

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5577                      ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_  
COUNCIL SPONSOR: DEAN/BRISTER                      PROVIDED BY: PLANNING DEVELOPMENT  
INTRODUCED BY: MR. STEFANCIK                      SECONDED BY: MR. GROBY  
ON THE 5 DAY OF MAY , 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF HIGHWAY 1081, SOUTH OF SMITH ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 77.36 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT CB-1 (COMMUNITY BASED FACILITIES DISTRICT) TO AN A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) & PUD (PLANNED UNIT DEVELOPMENT OVERLAY), (WARD 3, DISTRICT 2). (2016-155-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-155-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 CB-1 (Community Based Facilities District) to an A-4 (Single Family Residential District) & 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 as A-4 (Single Family Residential District) & 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 CB-1 (Community Based Facilities District) to an A-4 (Single Family Residential District) & 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF JUNE , 2016 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_.

\_\_\_\_\_  
MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: APRIL 28 , 2016

Published Adoption: \_\_\_\_\_, 2016

Delivered to Parish President: \_\_\_\_\_, 2016 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2016 at \_\_\_\_\_

## Exhibit "A"

**2016-155-ZC**

**Located in Section 14 Township 6 South, Range 11 East, St. Tammany Parish, Louisiana.**

**From the Section Corner common to Sections 11, 12, 13 and 14 Township 6 South, Range 11 East, St. Tammany Parish, Louisiana run South, 1534.00 feet to the Point of Beginning.**

**From the Point of Beginning run South, 1112.88 feet to a point; thence South 89 degrees 19 minutes 55 seconds West, 2877.08 feet to a point; thence North 00 degrees 25 minutes 39 seconds West, 17.42 feet to a point; thence South 89 degrees 42 minutes 45 seconds West, 720.96 feet to a point; thence with a curve to the right having a Radius of 5699.65 feet and an Arc of 325.67 feet to a point; thence North 36 degrees 26 minutes 09 seconds East, 758.84 feet to a point; thence with a curve to the left having a Radius of 5759.65 feet and an Arc of 256.41 feet to a point; thence South 87 degrees 02 minutes 15 seconds East, 651.95 feet to a point; thence South 00 degrees 41 minutes 20 seconds East, 299.98 feet to a point; thence North 89 degrees 18 minutes 40 seconds East, 172.11 feet to a point; thence North 00 degrees 41 minutes 20 seconds West, 43.07 feet to a point; thence North 89 degrees 18 minutes 40 seconds East, 30.00 feet to a point; thence South 00 degrees 41 minutes 20 seconds East, 43.07 feet to a point; thence North 89 degrees 18 minutes 40 seconds East, 807.68 feet to a point; thence North 00 degrees 41 minutes 20 seconds West, 676.09 feet to a point; thence South 75 degrees 01 minutes 33 seconds East, 1198.66 feet back to the Point of Beginning.**

