



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 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.

[Handwritten Signature]
(SIGNATURE)

PRINT NAME: Stephen B. North

ADDRESS: 21150 Smith Road Covington, La 70435

PHONE #: 985 261-7575

Case No.: 2019-1753-ZC

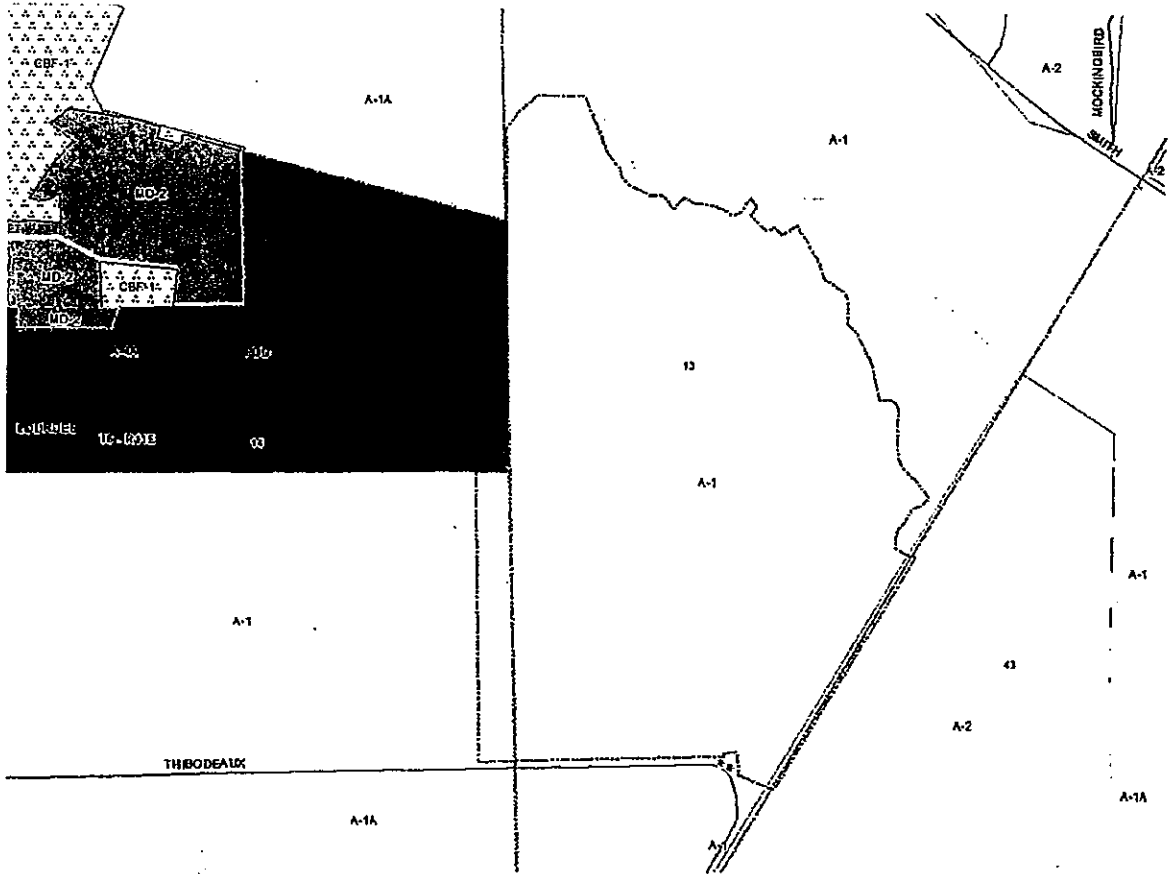
PETITIONER: Kenneth Lopiccio Sr.

