

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6601 ORDINANCE COUNCIL SERIES NO: _____
COUNCIL SPONSOR: LORINO/COOPER PROVIDED BY: PLANNING DEVELOPMENT
INTRODUCED BY: MR. FITZGERALD SECONDED BY: MR. STEFANCIK
ON THE 4 DAY OF FEBRUARY , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF LA HIGHWAY 1082, SOUTH OF SMITH ROAD, NORTH OF THIBODEAUX ROAD, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 141 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN PUD (PLANNED UNIT DEVELOPMENT OVERLAY) (WARD 3, DISTRICT 2). (2019-1754-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1754-ZC, has recommended to the Council of the Parish of St. Tammany Louisiana, that the zoning classification of the above referenced area be changed from its present A-2 (Suburban District) to an PUD (Planned Unit Development Overlay) see Exhibit "A" for complete boundaries; and

WHEREAS, the St. Tammany Parish Council has held its public hearing in accordance with law; and

WHEREAS, the St. Tammany Parish Council has found it necessary for the purpose of protecting the public health, safety and general welfare, to designate the above described property PUD (Planned Unit Development Overlay).

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, in regular session convened that:

SECTION I: The zoning classification of the above described property is hereby changed from its present A-2 (Suburban District) to an PUD (Planned Unit Development Overlay).

SECTION II: The official zoning map of the Parish of St. Tammany shall be and is hereby amended to incorporate the zoning reclassification specified in Section I hereof.

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: _____ SECONDED BY: _____

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 4 DAY OF MARCH , 2021 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: FEBRUARY 17 , 2021

Published Adoption: _____, 2021

Delivered to Parish President: _____, 2021 at _____

Returned to Council Clerk: _____, 2021 at _____

EXHIBIT "A"

2020-1754-ZC

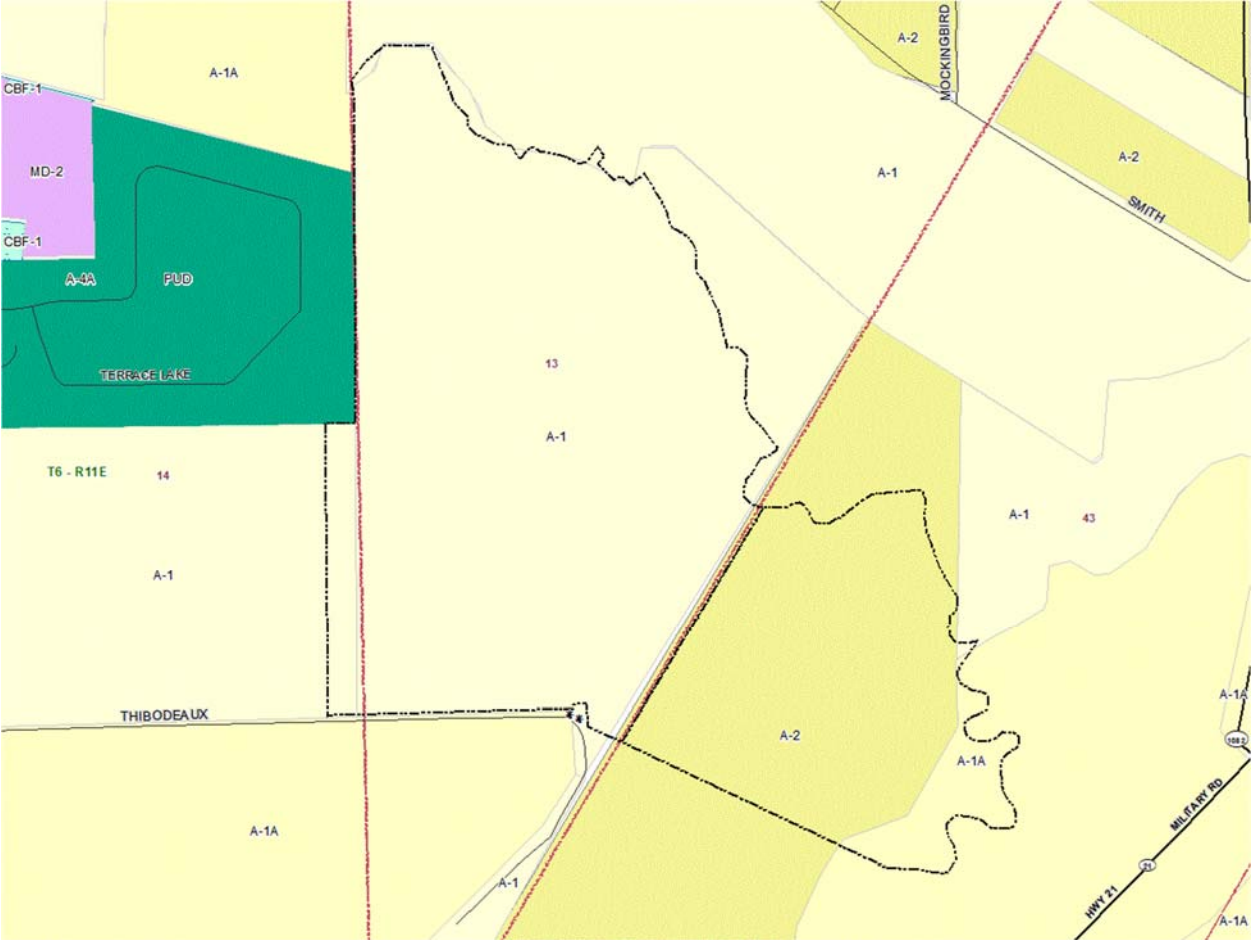
Located in Sections 13, 14 and 43 Township 6 South Range 11 East, St. Tammany Parish, Louisiana.