**This tract contains 77.36 Acres.**

**Case No.:** 2016-155-ZC

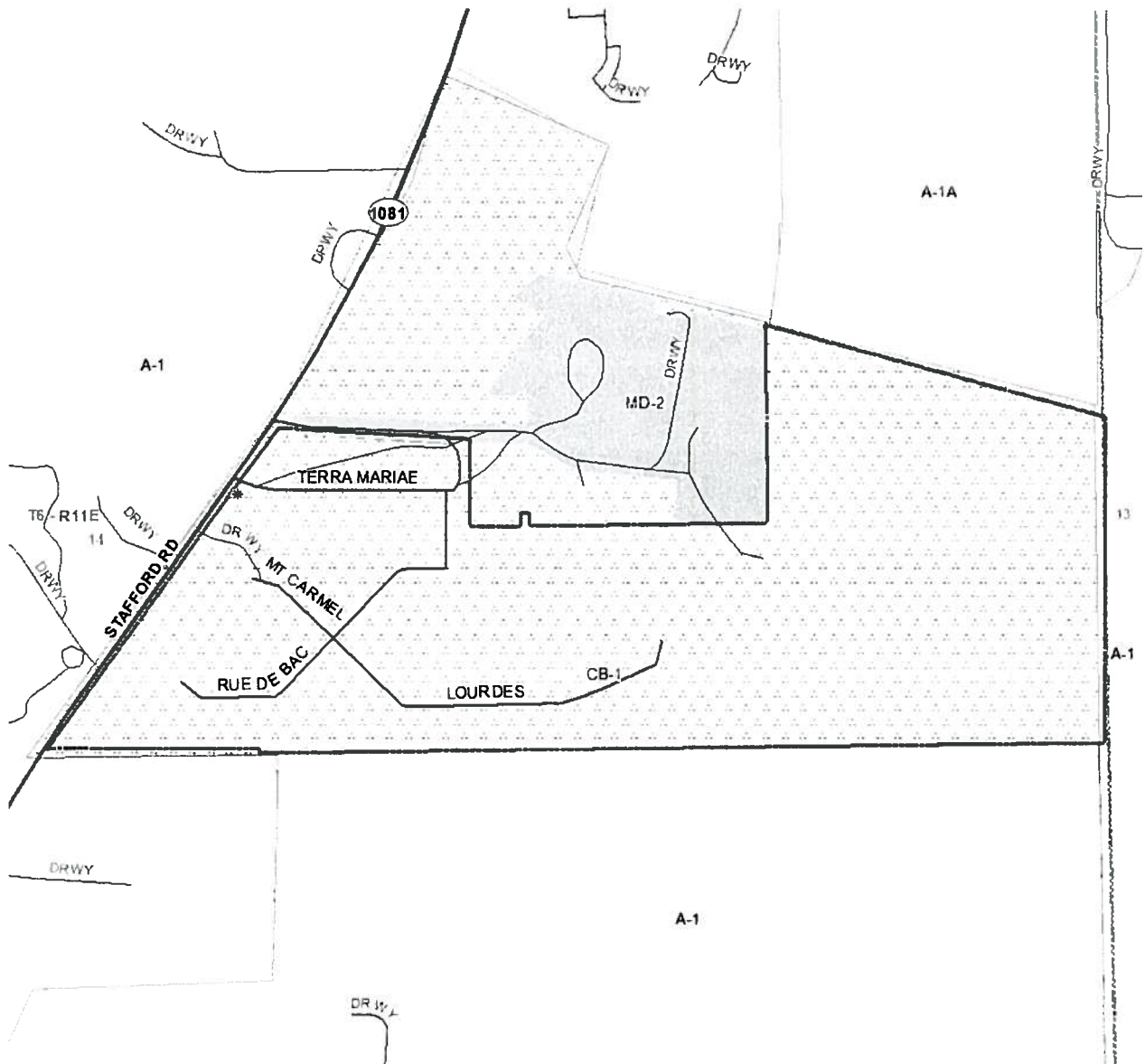
**PETITIONER:** Council Motion

**OWNER:** Military Road Land CO, LLC - Frank J. Lopiccolo

**REQUESTED CHANGE:** From CB-1 Community Based Facilities District to A-4 Single-Family Residential District & PUD Planned Unit Development Overlay

**LOCATION:** Parcel located on the east side of LA Highway 1081, south of Smith Road; S14, T6S, R11E; Ward 3, District 2

