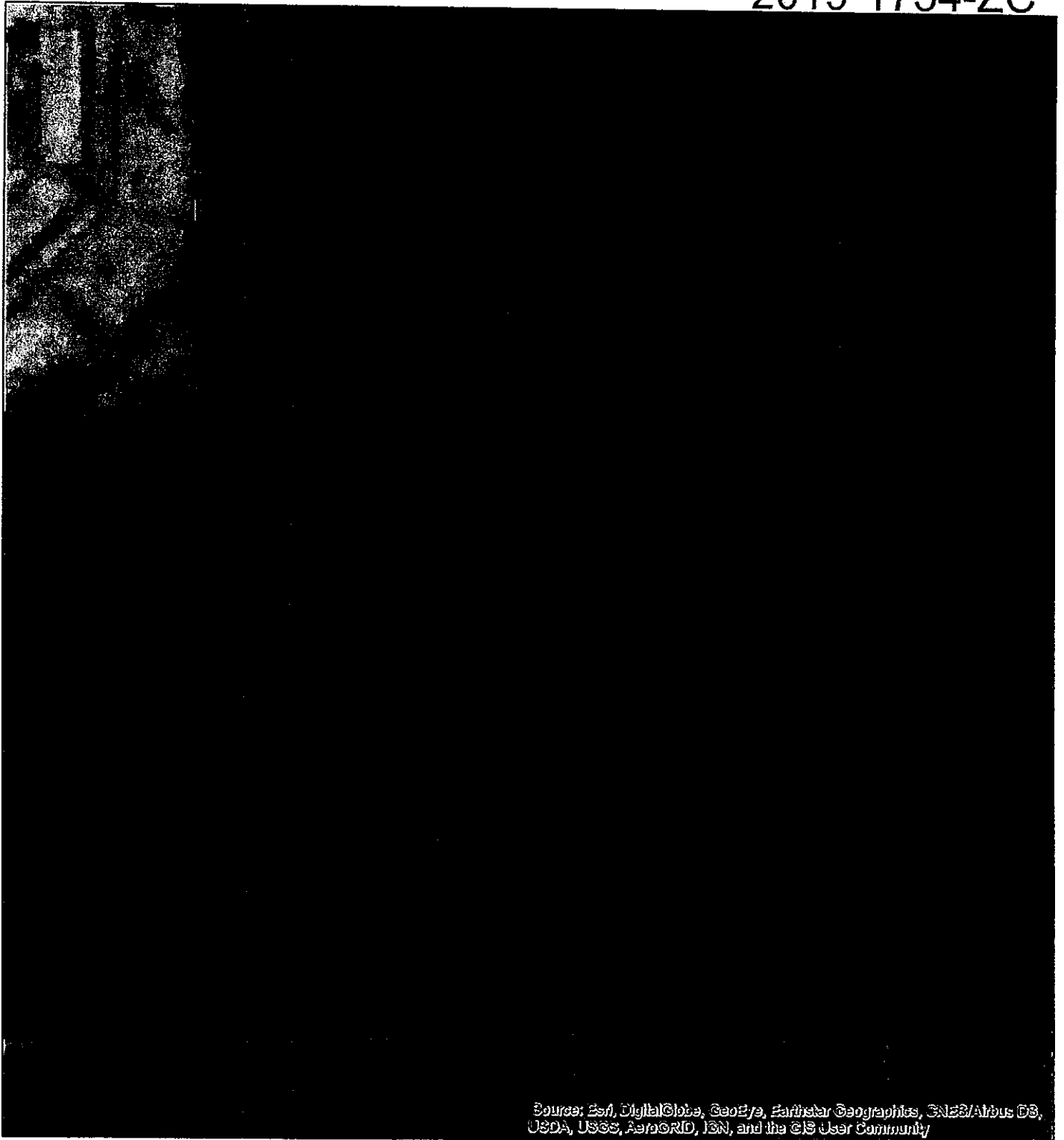
02.19.2020

DATE

Preliminary Wetlands Map: Phase 4 Alexander Ridge

Mr. Kenneth Lopiccolo

2019-1754-ZC



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Biological Surveys, Inc.

