

PUBLISHED AUGUST 12, 2020 AND POSTED AT PARISH COMPLEX BY AUGUST 17, 2020

NOTICE AND AGENDA

ST. TAMMANY PARISH SPECIAL COUNCIL MEETING

WEDNESDAY, AUGUST 26, 2020 AT 7:00 P.M.

ST. TAMMANY GOVERNMENT COMPLEX

21490 KOOP DRIVE, MANDEVILLE, LA.

***** The location of the August 26, 2020 Special meeting may change due to COVID-19 restraints. Please check the Parish website (www.stpgov.org) for the most up to date information.*****

Call to Order by Honorable Michael R. Lorino, Jr., Chairman

Pledge of Allegiance by

Invocation by

Roll Call: Marty Dean
David Fitzgerald
Martha Jenkins Cazaubon
James "Jimmie" Davis, III
Cheryl Tanner
Rykert O. Toledano, Jr.
Michael R. Lorino, Jr.
Christopher Canulette
Michael "Mike" Maxwell Smith
Maureen "MO" O'Brien
Steve Stefancik
Jerry Binder
Jacob "Jake" Airey
Thomas (T.J.) Smith, Jr.

APPEALS: Speaking time per side – 10-minute; 3-minute rebuttal; 2-minute conclusion.

APPEALS

1. Stephen Mott appealing the Zoning Commission APPROVAL on March 3, 2020 to rezone 98 acres located on the east side of LA Highway 1081, south of Smith Road, north of Thibodeaux Road, Covington from A-1 (Suburban District) to A-2 (Suburban District). (Ward 3, District 2) (Petitioner: Kenneth Lopiccolo, Sr.) (2019-1753-ZC) (Postponed 5/27/2020) (Postponed 7/9/2020)

NOTE: To concur with Zoning APPROVAL, a simple majority vote is required and introduction of an ordinance.

NOTE: To override Zoning APPROVAL, a majority vote of the entire Council is required and adoption of a resolution.

2. Stephen Mott appealing the Zoning Commission APPROVAL on March 3, 2020 to rezone 141 acres located on the east side of LA Highway 1081, south of Smith Road, north of

Thibodeaux Road, Covington from A-2 (Suburban District) to PUD (Planned Unit Development Overlay). (Ward 3, District 2) (Petitioner: Kenneth Lopiccolo, Sr.) (2019-1754-ZC) (Postponed 5/27/2020) (Postponed 7/9/2020)

NOTE: To concur with Zoning APPROVAL, a simple majority vote is required and introduction of an ordinance.

NOTE: To override Zoning APPROVAL, a majority vote of the entire Council is required and adoption of a resolution.

3. Darling Design Homes, LLC by James C. Coate appealing the Planning Commission DENIAL on June 9, 2020 to enter the Parish right-of-way, specifically the unopened portion of Partridge St., South of Sparrow St., East of Egret St., Dove Park Subdivision, for the purpose of gaining access to property. (Ward 4, District 5) (Petitioner: McCalman, LLC c/o Mr. McCalman "Sam" Camp)

NOTE: To concur with Planning DENIAL, a simple majority vote is required and adoption of a resolution.

NOTE: To override Planning DENIAL, a majority vote of the entire Council is required and introduction of an ordinance.

4. Carlo Hernandez appealing the Zoning Commission APPROVAL on June 23, 2020 to make a major amendment to the PUD Planned Unit Development Overlay on 161 acres located at the northwest corner of the intersection of I-12 and LA Highway 1088, Mandeville. (Ward 4, Districts 5 and 7) (Petitioner: Jones Fussell, LLP-Paul Mayronne) (ZC01-03-028)

NOTE: To concur with Zoning APPROVAL, a simple majority vote is required and introduction of an ordinance.

NOTE: To override Zoning APPROVAL, a majority vote of the entire Council is required and adoption of a resolution.

5. Eric Penton appealing the Zoning Commission DENIAL on June 24, 2020 to rezone 1.38 acres located on the east side of Blueberry Loop, north of Archie Singletary Road, Pearl River from A-2 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay) to A-3 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay). (Ward 6, District 6) (2020-1849-ZC) (Petitioner: Eric Penton)

NOTE: To concur with Zoning DENIAL, a simple majority vote is required and adoption of a resolution.

NOTE: To override Zoning DENIAL, a majority vote of the entire Council is required and introduction of an ordinance.

6. Don Hayes appealing the Zoning Commission DENIAL on June 23, 2020 to rezone 0.85 acres located on the south side of Titus Smith Road, east of Old Keller Road, Lacombe from A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay). (Ward 6, District 11) (2020-1813-ZC)

NOTE: To concur with Zoning DENIAL, a simple majority vote is required and adoption of a resolution.

NOTE: To override Zoning DENIAL, a majority vote of the entire Council is required and introduction of an ordinance.

7. Jeffrey D. Schoen appealing the Zoning Commission DENIAL on June 23, 2020 to rezone 47.43 acres located on the west side of Carrol Road, south of Devon Drive and north of Viosca Street, Slidell from A-3 (Suburban District) to A-4 (Single-Family Residential District). (Ward 9, District 12) (2020-1816-ZC) (Petitioner: CKB Development, LLC-Kyle Bratton)

NOTE: To concur with Zoning DENIAL, a simple majority vote is required and adoption of a resolution.

NOTE: To override Zoning DENIAL, a majority vote of the entire Council is required and introduction of an ordinance.

8. Jeffrey D. Schoen appealing the Zoning Commission DENIAL on June 23, 2020 to rezone 47.43 acres located on the west side of Carrol Road, south of Devon Drive and north of Viosca Street, Slidell from A-4 (Single-Family Residential District) to A-4 (Single-Family Residential District) & PUD (Planned Unit Development Overlay). (Ward 9, District 12) (2020-1817-ZC) (Petitioner: CKB Development, LLC-Kyle Bratton)

NOTE: To concur with Zoning DENIAL, a simple majority vote is required and adoption of a resolution.

NOTE: To override Zoning DENIAL, a majority vote of the entire Council is required and introduction of an ordinance.

9. Laurie Anne Metevier and Vickylee M. Clelland appealing the Zoning Commission DENIAL on June 23, 2020 to rezone 2.0 acres located on the southwest corner of Jarrell Road and Louisiana Highway 1129, being 19684 Jarrell Road, Covington from A-1A (Suburban District), MO (Manufactured Housing Overlay), & RO (Rural Overlay) to A-2 (Suburban District, MHO (Manufactured Housing Overlay), & RO (Rural Overlay). (Ward 2, District 2) (2020-1787-ZC) (Petitioner: Vickylee M. Clelland)

NOTE: To concur with Zoning DENIAL, a simple majority vote is required and adoption of a resolution.