From the Section Corner common to Sections 11, 12, 13 & 14 Township 6 South Range 11 East, St. Tammany Parish, Louisiana run South 00 degrees 32 minutes 35 seconds East, 1087.93 feet to the Point of Beginning.

From the Point of Beginning run South 00 degrees 32 minutes 35 seconds East. 1516.76 feet to a point, thence South 89 degrees 04 minutes 13 seconds West, 138.55 feet to a point,, thence South 00 degrees 44 minutes 11 seconds East, 1322.75 feet to a point; thence North 88 degrees 27 minutes 59 seconds East, 1086.16 feet to a point, thence North 03 degrees 42 minutes 05 seconds West, 19.39feet to a point; thence North 86 degrees 17 minutes 55 seconds East, 60.0 feet to a point, thence South 03 degrees 42 minutes 05 seconds East, 98.31 feet to a point; thence South 65 degrees 37 minutes 13 seconds East, 1468.49 feet more or less to the approximate center of the Little Bogue Falaya River; thence run upstream along said center of Little Bogue Falaya River 1970 feet more or less to intersect the approximate center of the east fork of the Little Bogue Falaya River; thence run upstream along the center of the Little Bogue Falaya River 3570 feet more or less to intersect the approximate center of a drainage ditch; thence run upstream along the center of the drainage ditch 1926 feet more or less back to the Point of Beginning.

This tract contains approximately 141.00 Acres as per sketch map for zoning prepared by this firm dated November 19, 2019 Drawing Number 19550.