**SIZE:** 77.36 acres

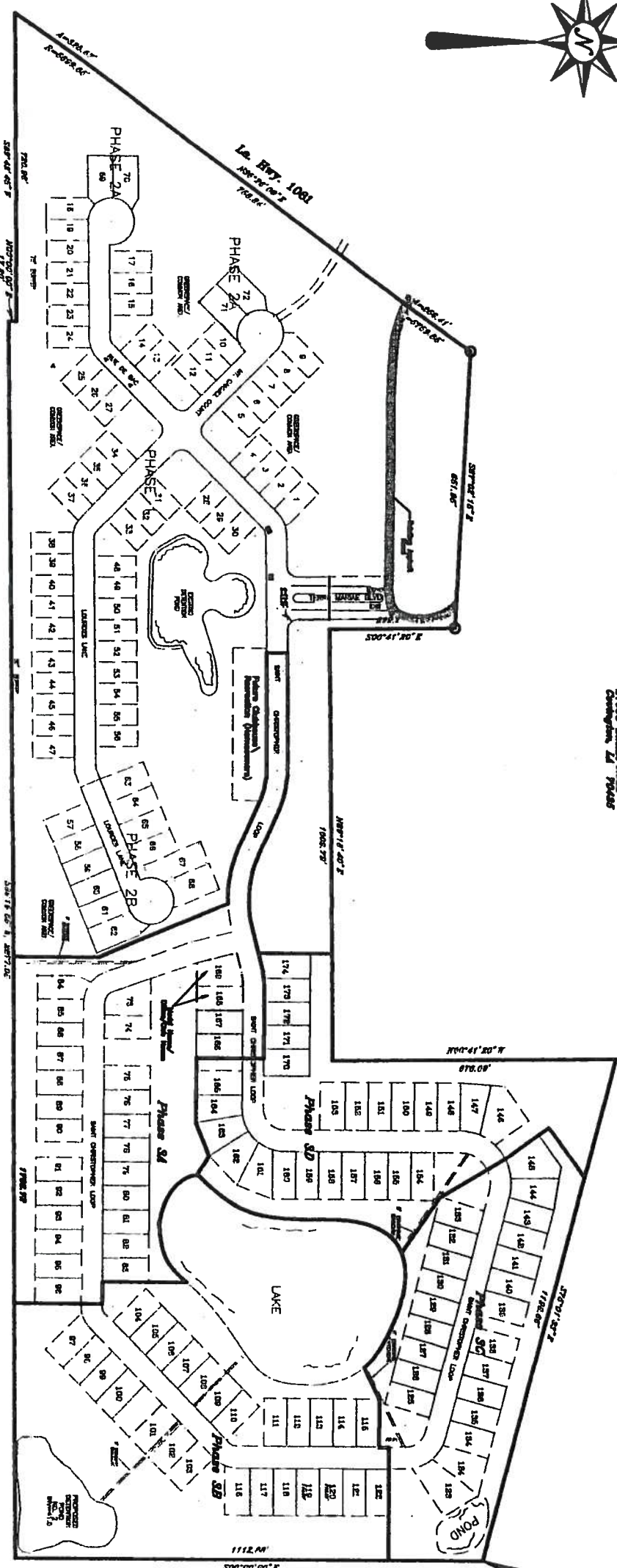


2016-155-ZC



**Terra Mariae**  
Phase 1, 2A, 2B, 3A, 3B, 3C & 3D  
Survey 14, Terra Mariae, Survey 14, Section 14, Township 14N, Range 14E, County 14, State 14  
Survey 14, Terra Mariae, Survey 14, Section 14, Township 14N, Range 14E, County 14, State 14

**\*THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY  
SOLE PURPOSE OF THIS MAP IS FOR ZONING ONLY**



**Net Density:**  
77 Acres ± 0.75 = 68 Acres ± Zone  
4-4 (4 Lots per Acre) = 252 Lots/Units

**Total Acres in Development:** 77.88 Acres  
Total Acres in GreenSpace: 37.05 Acres (Not including Ponds)  
Total Acres in Paved Areas: 6.68 Acres (Not including Ponds)  
Total Acres in GreenSpace and Paved Areas: 43.73 Acres  
Total Percentage of GreenSpace (60% credit for ponds): 53%

**Area Lot Size for Phases 1, 2A & 2B:** 60' ± 100'  
**Area Lot Size for Phases 3A, 3B, 3C & 3D:** 65' ± 110'

**This property is located in Flood Zone C  
as per FEMA FIRM, Comm. Panel No.  
225305 0160 C, map dated 10-17-1989**

**Number of Lots in Phase 1 - 66 Lots**  
**Number of Lots in Phase 2A - 4 Lots**  
**Number of Lots in Phase 2B - 12 Lots**  
**Number of Lots in Phase 3A - 28 Lots**  
**Number of Lots in Phase 3B - 28 Lots**  
**Number of Lots in Phase 3C - 28 Lots**  
**Number of Lots in Phase 3D - 28 Lots**  
**Total Number of Lots - 174 Lots**

**Building Setback Lines for Phases 1, 2A & 2B:**  
Front - 20'  
Side - 0' on 1 side, 10' on other side  
Rear - 5'

**Building Setback Lines for Phases 3A, 3B, 3C & 3D:**  
Front - 20'  
Side - 5'  
Rear - 5'

**Land Surveying, LLC**  
518 N. Columbia Street  
Covington, LA 70433  
(985) 842-6271 office (985) 848-0335 fax

**Terra Mariae Phases 1, 2A,  
2B, 3A, 3B, 3C & 3D**

MAP PREPARED FOR

SCALE: 1" = 500'