NOTE: To override Zoning DENIAL, a majority vote of the entire Council is required and introduction of an ordinance.

10. Sheryl Godwin appealing the Zoning Commission DENIAL on July 7, 2020 to rezone 1.03 acres located on northwest corner of Spruce Lane & Kay Drive, Lacombe from A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay). (Ward 7, District 11) (2020-1844-ZC) (Petitioner: Jason Patrick Godwin)

NOTE: To concur with Zoning DENIAL, a simple majority vote is required and adoption of a resolution.

NOTE: To override Zoning DENIAL, a majority vote of the entire Council is required and introduction of an ordinance.

ADJOURN



APPEAL # 1

ZC APPROVED: 3/3/2020

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: 3-11-20

Case Number:



5. 2019-1753-ZC
- | | |
|-------------------|---|
| Existing Zoning: | A-1 (Suburban District) |
| Proposed Zoning: | <u>A2</u> A-1 (Suburban District) |
| Acres | 98 acres |
| Petitioner: | Kenneth Lopiccio 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.

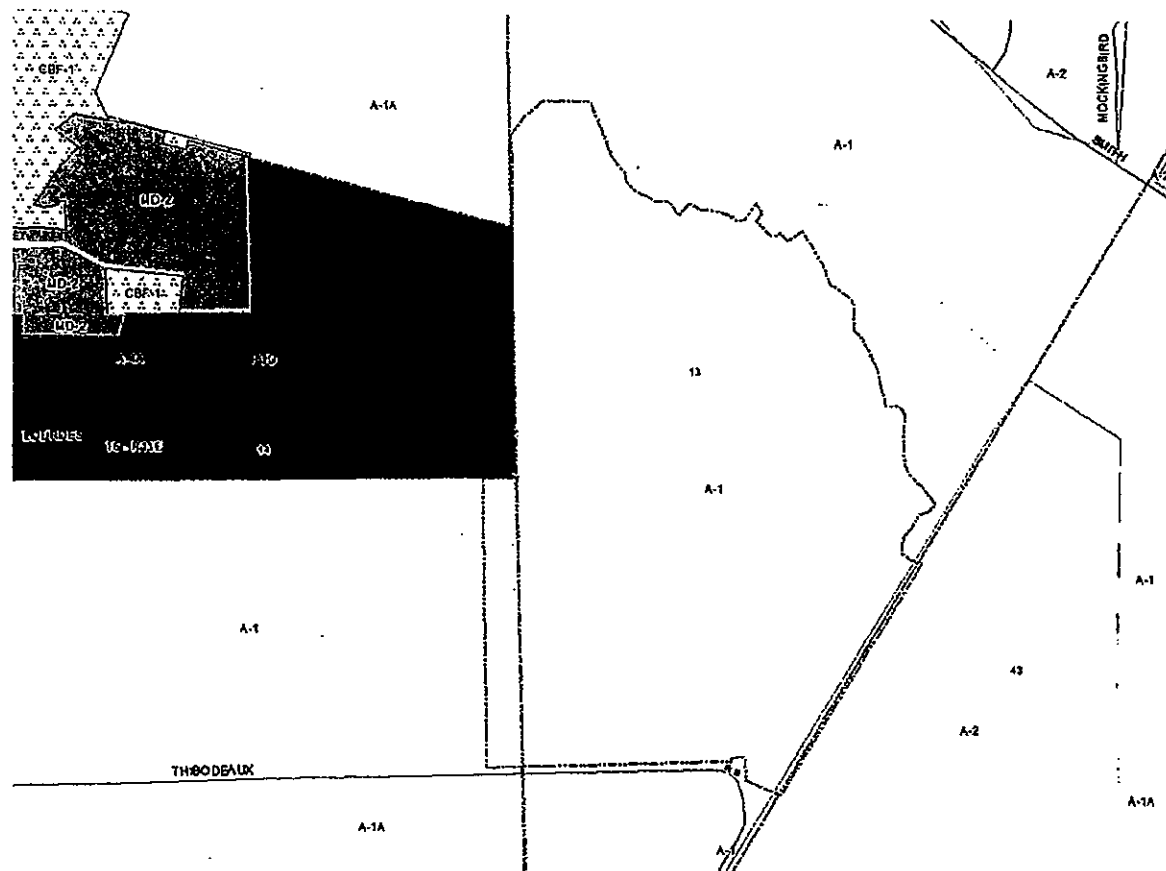
(SIGNATURE)