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: 141 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

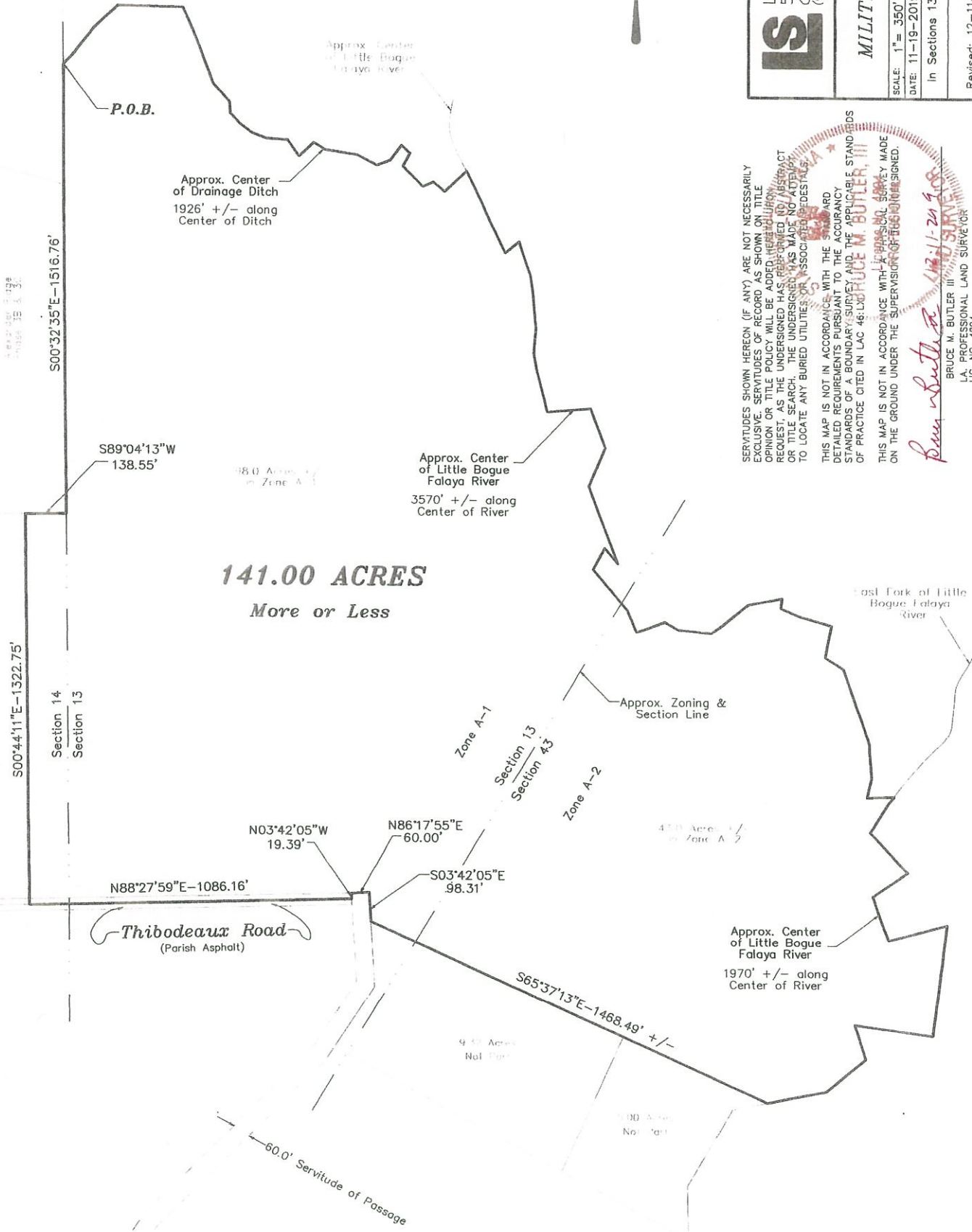
The P.O.B. is described as being S00°32'35"E-1087.93' from the Section Corner common to Sections 11, 12, 13 & 14, T-6-S, R-11-E, St. Tammany Parish, Louisiana



Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(985) 842-6277 office (985) 848-0355 Fax

MAP PREPARED FOR
MILITARY ROAD LAND CO., LLC

SCALE: 1" = 350'	DRAWN BY: JWG
DATE: 11-19-2019	
In Sections 13, 14 & 43, T6S-R11E, St. Tammany Parish, La.	DRAWN NUMBER: 19550
Revised: 12-11-2019 (11x17)	