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



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

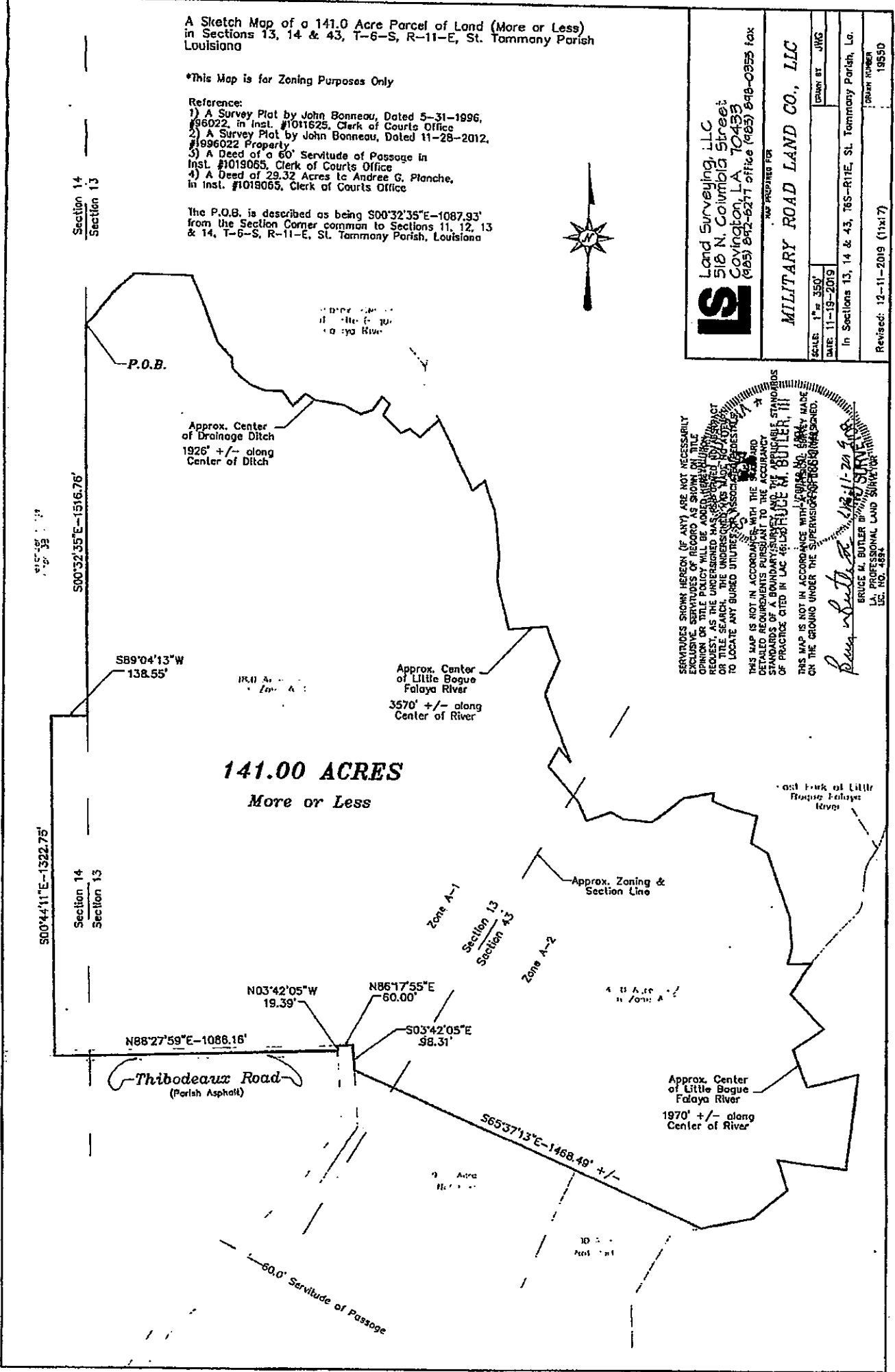
The P.O.B. is described as being S00°32'35"E-1087.93' from the Section Corner common to Sections 11, 12, 13 & 14, T-6-S, R-11-E, St. Tammany Parish, Louisiana

LS Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(504) 842-6271 office (504) 848-0355 fax

PREPARED FOR
MILITARY ROAD LAND CO., LLC

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

In Sections 13, 14 & 43, T6S-R11E, St. Tammany Parish, La.
DRAW NUMBER: 1955D
REVISED: 12-11-2019 (11x17)



SERVICES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVICES OF RECORD OR PUBLIC RECORD OR TITLE POLICY WILL BE APPLIED TO THE PROPERTY OR TITLE SEARCH. THE UNDERSIGNED HAS CONDUCTED A REASONABLE SEARCH OF THE PUBLIC RECORDS AND TITLE SEARCH TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED RECORDS. THIS MAP IS NOT IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A BOUNDARY SURVEY AS SET FORTH IN THE PRACTICE CITED IN LAC 46:1009.01, 02, 03, 04, 05, 06, 07, 08, 09, 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 DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A BOUNDARY SURVEY AS SET FORTH IN THE PRACTICE CITED IN LAC 46:1009.01, 02, 03, 04, 05, 06, 07, 08, 09, 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 M. BUTLER
 L.A. PROFESSIONAL LAND SURVEYOR
 LIC. NO. 4884



2018-1763-ZC-1

TCS-R11E

12

SMITH

DANIELSON

BLUEBIRD

MAGNOLIA TRACE

A2

A1

11

TERRACE LAKE

RUDY

A-1

A-1

A-2

THIBODEAUX

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

GENERAL INFORMATION

PETITIONER: Kenneth Lopiccio 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.