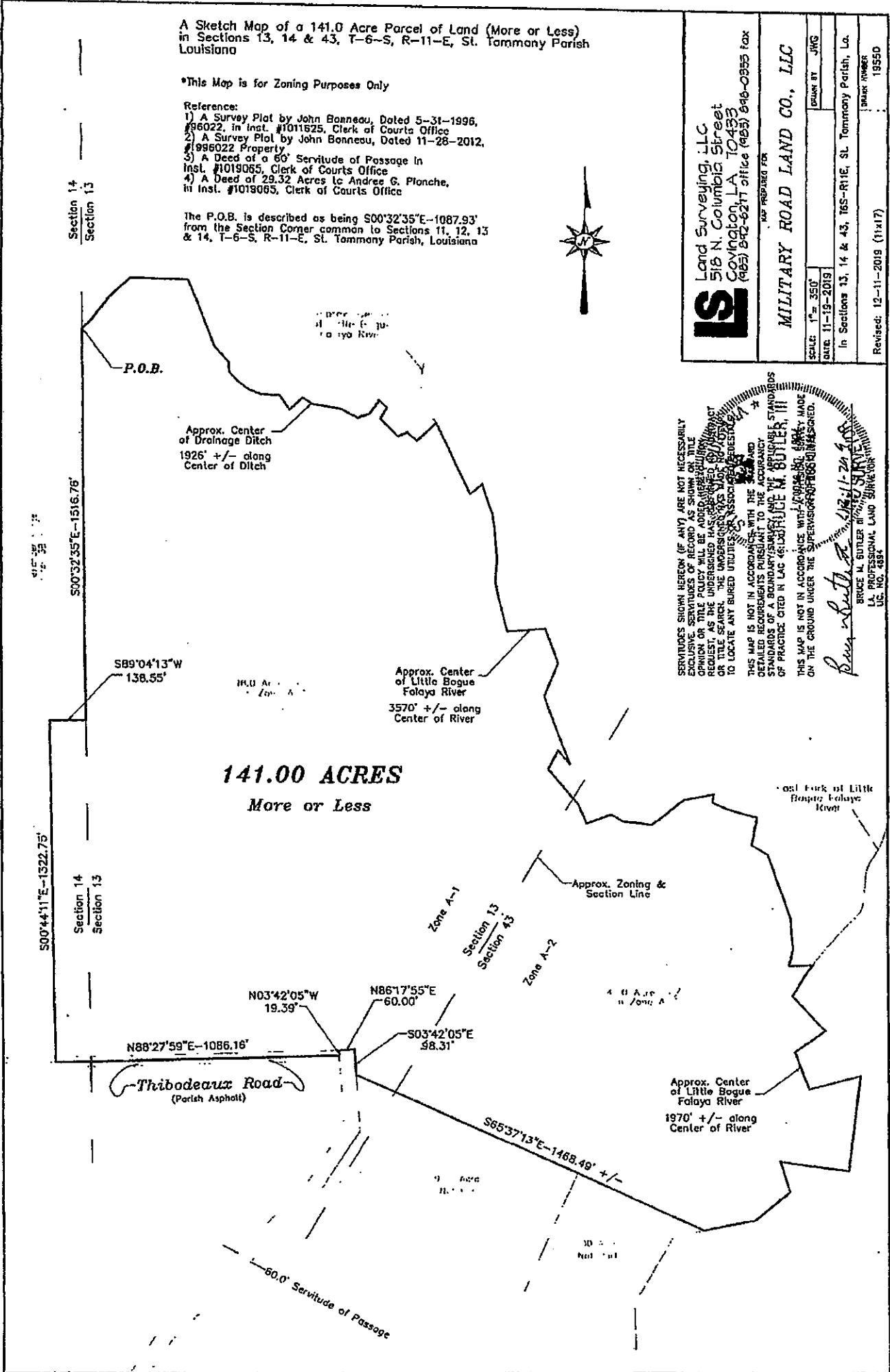
PRINT NAME: Stephen D. Roth

ADDRESS: 21150 Smith Road Covington, La 70435

PHONE #: 985-264-7575

SIZE: 98 acres







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.



APPEAL # 2

ZC APPROVED: 3/3/2020

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: 3-11-20

Case Number:



6. 2019-1754-ZC A-2
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

PETITIONER: Kenneth Lopiccolo Sr.

REQUESTED CHANGE: PUD Planned Unit Development Overlay

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
(985) 572-6277 office (985) 895-0955 fax

MAP PREPARED FOR

MILITARY ROAD LAND CO., LLC

OWNER BY

JMG

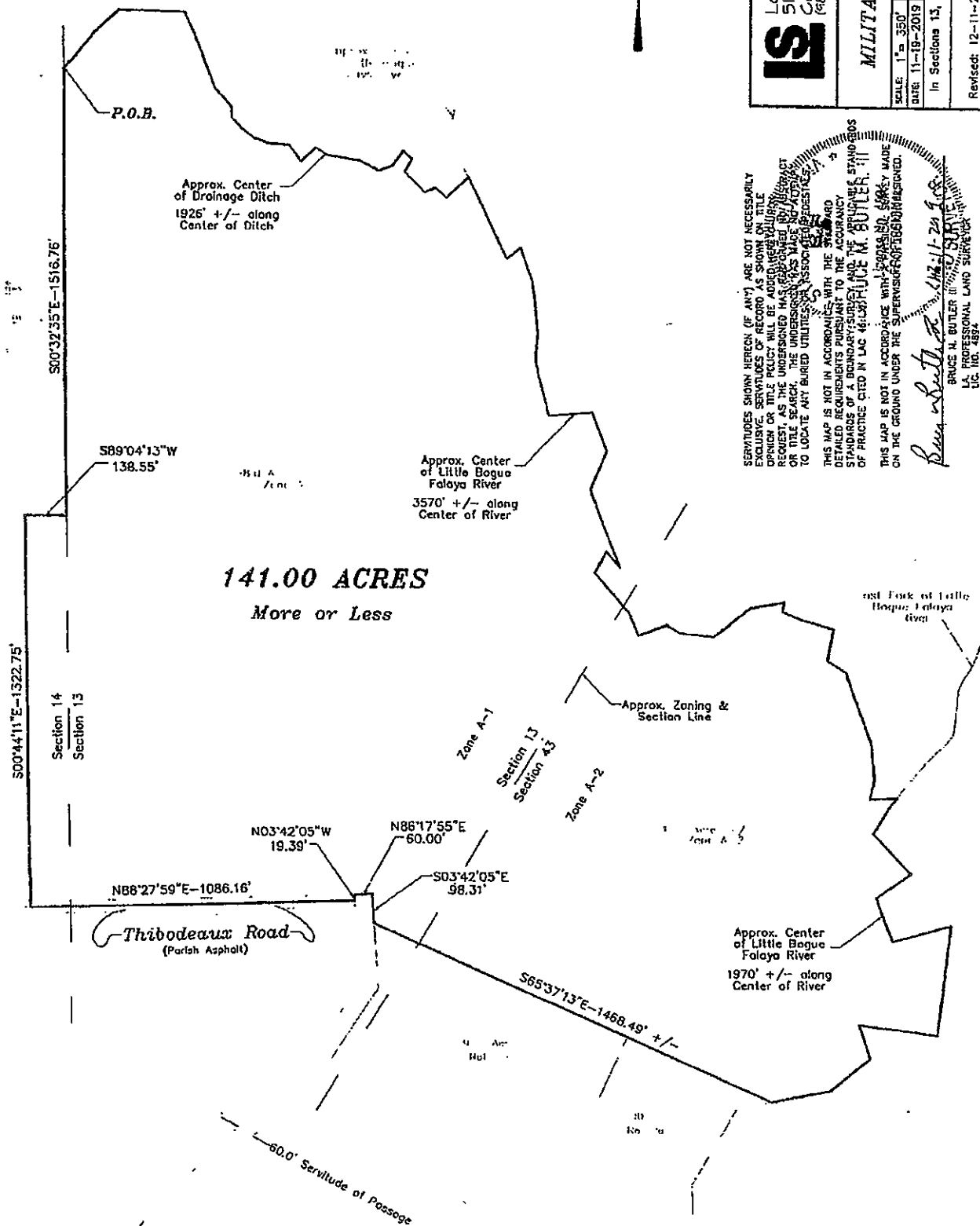
SCALE: 1"= 350'

DATE: 11-18-2019

In Sections 13, 14 & 43, T-6-S, R-11-E, St. Tammany Parish, La.