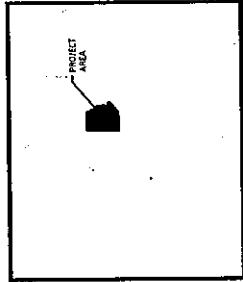
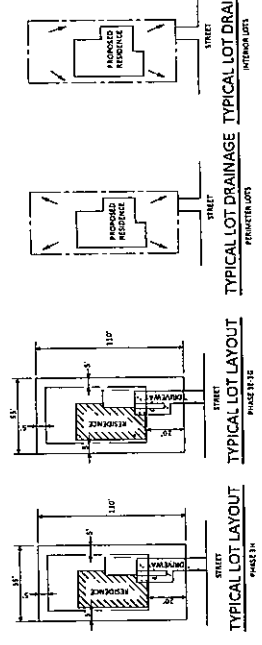
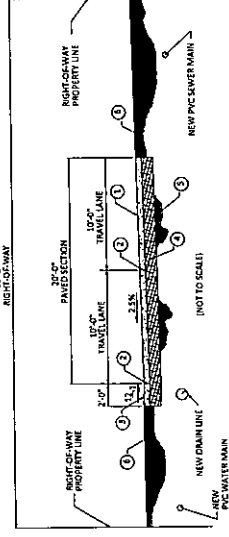
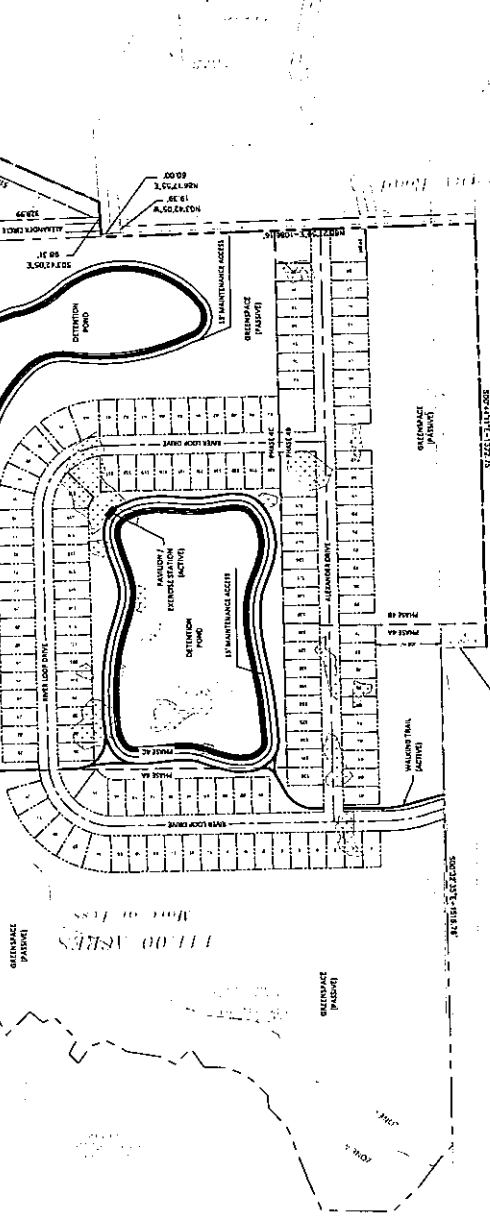
SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HEREON UPON REQUEST. AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH, THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED FEDESTALS.