P.O. Box 94

Covington, LA 70434

Date: February 12, 2020

**Note this is NOT a boundary survey
or an official Jurisdictional Determination
and should not be utilized as either.

Legend

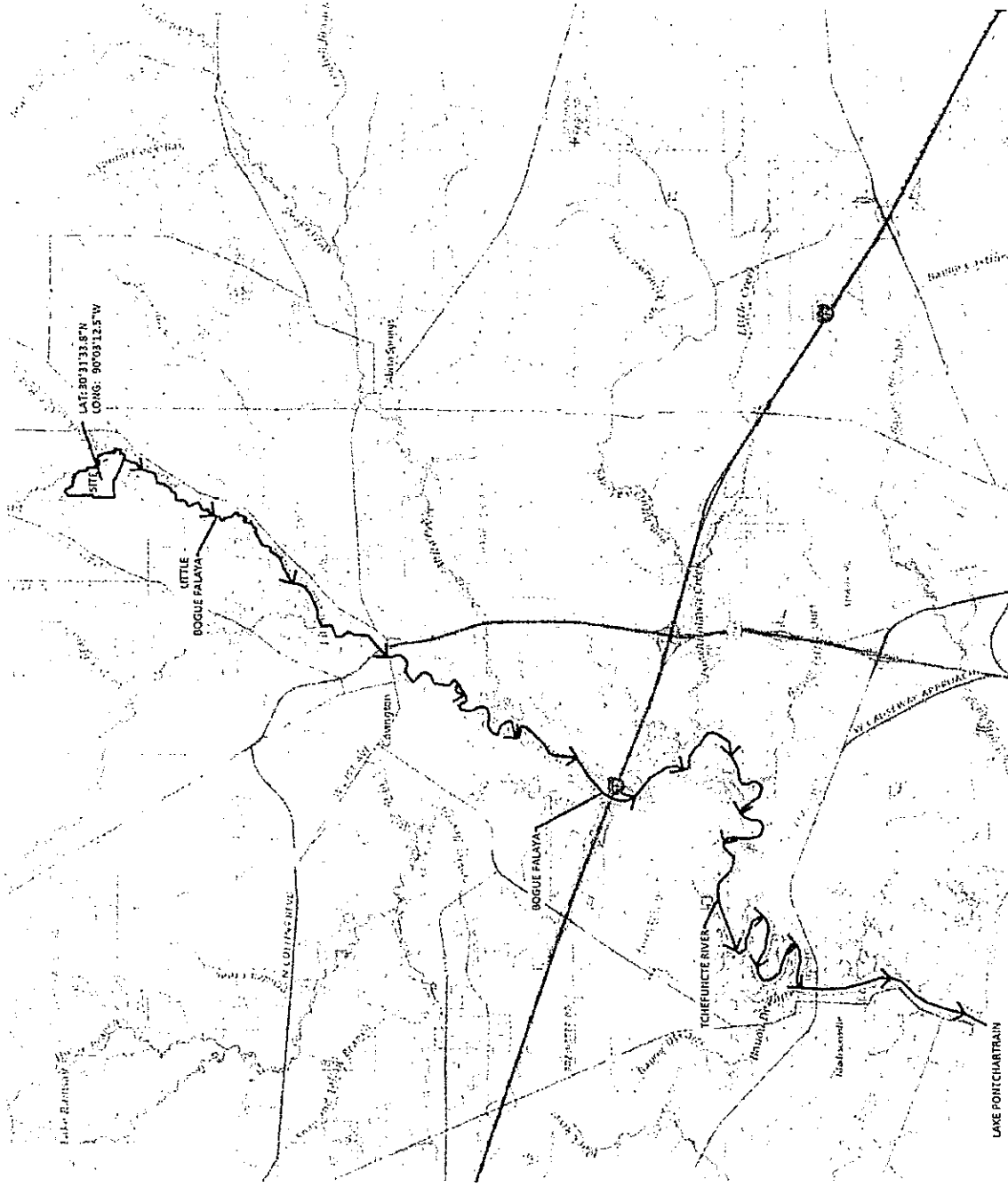


Boundary

Potentially Isolated Wetlands ± 2.6 Ac

0 250 500 1,000 Feet






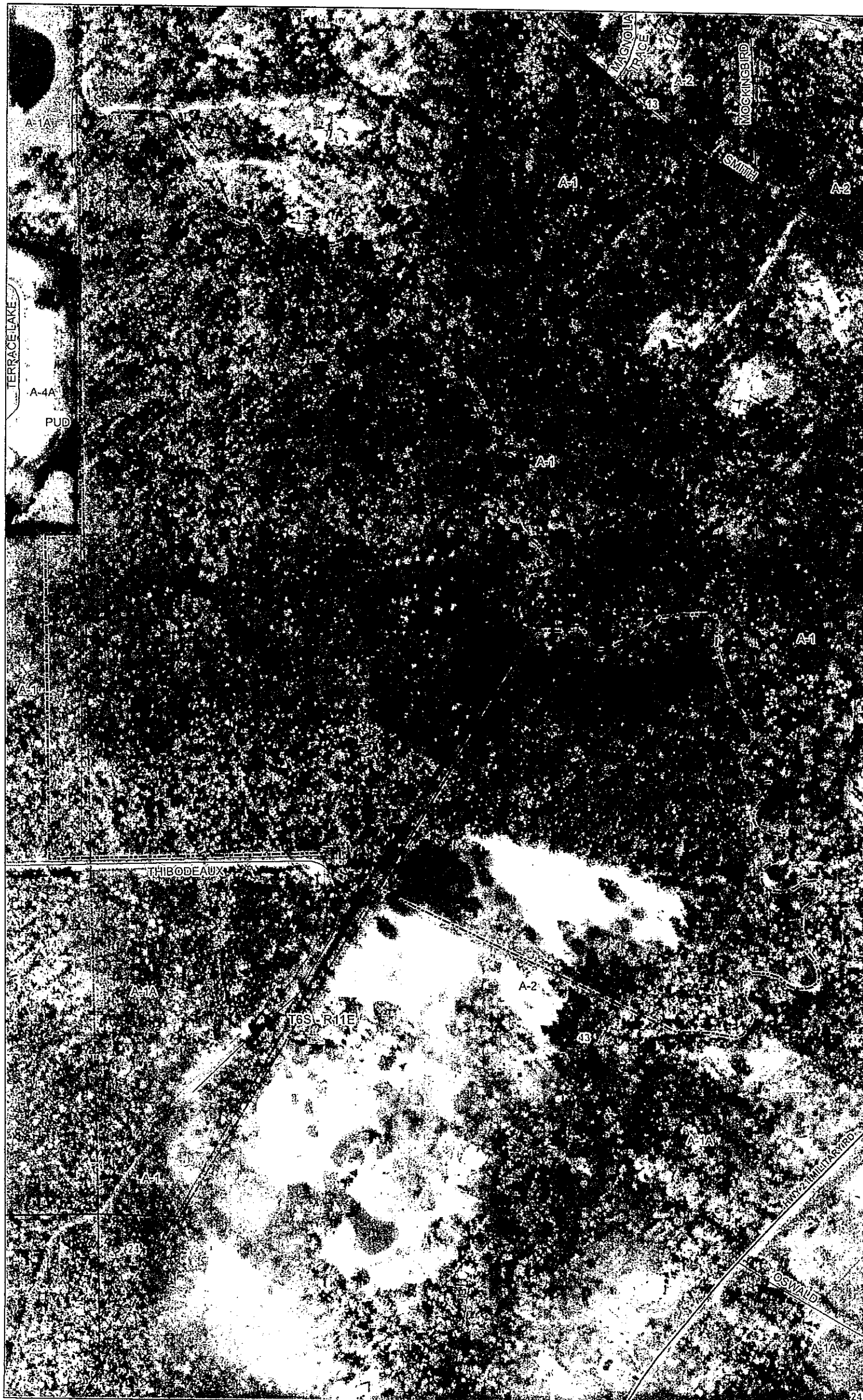
ALEXANDER RIDGE PHASES 4A-4D PUD RECEIVING WATERS

ST. TAMMANY PARISH, LOUISIANA

2019-1754-ZC

02-04-20

**Kyle Associates, LLC**
PLANNING, ENGINEERING, AND LANDSCAPE ARCHITECTURE
4400 Valley View, Suite 100 • Metairie, LA 70001 • 504.885.3377



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 2/21/2020
Case No.: 2019-1754-ZC
Posted: 02/21/2020

Meeting Date: March 3, 2020
Determination: Approved
Prior Action: 2/4/2020 - Postponed