Revised: 12-11-2019 (11x7)

19550

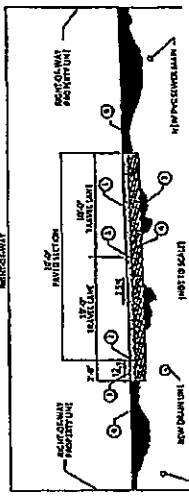
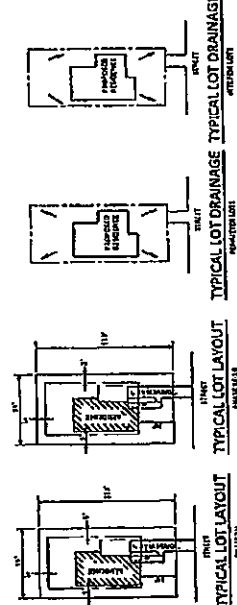


PATIENT AREA

ADDITIONAL INFORMATION

[illegible][illegible]

1. EACH UNIT WILL HAVE ONE VOLUNTEER CAPTAIN.
2. POINTS WILL BE AWARDED AT THE END OF EACH MEETING FOR THE FOLLOWING REASONS:
 - A. THE UNIT THAT HAS THE MOST MEMBERS WILL BE AWARDED ONE POINT.
 - B. THE UNIT THAT HAS THE MOST MEMBERS WHO HAVE ATTENDED THE MEETING WILL BE AWARDED ONE POINT.
 - C. THE UNIT THAT HAS THE MOST MEMBERS WHO HAVE ATTENDED THE MEETING AND WHO HAVE ATTENDED THE MEETING AND WHO HAVE ATTENDED THE MEETING WILL BE AWARDED ONE POINT.
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Kyle Associates, LLC
Planning, Engineering, and Landscape Architecture
10000 Westheimer Road, Suite 100
Houston, Texas 77042
Tel: 281.415.1234
Fax: 281.415.1235
www.kyleassoc.com

THIS PLAN IS THE PROPERTY OF KYLE ASSOCIATES, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KYLE ASSOCIATES, LLC.

NO.	DATE	REVISIONS

**ALEXANDER RIDGE
PHASE 4
ST. TAMMANY PARISH
YIELD PLAN**

DATE	02/19/20
DESIGNED BY	JEP
CHECKED BY	MM
SCALE	1" = 200'
PROJECT NO.	19046

TYPICAL LOT LAYOUT

40' FRONT YIELD

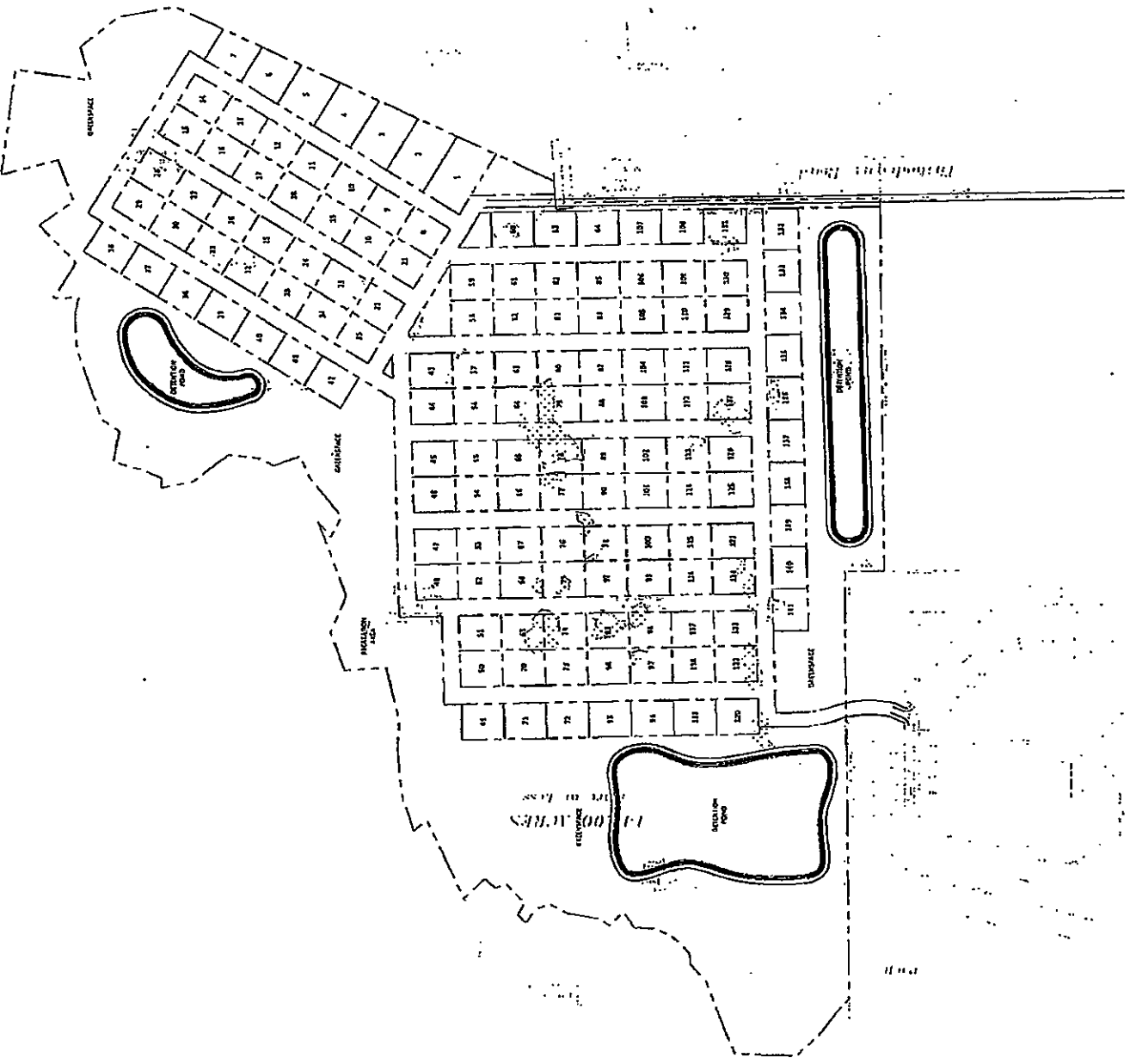
110' 120' 130'

10' 15' 20' 25' 30' 35' 40' 45' 50' 55' 60' 65' 70' 75' 80' 85' 90' 95' 100'

2019-1754-ZC

0 100' 200' 400'

NOTES:
1. ALL LOTS ARE 100' WIDE.
2. TOTAL LOT AREA: 112,111 SF = 2.55 AC.
3. TOTAL PARKING OF STRIPS: 147 SPACES.
4. AQUAMARINE PARCELS: 1-2021 AND 1-2022.
5. 1-2021 AND 1-2022 ARE 100' WIDE.