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 46:140. THIS SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

Bruce M. Butler 11/21/2019
BRUCE M. BUTLER III
LA. PROFESSIONAL LAND SURVEYOR
LIC. NO. 4894

3. AINER UNIT DEVELOPMENT

0030 47E4 7C

[illegible][illegible]

- [illegible]

[illegible][illegible]

PRELIMINARY DOCUMENTS

THESE DOCUMENTS ARE NOT TO BE USED FOR CONSTRUCTION, MEDICAL RECORDATION, CONTRACTS, SALES, OR AS THE BASIS FOR ISSUANCE OF A PERMIT. THESE DOCUMENTS WILL BE PREPARED UNDER THE QUALITY SUPERVISION OF
JAMES C. POWELL, JR., P.E.
LA-31543

Kyle Associates, LLC
Planning, Engineering, and Landscape Architecture
4440 Wilshire Blvd. N. - Minneapolis, LA 55412 - 952.722.2977

1.0

CADD FILE NAME: 19046-PL-PUD.dwg	DATE: 12/16/2019	JOB NO: 19046
	SCALE: (1"=10')	SCALE: (1"=20')
	DESIGNED BY: JEP	DRAWN BY: MMM
	CHECKED BY: JEP	

Print Date: Thursday, February 20, 2020 2:54:57 PM User: Mary Magrath

FILE NAME:
19046-PL-YIELD.dwg

DATE:
02/19/20

DESIGNED BY:
JEP

CHECKED BY:
JEP

SCALE (INCHES):
1" = 400'

DATE:
02/19/20

DESIGNED BY:
JEP

CHECKED BY:
JEP

SCALE (INCHES):
1" = 200'

PROJECT:
ALEXANDER RIDGE
PHASE 4
COVINGTON, LA
ST. TAMMANY PARISH

NO.

DATE:

REVISIONS

APPROVED

SYMBOLS:
L-10046
JANESS POWELL, P.E.
L-10046

PRELIMINARY DOCUMENTS
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION. IT IS FOR PRELIMINARY REVIEW ONLY. ANY CHANGES TO THE PLAN SHALL BE MADE BY THE DESIGNER. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED UNDER THE DIRECT SUPERVISION OF THE DESIGNER.

PLANING, ENGINEERING, AND LANDSCAPE ARCHITECTURE
KYLE ASSOCIATES, LLC
1300 Maplewood - Metairie, LA 70001 - 833.737.8777

SHEET NO.

C0.0

2019-1754-ZC

NO STREET
S.O.W.

TYPICAL LOT LAYOUT
N.T.S.

NOTES:
A-2 MINIMUM AREA REGULATIONS
LOT AREA: 135' X 157' = 21,095 SF
LOT AREA (INSIDE OF SETBACKS): 120' X 150' = 18,000 SF
A-2 MINIMUM PRINCIPAL & ACCESSORY BUILDING SIZE
10,750 X 10' = 107,500 SF

GREEN SPACE
REQUIRED GREENSPACE = 580 SF = 1.05 LOTS
580 X 1.01 = 585.80 SF
PROVIDED GREENSPACE = 2,021,598.20 SF
46.41 AC

File: M:\2019\19046 - Alexander Ridge Subdivision - Phase 4\Drawings\Civil\19046-PL-YIELD.dwg
User: Harry M. Powell
Plot Date: Wednesday, February 19, 2020 4:45:50 PM

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 ☐ Title 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.

