



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. Gott

ADDRESS: 2150 Smith Road, Covington, La 70435

PHONE #: (985) 264-7575

Case No.: 2019-1754-ZC

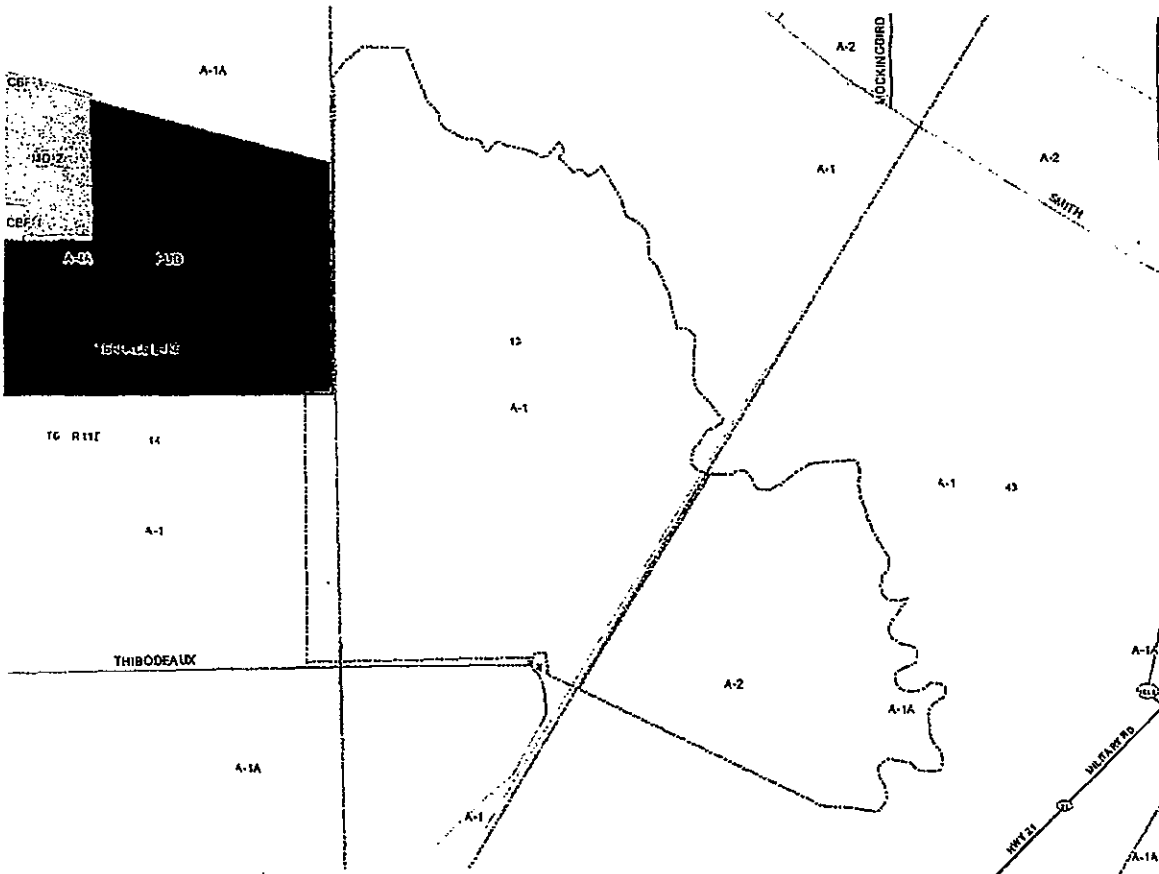
PETITIONER: Kenneth Lopiccolo Sr.