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.

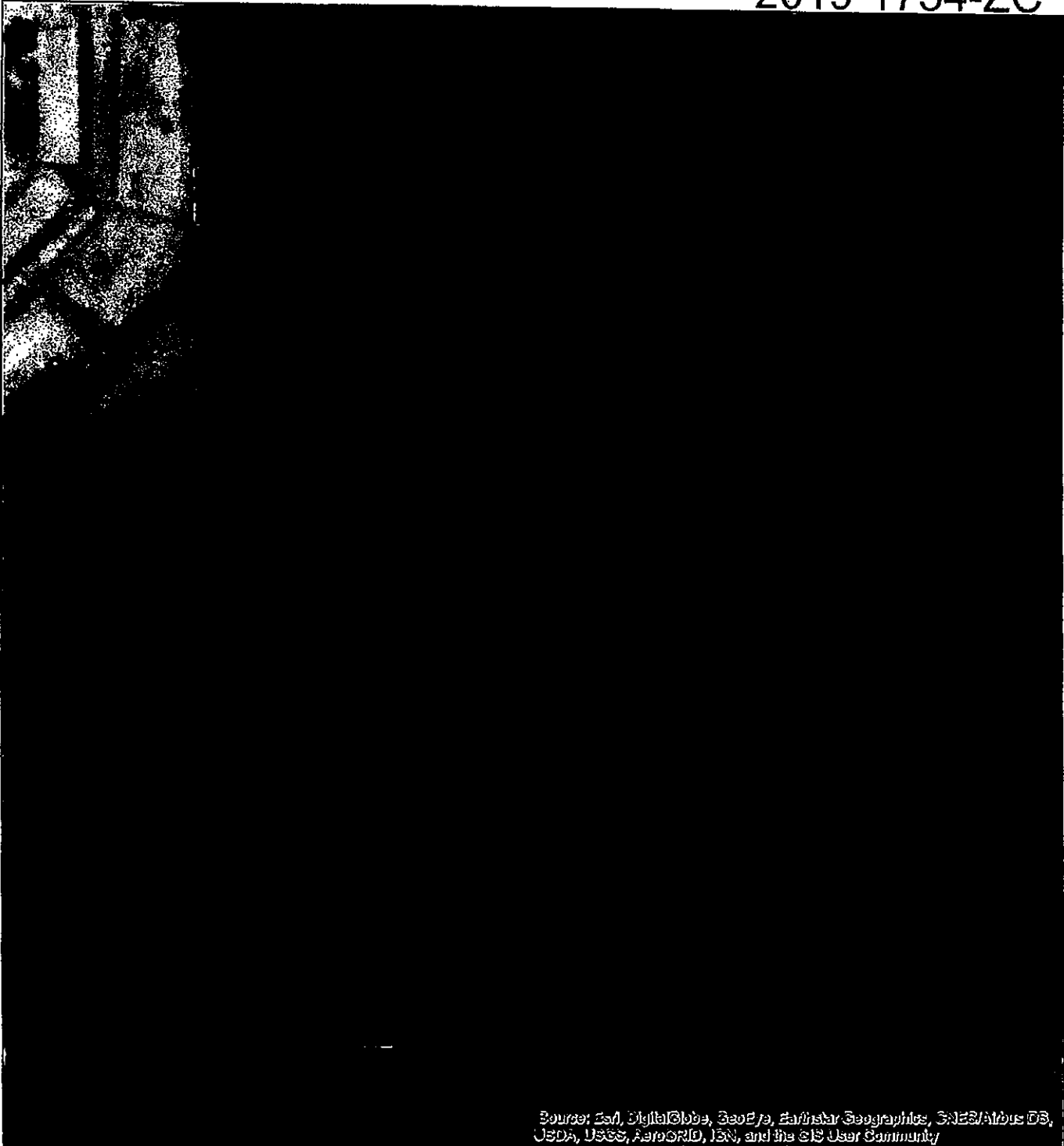


ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

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

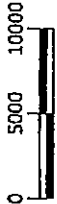
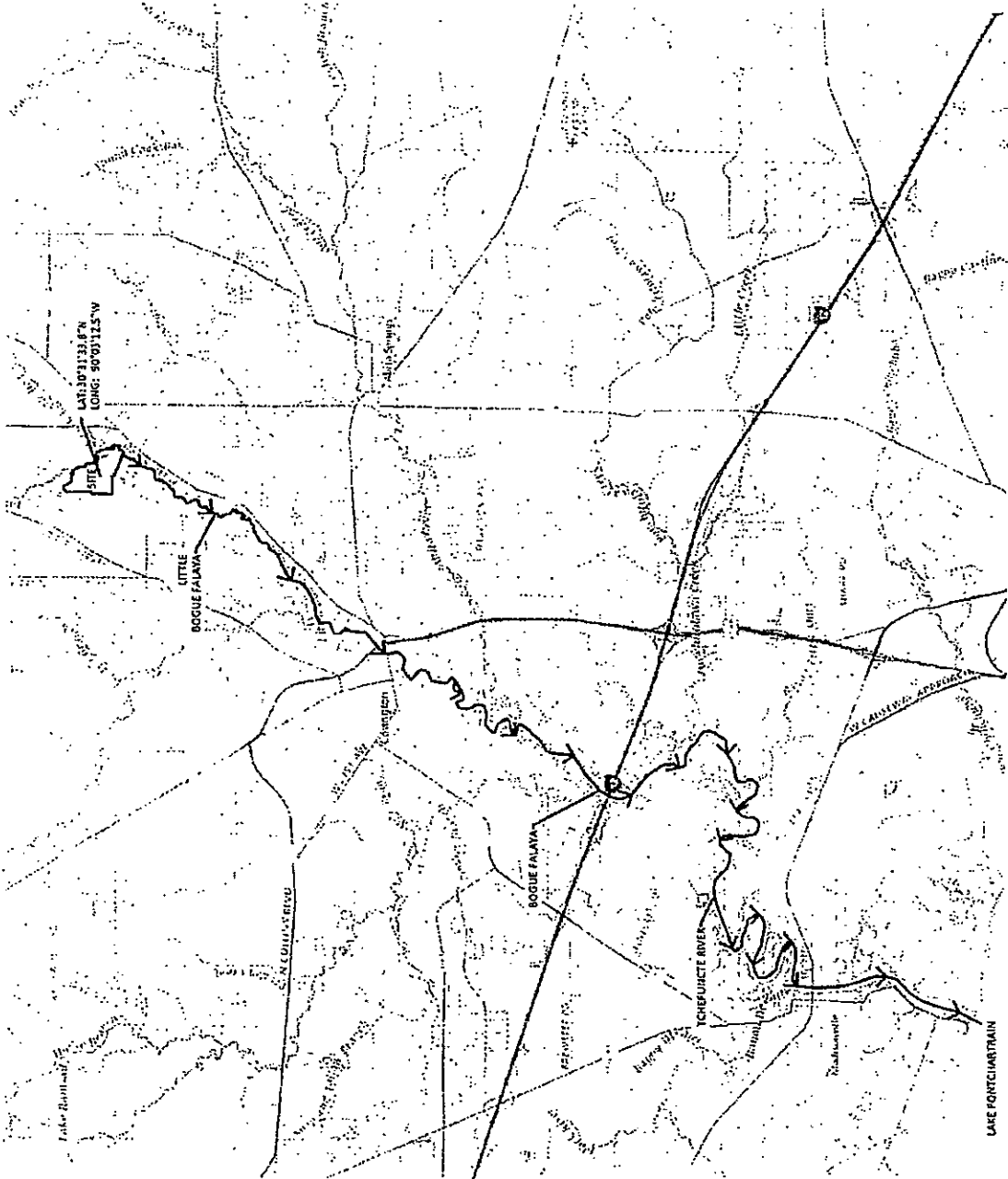
**Note this is NOT a boundary survey
or an official Jurisdictional Determination
and should not be utilized as either.

Legend

- Boundary
- Potentially Isolated Wetlands ±2.6 Ac