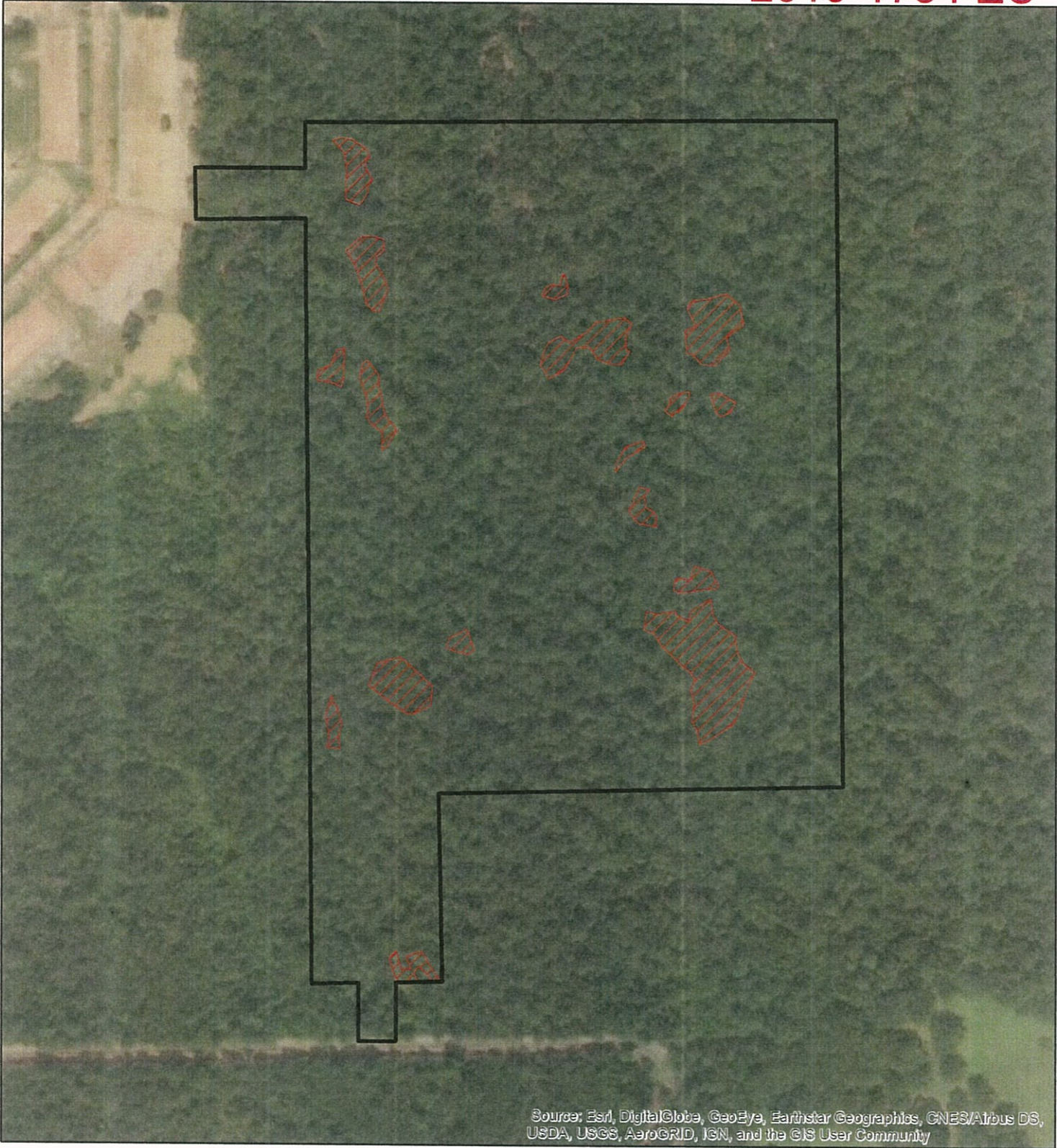


ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

02.19.2020

DATE

Preliminary Wetlands Map: Phase 4 Alexander Ridge
Mr. Kenneth Lopiccolo 2019-1754-ZC



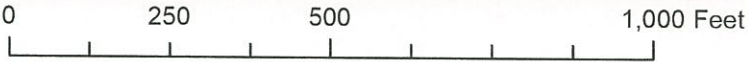
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