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

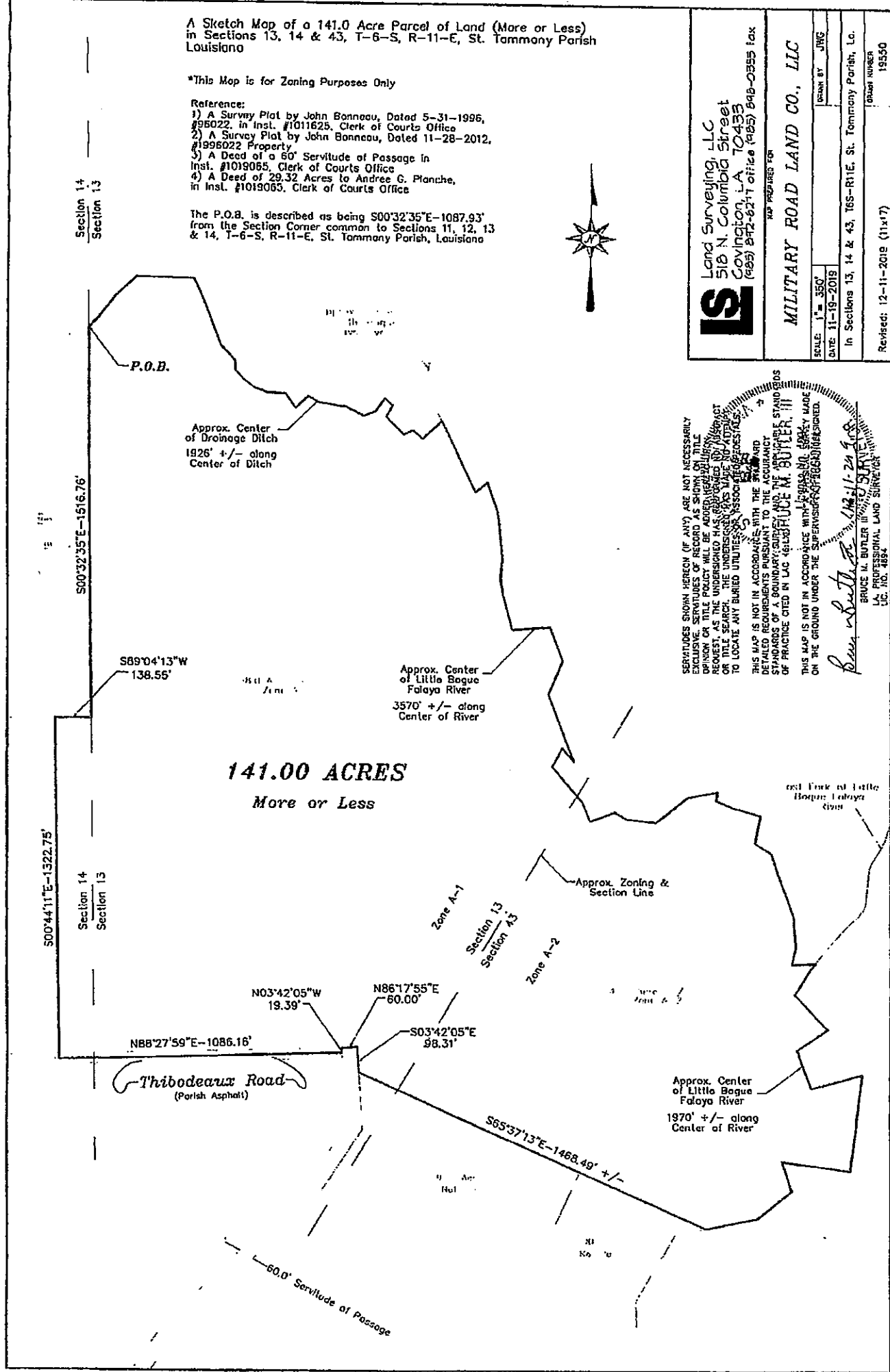
*This Map is for Zoning Purposes Only

Reference:

- 1) A Survey Plat by John Banneau, Dated 5-31-1996, #98022, in Inst. #1011625, Clerk of Courts Office
- 2) A Survey Plat by John Banneau, 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

 <p>Land Surveying, LLC 518 N. Columbia Street Covington, LA 70433 (985) 872-6271 office (985) 948-0355 fax</p>	MAP PREPARED BY
	MILITARY ROAD LAND CO., LLC
SCALE: 1" = 350'	DRAWN BY: JWG
DATE: 11-19-2018	
In Sections 13, 14 & 43, T-6-S-R11-E, St. Tammany Parish, La.	
Revised: 12-11-2018 (11x17)	
DRAW NUMBER: 19350	



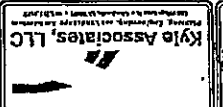
SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE SERVITUDES OF RECORD AS SHOWN ON TITLE RECORDS. THE UNDERSIGNED HAS CONDUCTED A REASONABLE TITLE SEARCH. THE UNDERSIGNED MAKES NO WARRANTY OR GUARANTEE AS TO THE ACCURACY OF THE INFORMATION TO LOCATE ANY BURIED UTILITIES OR SERVICES.

THIS MAP IS NOT IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A BOUNDARY SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:151-24.9.