0 250 500 1,000 Feet






ALEXANDER RIDGE PHASES 4A-4D PUD
RECEIVING WATERS

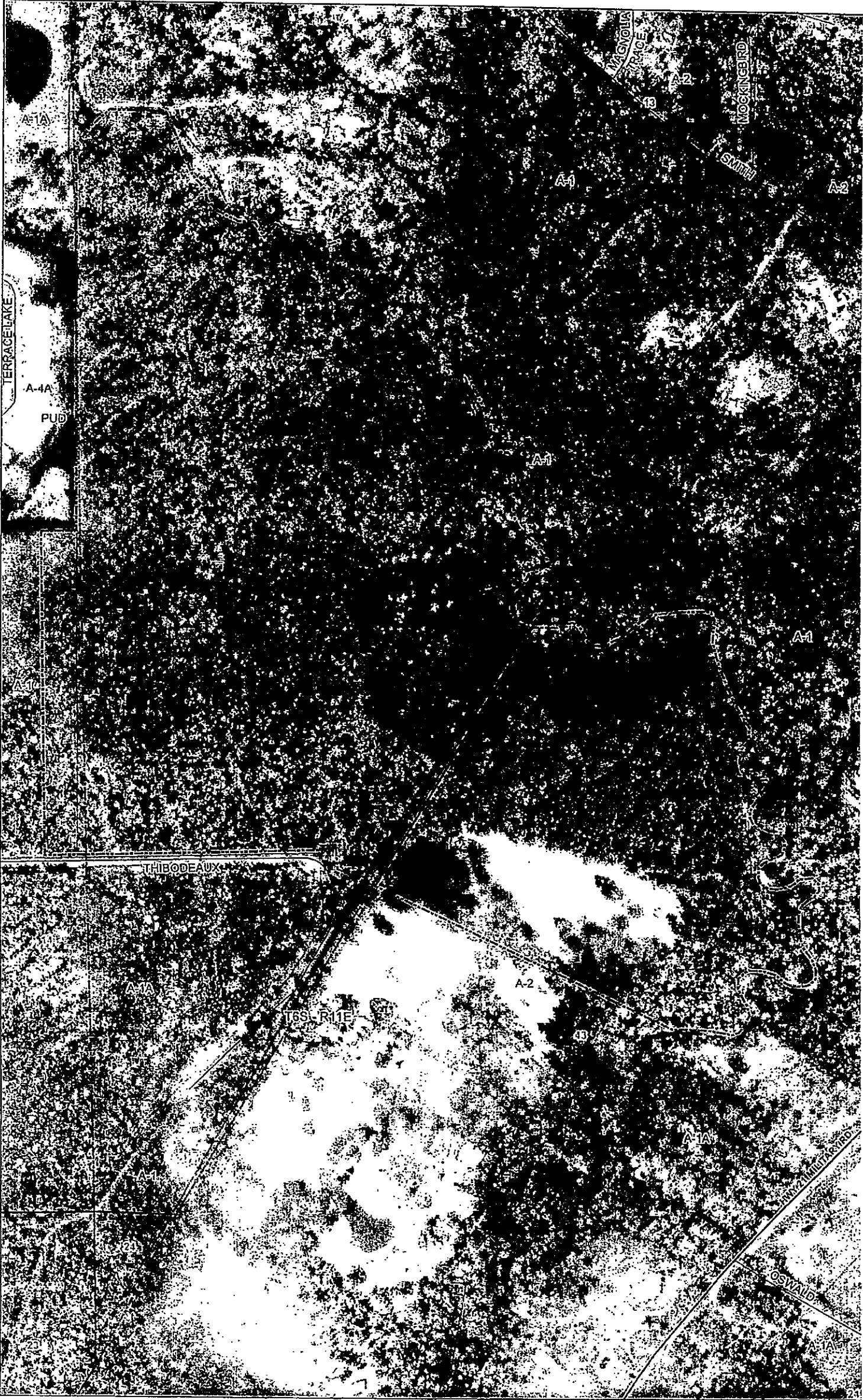
ST. TAMMANY PARISH, LOUISIANA

02-04-20



Kyle Associates, LLC
PLANNING, ENGINEERING, AND LANDSCAPE ARCHITECTURE
684 Village Lane N • Gretna, LA 70031 • 504.773.1317

2019-1754-ZC



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:

Direction	Surrounding Use	Surrounding Zone
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.