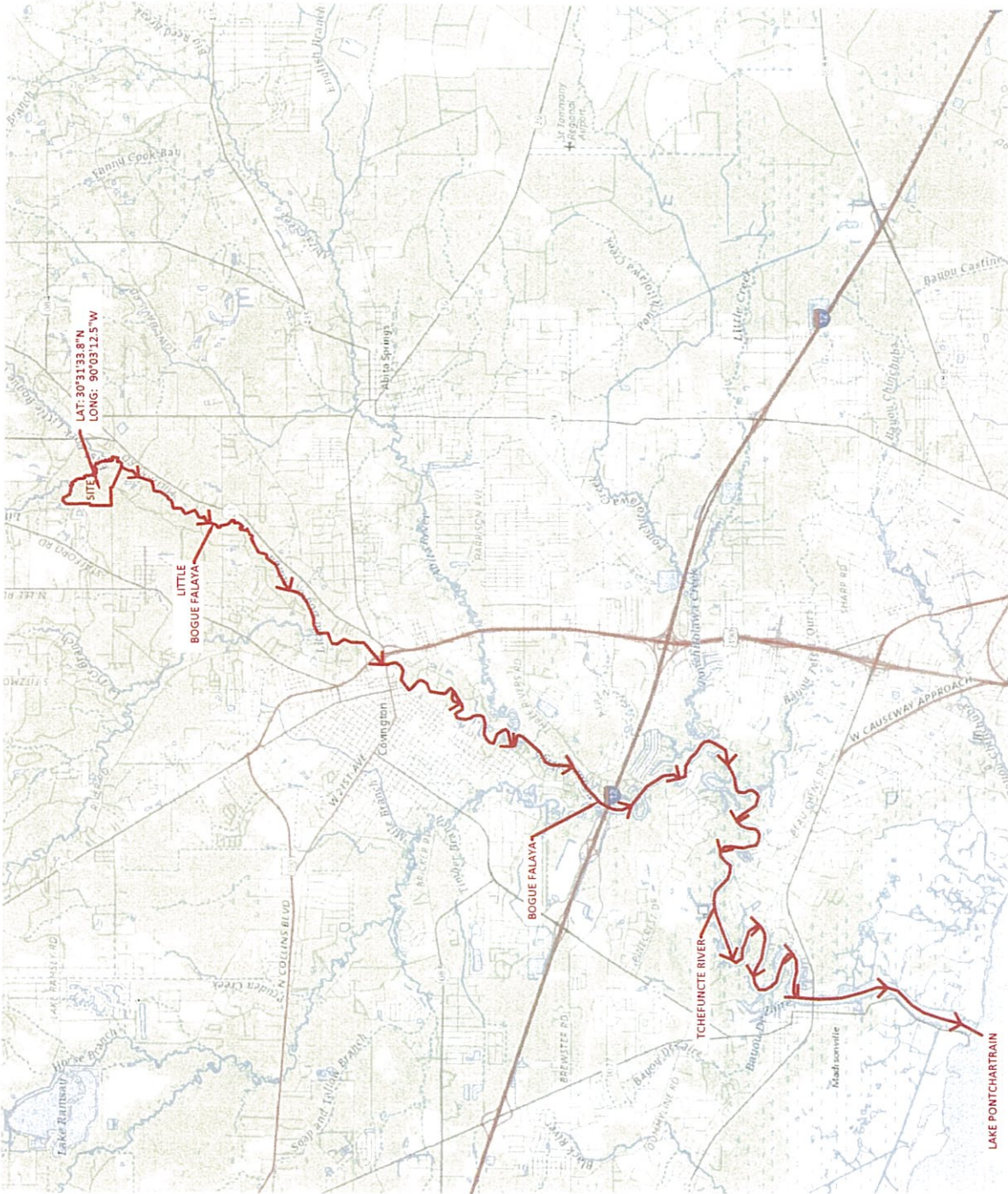
Biological Surveys, Inc.
P.O. Box 94
Covington, LA 70434
Date: February 12, 2020