THIS MAP IS NOT IN CONFORMANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A BOUNDARY SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:151-24.9.

BRUCE M. BUTLER III
L.A. PROFESSIONAL LAND SURVEYOR
L.C. NO. 4884

11/19/2018



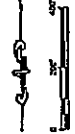
PRELIMINARY DESIGN AND CONSTRUCTION PERMITS. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF KYLE ASSOCIATES, LLC. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY KYLE ASSOCIATES, LLC.

Table with 2 columns: Item, Description. Includes items like 1. SITE PLAN, 2. SITE PLAN, 3. SITE PLAN, 4. SITE PLAN, 5. SITE PLAN, 6. SITE PLAN, 7. SITE PLAN, 8. SITE PLAN, 9. SITE PLAN, 10. SITE PLAN.

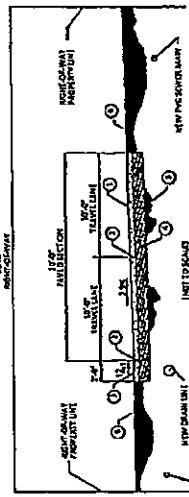
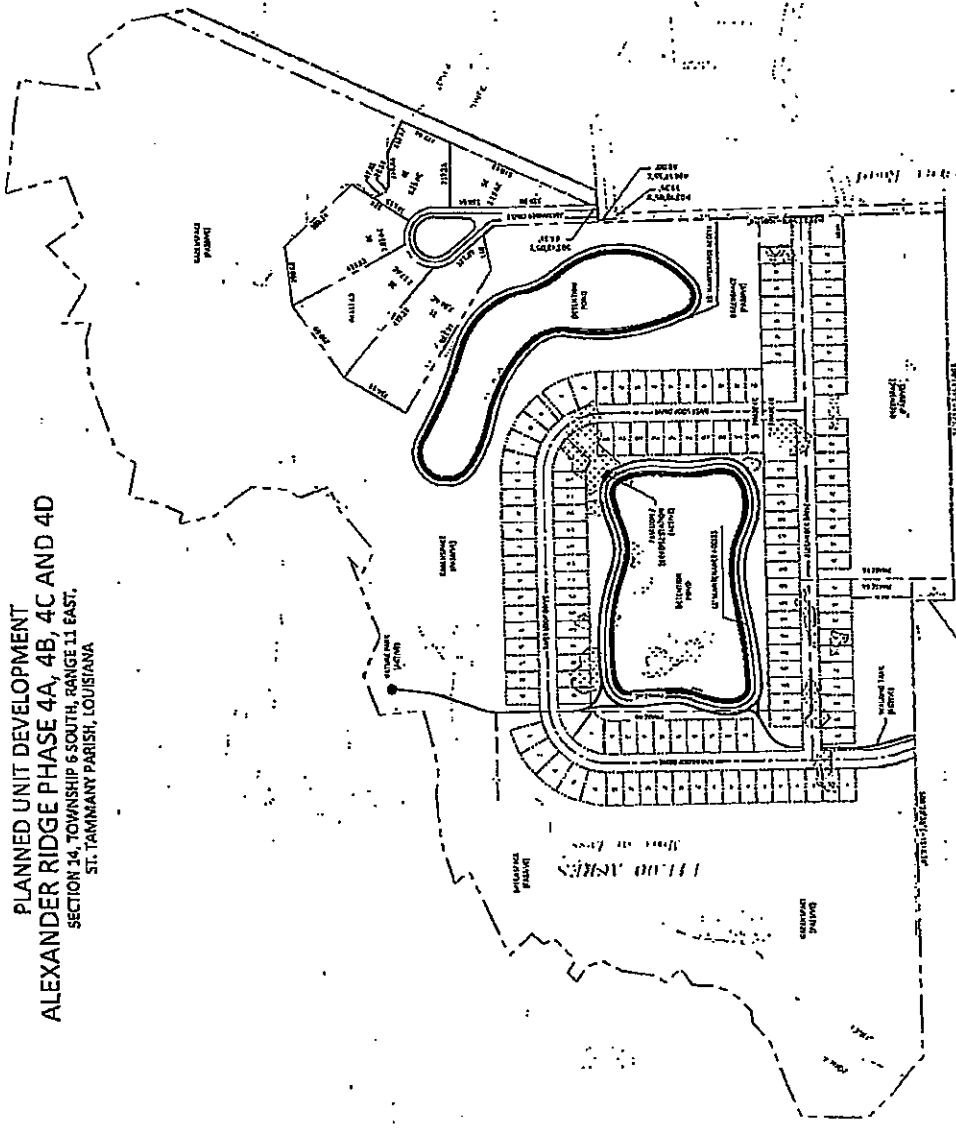
PLANNED UNIT DEVELOPMENT
ALEXANDER RIDGE PHASE 4A, 4B, 4C & 4D
SECTION 34, TOWNSHIP 6 SOUTH, RANGE 11 EAST,
ST. TAMMANY PARISH, LOUISIANA