ST. TAMMANY PARISH
MICHAEL B. COOPER
PARISH PRESIDENT

APPEAL # 3
PC DENIED: 6/9/2020

A PETITIONER OR ANY AGGRIEVED PROPERTY OWNER HAS TEN (10) DAYS IN WHICH TO FILE AN APPEAL REGARDING A DECISION OF THE PLANNING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF DEVELOPMENT ON OR BEFORE THE TENTH DAY.

(NOTE: FINAL SUBDIVISION APPROVAL CANNOT BE APPEALED EXCEPT BY THE DEVELOPER)

APPEAL REQUEST LETTER

DATE: 06/10/2020

TO: ST. TAMMANY PARISH COUNCIL
FROM: Darling Design Homes, LLC by James C. Coate, President
RE: AGGRIEVED BY DECISION MADE BY THE ST. TAMMANY PARISH PLANNING COMMISSION

I, Darling Design Homes, LLC by James C. Coate, President, hereby request that the St. Tammany Parish Council review the below mentioned case and consider reversing the decision made by the St. Tammany Parish Planning Commission at their June 9, 2020 meeting.

The case for which I am aggrieved by, as depicted on the docket of the Planning Commission is as follows:

Item 1. Enter the Parish Right-of-Way for Partridge Street
Debtor: McCalman, LLC

I therefore, respectfully request that the St. Tammany Parish Council consider my appeal at their next appropriate, regularly scheduled meeting.

This letter shall suffice as official notice to be placed on the docket of the next appropriate regularly scheduled meeting of the St. Tammany Parish Council; whereby, I shall give truthful testimony and present evidence to support my appeal request.

(PLEASE PRINT THE FOLLOWING INFORMATION)

APPELLANT'S NAME: Darling Design Homes, LLC

ASSOCIATION TO CASE (PLEASE CHECK ONE): Developer ☒ Neighbor ☐ Group ☐

ADDRESS: 400 Marina Oaks Drive

CITY: Mandeville STATE: LA ZIP: 70471 PHONE NO: 985-966-9294

SIGNATURE: James C. Coate
James C. Coate, President

XC: ALL ST. TAMMANY PARISH PLANNING COMMISSIONERS



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

April 7, 2020

St. Tammany Parish Planning Commission
P.O. Box 628
Covington, LA 70434

Re: Enter the Parish R.O.W. - Partridge Street, Dove Park Subdivision
For the purpose of extending the street and installing drainage features

Honorable Commissioners,

This office is in receipt of Mr. McCalman S. Camp's request to enter the Parish right-of-way for the purpose of extending the street and installing drainage features.

This office has reviewed the request from Mr. Camp, as well as, the drawing provided by Kelly McHugh & Associates, Inc. This extension of Partridge Street will provide access to lots located in the Dove Park Area of Special Concern, which is subject to specific fill restrictions in accordance with Ordinance Section 115-3(8) & 115-3(9).

Sincerely,

P.P.

Christopher Tissue, P.E.
Lead Development Engineer

*Attached: DRAFT Enter the Parish R.O.W. Resolution dated April 7, 2020
Request to Enter the Parish Right-of-Way from Mr. Camp dated March 11, 2020
Sketch from Kelly McHugh & Associates, Inc. dated March 13, 2020*

xc: Honorable Rykert Toledano
Mr. Ross Liner, AIPC, PTP, CFM
Mr. Jay Watson, P.E.
Ms. Helen Lambert
Mr. Earl J. Magner
Mr. Theodore Reynolds, P.E.
Mr. Kelly McHugh, P.E., Kelly McHugh & Associates, Inc.

CHRISTOPHER TISSUE, P.E., LEAD DEVELOPMENT ENGINEER | DEPARTMENT OF PLANNING & DEVELOPMENT
P.O. BOX 628 | COVINGTON, LOUISIANA | 70434 | CPTISSUE@STPGOV.ORG | 985-809-7448
WWW.STPGOV.ORG

(DRAFT DATE MAY 29, 2020)

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

TITLE: A RESOLUTION AUTHORIZING MCCALMAN, LLC, TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO MCCALMAN, LLC; C/O MR. MCCALMAN "SAM" CAMP OR ASSIGNEES; 139 BODET LANE; COVINGTON, LOUISIANA 70433, TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF PARTRIDGE STREET, SOUTH OF SPARROW STREET, EAST OF EGRET STREET, DOVE PARK SUBDIVISION, FOR THE PURPOSE OF GAINING ACCESS TO PROPERTY. WARD 4, DISTRICT 5.

NOW, THEREFORE, BE IT RESOLVED, by the St. Tammany Parish Planning Commission that it hereby grants permission to the aforementioned petitioner to enter Parish right-of-way for the aforementioned purposes, subject to the following conditions:

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and /or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. The drainage and road design with soil borings must meet the ASPHALT road standards as established under the "Subdivision Regulatory Ordinance." The Parish Engineer may require additional off-site work to minimize the potential impact of the proposed construction with special emphasis regarding drainage. The plans must include sewerage and water systems, where applicable. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. Any developer/applicant proposing to develop lots within a "dormant subdivision" or "subdivision of record" must submit for review and approval of the Parish Engineer a drainage plan that meets the detention requirements of St. Tammany Parish Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations." Where applicable, such developer/applicant shall be entitled to claim a credit toward drainage impact fees due the Parish under the authority of the St. Tammany Parish Code of Ordinances, Chapter 2, Article XVII "Parish Fees," Division 3 "Development," Subdivision V "Mandatory Impact Fees" and, where applicable, shall be entitled to claim credit/reimbursement from any drainage impact fees that have been paid into the "Drainage Impact Fee Escrow Account" by the owner or owners of lots that are not owned by the developer/applicant but would be receiving the benefits of said storage requirements.
5. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy, including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish takes over the maintenance.

6. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.
7. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
8. That the petitioner post a Performance Obligation in the amount of \$22,400.00 for a period of one (1) year.
9. That the petitioner agree to post a Warranty Obligation upon completion of the project in the amount of \$12,300.00 for a period of two (2) years.
10. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual (s) until the time that the access is upgraded to Parish standards and accepted into the Parish's Selective Road Maintenance System.
11. That the petitioner and any assignees agrees to provide maintenance for this access at his/her own expense until such time as the Parish agrees to accept this portion of right of way into the Parish's Selective Road Maintenance System.
12. Petitioner acknowledges and accepts full responsibility for the installation and maintenance of drainage, specifically from the on-site mechanical sewerage treatment plants, on the public right of way he/she seeks permission to enter, if applicable.
13. That the petitioner agrees to provide the Parish with the necessary drainage and utility servitude along the roadways being constructed.
14. That the petitioner shall submit a copy of the current owner's deed.
15. That the petitioner shall produce proof that the right of way is dedicated to the Parish.
16. That the petitioner shall produce from the U.S. Army Corps of Engineers either: a written statement that the road is not in a wetland area, within the meaning of Section 404 of the Federal "Clean Water Act" or a Section 404 Permit under the Federal "Clean Water Act" authorizing the opening of the portion of the right of way in question.
17. That the petitioner shall submit a site plan of Petitioner's property and the unopened right of way.
18. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE, WARD 4 DISTRICT 5.
19. That the petitioner submit as-built drawings certifying that road is constructed within the Parish right of way and in accordance with the approved construction plans.
20. That the petitioner submit all documentation required within ONE (1) year from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission.

(DRAFT DATE MAY 29, 2020)

RESOLUTION P.C. NO. _____

PAGE NO. 3 OF 3

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON
WAS AS FOLLOWS:

MOVED FOR ADOPTION BY _____, SECONDED
BY _____; A VOTE THEREON RESULTED IN THE
FOLLOWING:

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 9TH DAY OF
JUNE, 2020, AT THE SPECIAL RESCHEDULED MEETING OF THE PLANNING
COMMISSION FOR THE APRIL 14, 2020 AGENDA, A QUORUM OF THE MEMBERS
BEING PRESENT.

DAVID DOHERTY JR., CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

ROSS P. LINER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION

Revised 01/28/2020

March 11, 2020

St. Tammany Parish
Department of Engineering
P.O. Box 628
Covington, La. 70434

Re: Request to enter the Right of Way
Partridge Street

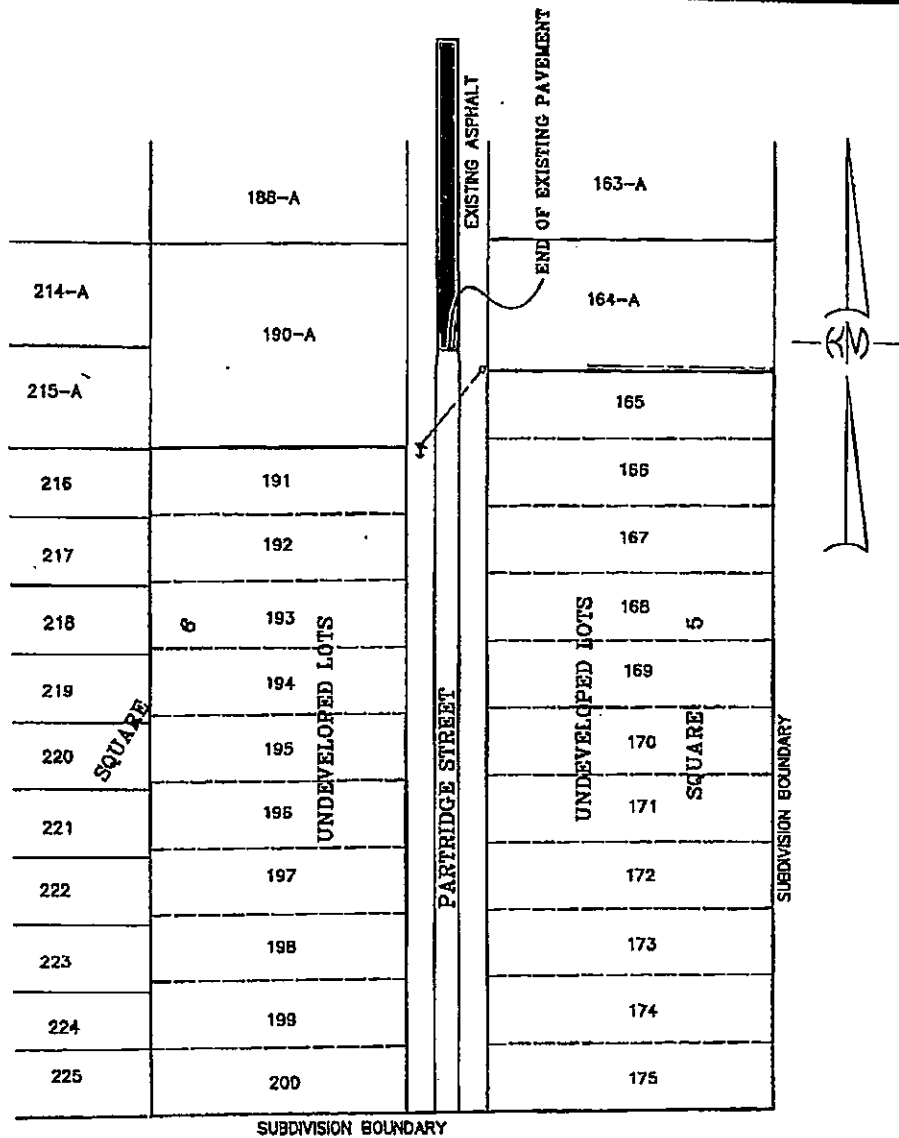
Sirs

I am requesting permission to enter the Right of Way of Partridge Street
From the end of existing pavement southward to the end, approximately 560'
Thank you and let us know if there is anything needed to process this request.

Sincerley

McCalman Samuel Camp
Sam Camp

dotloop verified
03/13/20 9:10 PM CST
IP:KT-6T3M-1E-PH-V27A



PROPOSED ENTER THE RIGHT OF WAY
PARTRIDGE STREET, DOVE PARK SUBD.
ST. TAMMANY PARISH, LOUISIANA.

SCALE: 1" = 100'	DATE: 03-13-20
DRAWN: DRJ	JOB NO.: 12-101
REVISED:	

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 70401