



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: A2 ~~A-1~~ (Suburban District)  
 Acres: 98 acres  
 Petitioner: Kenneth Lopiccolo Sr.  
 Owner: Graber, LLC - William Graber III  
 Location: Parcel located on the east side of L.A 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.

[Handwritten Signature]  
(SIGNATURE)

PRINT NAME: Stephen D. North

ADDRESS: 21150 Smith Road Covington, La 70435

PHONE #: 985-264-7575

Case No.: 2019-1753-ZC

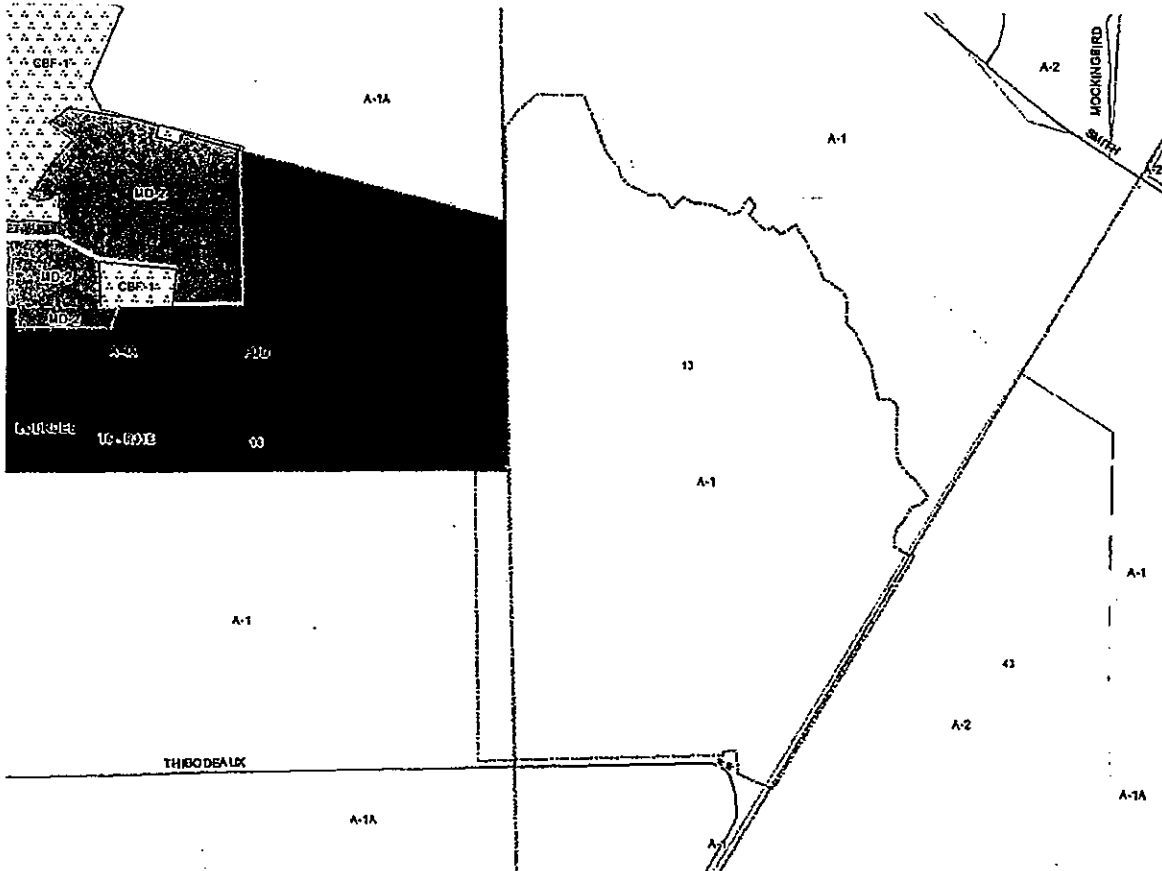
PETITIONER: Kenneth Lopiccolo Sr.

OWNER: Graber, LLC - William Graber III

REQUESTED CHANGE: A-1 Suburban District TO A-2 Suburban District (Amended)