Table with 2 columns: Description, Date. Includes items like 1. DATE, 2. DATE, 3. DATE, 4. DATE, 5. DATE, 6. DATE, 7. DATE, 8. DATE, 9. DATE, 10. DATE.

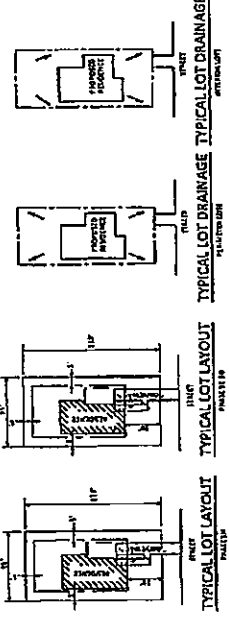
2019-1754-ZC



PLANNED UNIT DEVELOPMENT
ALEXANDER RIDGE PHASE 4A, 4B, 4C AND 4D
SECTION 34, TOWNSHIP 6 SOUTH, RANGE 11 EAST,
ST. TAMMANY PARISH, LOUISIANA



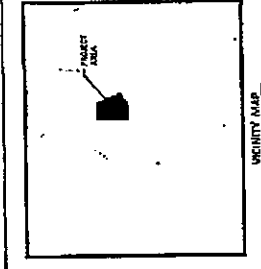
- 1. 4" CONCRETE FOOTING, 48" DEEP BY 24" DIA.
- 2. 6" CONCRETE SLAB
- 3. 4" CONCRETE SLAB
- 4. 4" CONCRETE SLAB
- 5. 4" CONCRETE SLAB
- 6. 4" CONCRETE SLAB
- 7. 4" CONCRETE SLAB
- 8. 4" CONCRETE SLAB
- 9. 4" CONCRETE SLAB
- 10. 4" CONCRETE SLAB



REVISIONS
1. 10/15/19
2. 11/15/19
3. 12/15/19
4. 01/15/20
5. 02/15/20
6. 03/15/20
7. 04/15/20
8. 05/15/20
9. 06/15/20
10. 07/15/20

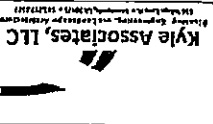
Table with 2 columns: Description, Date. Includes items like 1. DATE, 2. DATE, 3. DATE, 4. DATE, 5. DATE, 6. DATE, 7. DATE, 8. DATE, 9. DATE, 10. DATE.

- 1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE ST. TAMMANY PARISH ENGINEERING DEPARTMENT.
- 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE ST. TAMMANY PARISH ENGINEERING DEPARTMENT.
- 3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE ST. TAMMANY PARISH ENGINEERING DEPARTMENT.
- 4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE ST. TAMMANY PARISH ENGINEERING DEPARTMENT.
- 5. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE ST. TAMMANY PARISH ENGINEERING DEPARTMENT.
- 6. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE ST. TAMMANY PARISH ENGINEERING DEPARTMENT.
- 7. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE ST. TAMMANY PARISH ENGINEERING DEPARTMENT.
- 8. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE ST. TAMMANY PARISH ENGINEERING DEPARTMENT.
- 9. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE ST. TAMMANY PARISH ENGINEERING DEPARTMENT.
- 10. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE ST. TAMMANY PARISH ENGINEERING DEPARTMENT.