**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





ALEXANDER RIDGE PHASES 4A-4D PUD RECEIVING WATERS

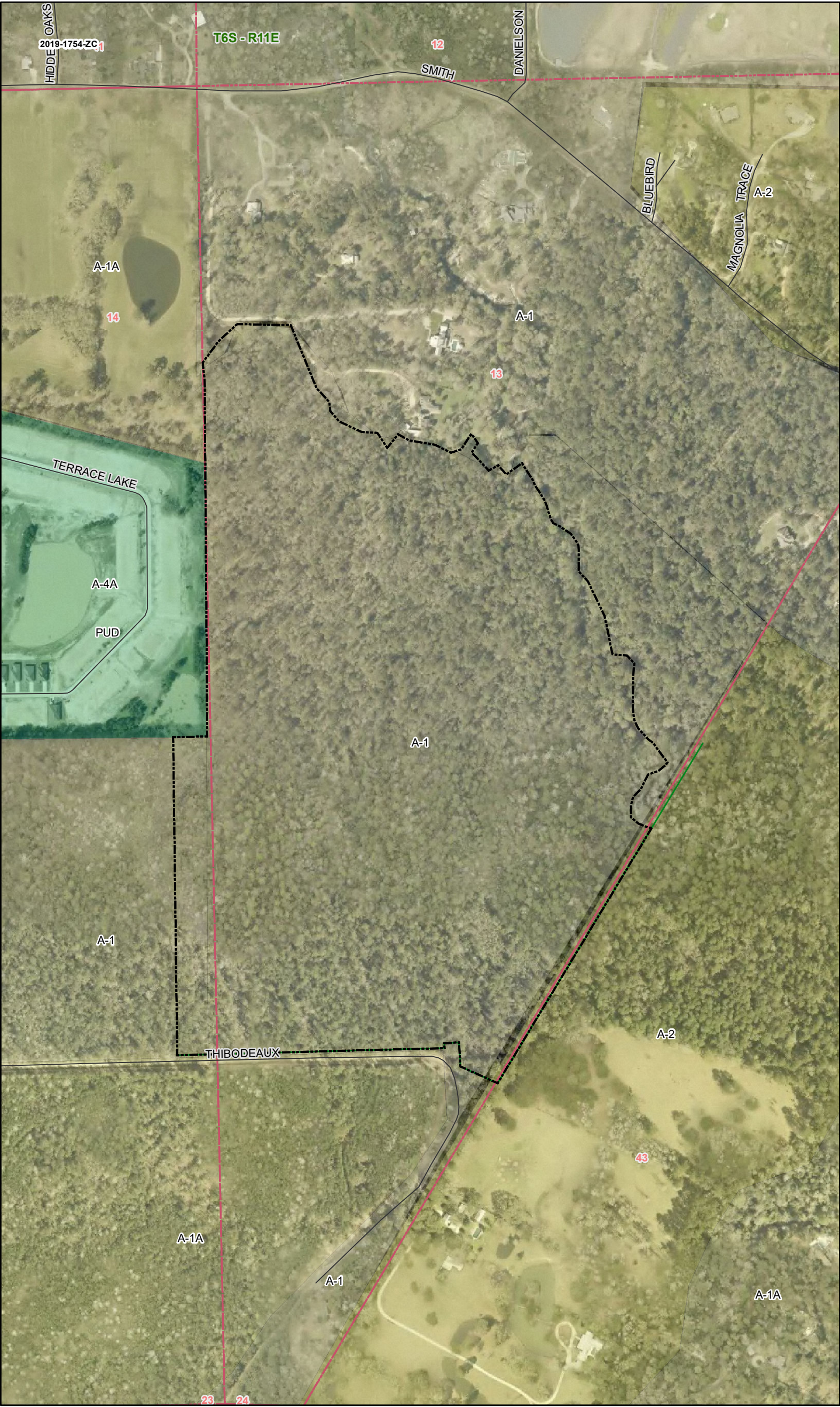
ST. TAMMANY PARISH, LOUISIANA

2019-1754-ZC

02-04-20



Kyle Associates, LLC
Planning, Engineering and Landscape Architecture
638 Village Lane N. • Mandeville, LA 70471 • 985.722.9377



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 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: 141 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Terrace Lake Drive - Parish
Type: Thibodeaux Road – Parish

Road Surface: 1 Lane Asphalt
Road Surface: 1 Lane Asphalt

Condition: Good
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.