GENERAL INFORMATION

PETITIONER: Kenneth Lopiccio Sr.
OWNER: Graber, LLC - William Graber III
REQUESTED CHANGE: PUD Planned Unit Development Overlay
LOCATION: Parcel located on the east side of Louisiana Highway 1081, south of Smith Road, north of Thibodeaux Road, Covington
SIZE: 141 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Terrace Lake Drive - Parish	Road Surface: 1 Lane Asphalt	Condition: Good
Type: Thibodeaux Road - Parish	Road Surface: 1 Lane Asphalt	Condition: Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped and Residential	A-1 Suburban District and RO Rural Overlay
South	Undeveloped and Residential	A-1 Suburban District, A-1A Suburban District, and RO Rural Overlay
East	Undeveloped and Residential	A-1 Suburban District, A-2 Suburban District, and RO Rural Overlay
West	Residential (Terra Mariae Subdivision)	A-4A Single-Family Residential District, MD-2 Medical Clinic District, CBF-1 Community Based Facilities District, and RO Rural Overlay

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases – than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, e.g.) uses, as well as the supporting infrastructure and public services they will require (See “Small Area Plans,” below). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

Single Family Residential – Conservation - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification to PUD Planned Unit Development Overlay. The subject property is currently undeveloped and is located east of the existing Terra Mariae and Alexander Ridge Subdivisions off of LA Highway 1081, south of Smith Road, and north of Thibodeaux Road. A concurrent request been submitted (2019-1753-ZC) to change the zoning classification from A-1 Suburban District to A-3 Suburban District to establish the underlying zoning of the proposed residential PUD. While the applicant has not yet revised their initial request for the A-3 Zoning Designation, the most recent PUD plan has been calculated using a yield plan for the A-2 Suburban District zoning designation.

SUBDIVISION INFORMATION

The Alexander Ridge Phase 4 Subdivision is proposed to be developed with 141 residential lots (see table below).

Type	Proposed Number of Lots	Lot Size
Alexander Ridge: Phase 4-A	49	55' x 110'
Alexander Ridge: Phase 4-B	32	55' x 110'
Alexander Ridge: Phase 4-C	55	55' x 110'
Estates at Alexander Ridge	5	1.86 acres
Total	141	

ACCESS

Entrance to the site will be provided through the extension of Terrace Lake Drive which is currently accessed from Terra Mariae Boulevard and Louisiana Highway 1081. A second access is proposed from Thibodeaux Road along the southern border of the site.

DENSITY

Per Sec. 130-1674(4)(b), the number of lots/units may be established by a yield plan consisting of conventional street layouts including but not limited to basic topography, soil conditions, drainage, vegetative cover, locations of wetlands, and 100-year floodplains. Said yield plan shall be based upon the standards of the underlying zoning district and comply with all meet all applicable development standards.

The maximum net density permitted within the A-2 Suburban designation allows one unit per acre. The applicant has provided a yield plan that meets the density of the A-2 Suburban District standards and complies with the minimum area regulations including lot width and minimum setback requirements.

GENERAL PUD CRITERIA

Required information	Staff Comments
Title of the project, name of the developer, legal description	Provided as Required
Existing Land Use within 500' of all boundaries on the plan	Provided as Required
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Provided by Terra Mariae (on site)
Wetland Delineations	Provided as Required
Flood Zone Demarcation Lines	Provided as Required
Ultimate Disposal of Surface Drainage	Provided as Required
Environmental Assessment Data Form	Provided as Required

GREENSPACE

Per Sec. 125-95(b), subdivisions with more than 25 lots shall provide greenspace area at a ratio of not less than 580 sq. ft. per residential lot. The applicant is proposing 141 lots which will require 81,780 sq. ft. of greenspace, or 1.88 acres. The applicant is providing 46.41 acres of greenspace which exceeds the aforementioned requirements.

Amenities	Acreage	Type of Amenities
Passive	62 % (102.65)	Greenspace
Active	11% (1 acre)	Walking Trail, Nature Park, Pavilion/Exercise Station

Comments:

- a. A complete Recreational Development Plan shall be submitted depicting the proposed amenities, a time schedule for development, and the entity whom shall be responsible for the liability and maintenance of the recreational amenities and greenspace areas.

COMPREHENSIVE PLAN ANALYSIS

The 2025 Future Land Use Plan designates the site to be developed with Single-Family Residential Planned Districts that provide an emphasis on achieving continuity with adjoining conservation areas and adjacent developments. By exceeding the required greenspace and providing both passive and active amenities, the proposal meets the objectives of the 2025 Future Land Use Plan.

The proposed subdivision plat adheres to most of the general standards of the PUD designation, including environmentally sensitive design that is of a higher quality than would be possible under the regulations otherwise applicable to the property, and the preservation of natural features of a development site.