0.0

PLATE



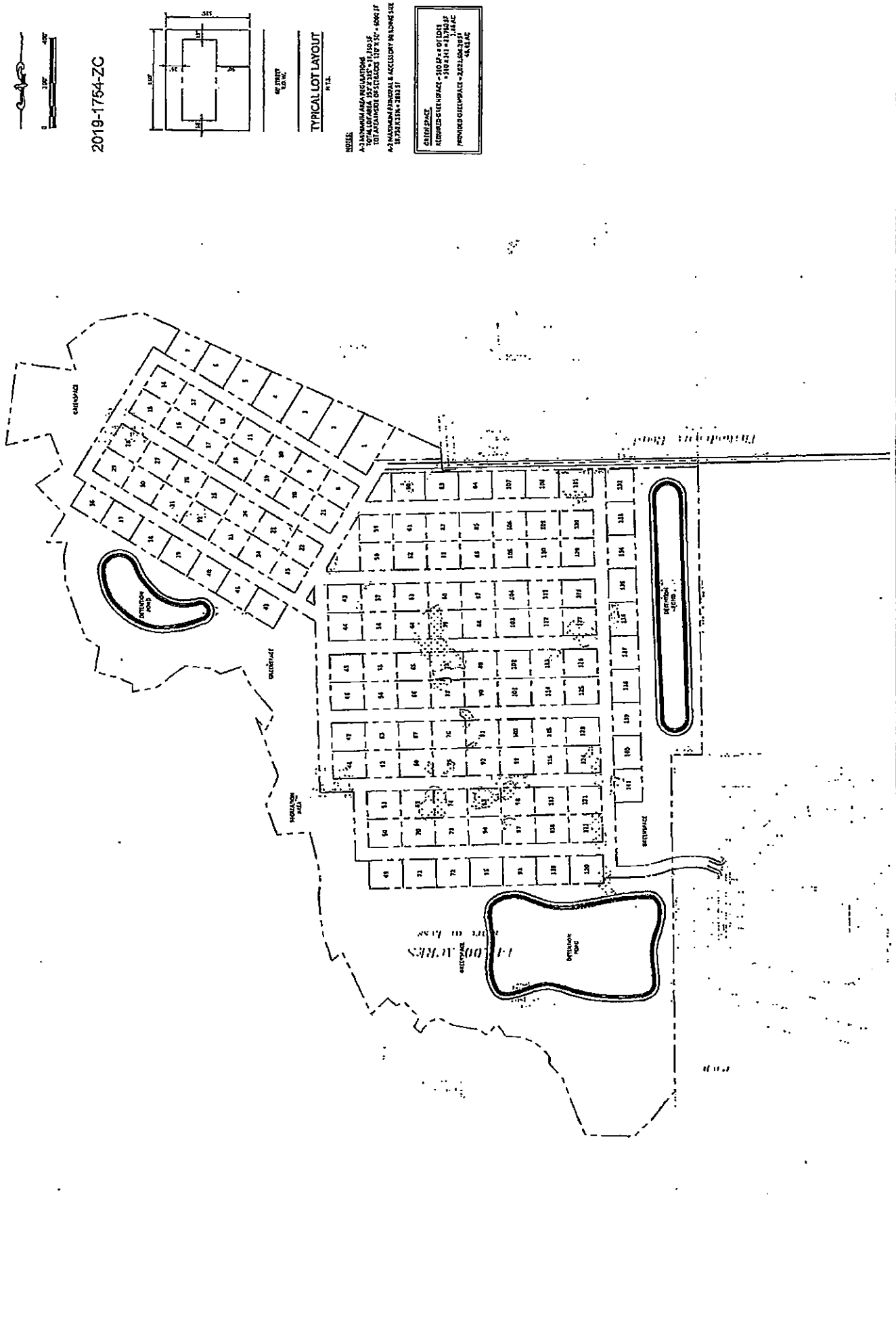
Kyle Associates, LLC
Planning, Engineering, and Landscape Architecture
1100 West 19th Street, Suite 100
Tomball, Texas 77375
Tel: 281-291-1100
Fax: 281-291-1101
www.kyleassociates.com

NO.	DATE	REVISIONS

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

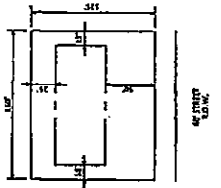
DATE	02/19/20
JOB NO.	19016
DESIGNER	JEP
CHECKER	MMM
DATE	1/20/20
SCALE	1" = 200'
SCALE	1" = 400'

CONTRACT NO. 19016-1-1000-0000



NOTES:
1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

TYPICAL LOT LAYOUT



2019-1754-ZC



2019-1754-ZC

ENVIRONMENTAL ASSESSMENT DATA FORM

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

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? Yes No
- b.) disrupt, alter or destroy any historical or archeological sites or district? Yes No
- c.) have a substantial impact on natural, ecological recreation, or scenic resources? Yes No
- d.) displace a substantial number of people? Yes No
- e.) conform with the environmental plans and goals that have been adopted by the parish? Yes No
- f.) cause an unwarranted increase in traffic congestion within or near the subdivision? Yes No
- g.) have substantial esthetic or adverse visual impact within or near the subdivision? Yes No