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

SIZE: 98 acres



2019-1753-ZC

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

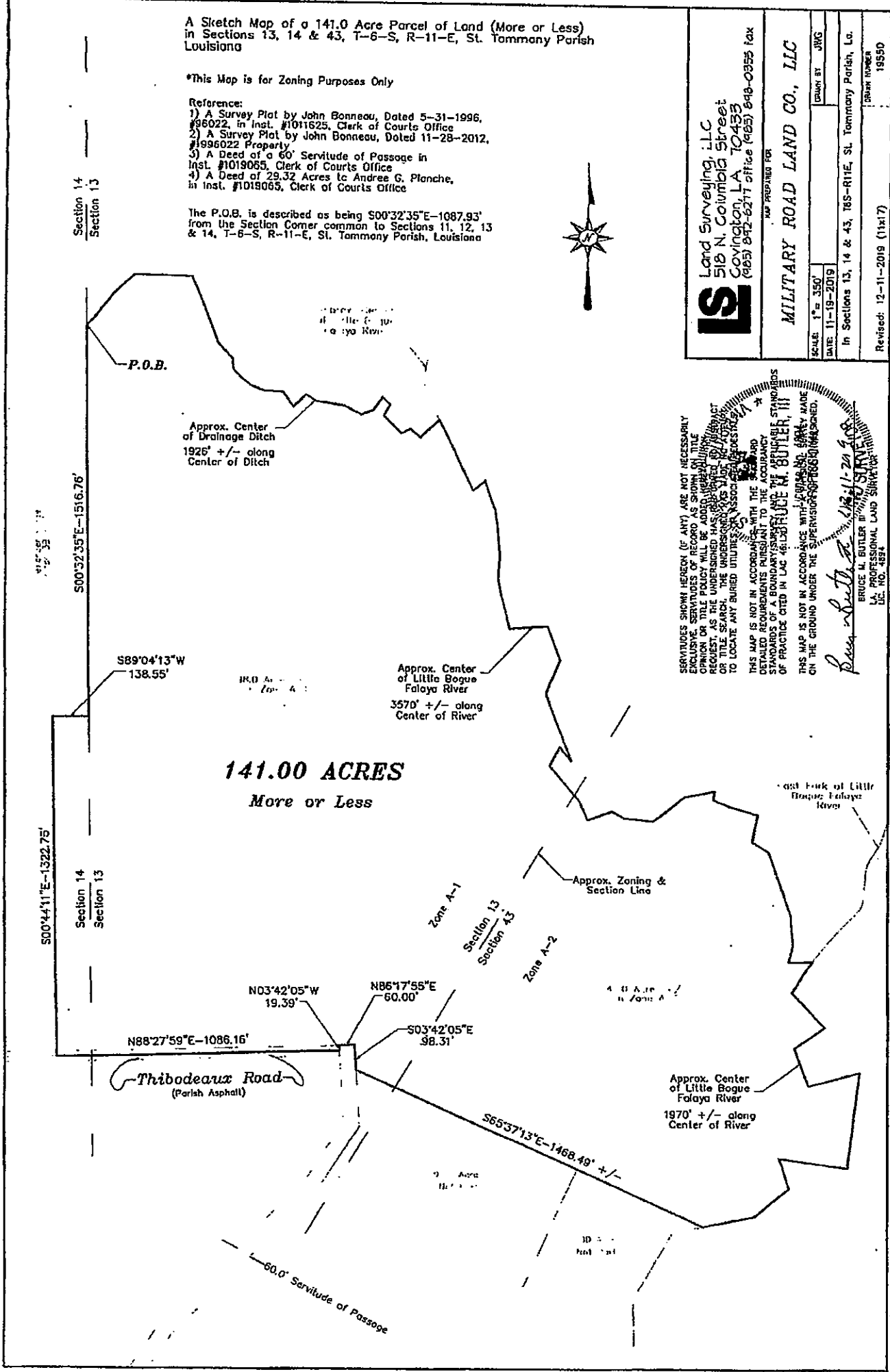
\*This Map is for Zoning Purposes Only

- 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. #1019055, 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

**LS** Land Surveying, LLC  
 518 N. Columbia Street  
 Covington, LA 70433  
 (855) 842-6211 office (855) 849-0355 fax

MAP PREPARED FOR  
**MILITARY ROAD LAND CO., LLC**  
 DRAWN BY JWG  
 DATE: 11-19-2019  
 In Sections 13, 14 & 43, T6S-R11E, St. Tammany Parish, La.  
 SHEET NUMBER 19550  
 Revised: 12-11-2019 (11x17)



SERVICES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVICES OF RECORD AS SHOWN ON TITLE OR TITLE POLICY WILL BE ADDED TO THIS MAP UPON REQUEST. AS THE UNDERSIGNED HAS BEEN ADVISED BY THE TITLE SEARCHER, THE UNDERSIGNED HAS TAKEN REASONABLE STEPS TO LOCATE ANY BURIED UTILITIES AND DESTROYED THEM.

THIS MAP IS NOT IN ACCORDANCE WITH THE ACCURACY STANDARDS OF A BOUNDARY SURVEY AND THE ACCURACY STANDARDS OF PRACTICE CITED IN LAC 46:1503. BRUCE M. BUTLER, III

THIS MAP IS NOT IN ACCORDANCE WITH THE ACCURACY STANDARDS OF PRACTICE CITED IN LAC 46:1503. BRUCE M. BUTLER, III

BRUCE M. BUTLER, III  
 L.A. PROFESSIONAL LAND SURVEYOR  
 LIC. NO. 4824

**141.00 ACRES**  
 More or Less



2018-1753-ZC1

TCS-RHE

12

SMITH

DANIELSON

BLUEBIRD

MAGNOLIA TRACE

A-1

A-1

10

TERRACE LAKE

RUDY

A-1

A-1

THEBOEAUX

A-2

A-1A

A-1

A-1A

21 22

**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

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**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

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**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.