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

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

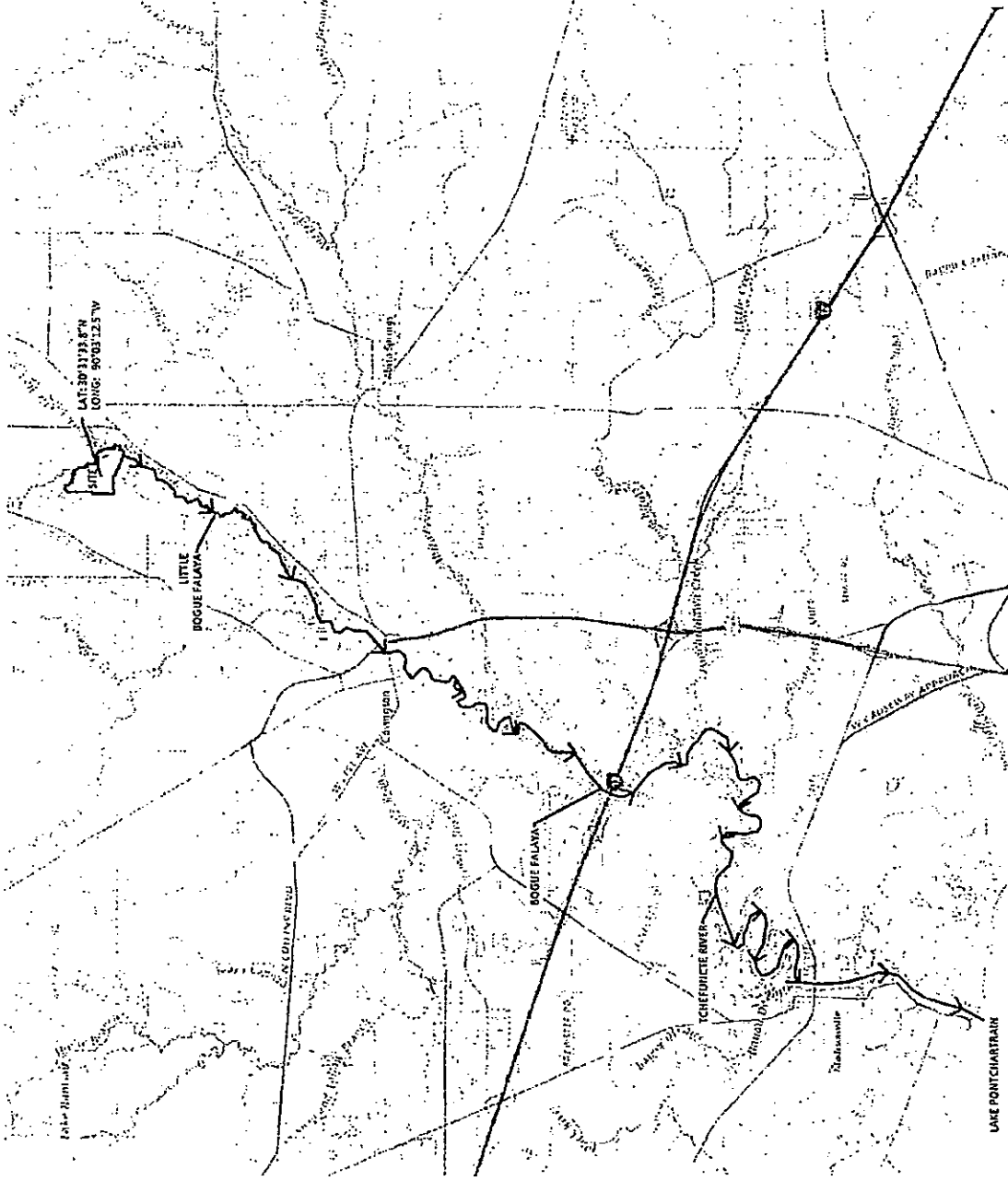
Legend

 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

2019-1754-ZC

Kyle Associates, LLC
 Planning, Engineering, and Landscape Architecture
 6849 Maple Lake Dr. • Metairie, LA 70001 • 504.885.3827



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-I 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.