DATE: 10-09-2015

DRAWN BY

DESIGNED BY

CHECKED BY

APPROVED BY

PROJECT NUMBER

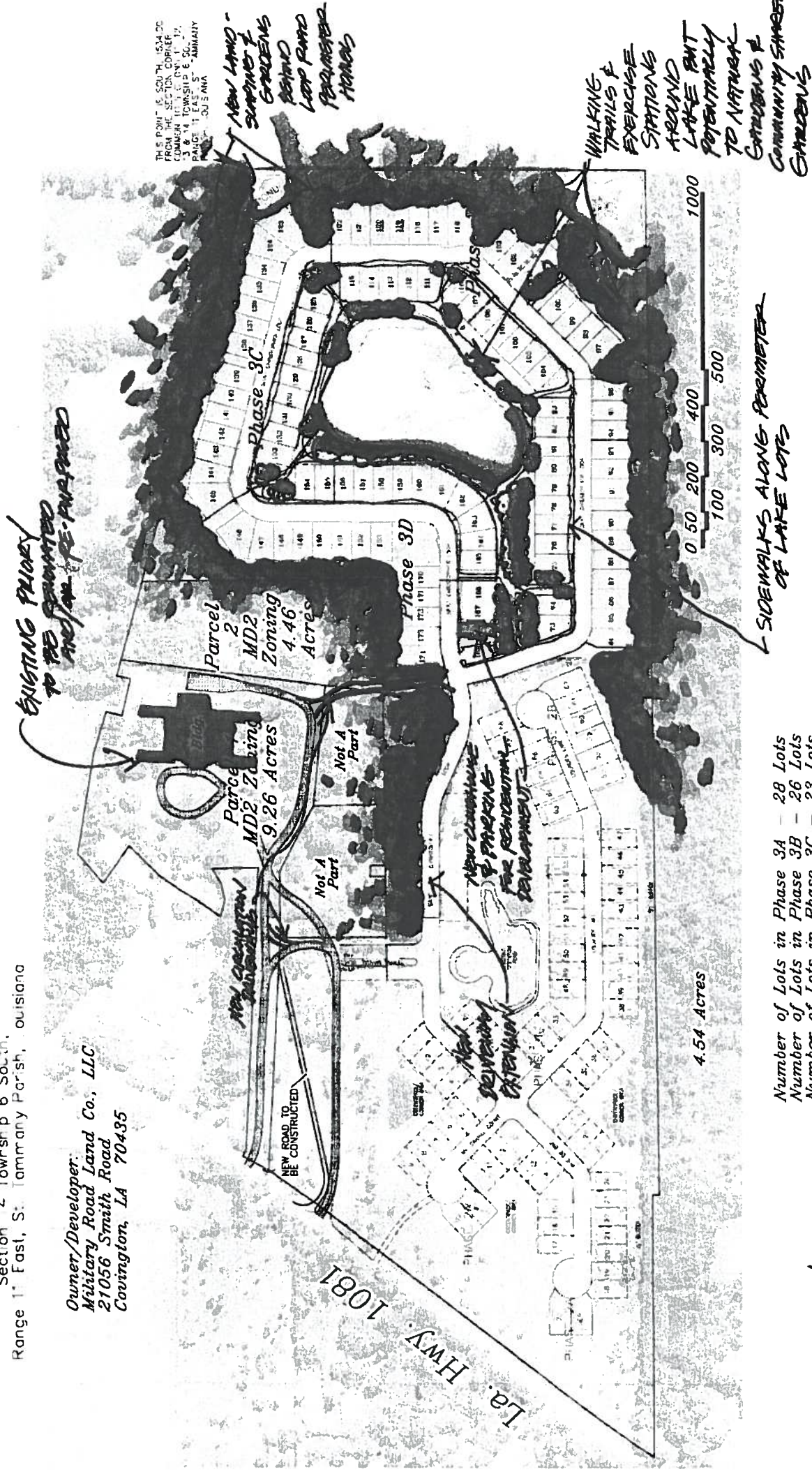
**Note: This Plot is not to Scale, it is a reduced copy**



## Terra Mariae &amp; Priory Assisted Living

Section 12 Township 6 South,  
Range 11 East, St. Tammany Parish, Louisiana

*Owner/Developer:  
Military Road Land Co., LLC  
21056 Smith Road  
Covington, LA 70435*



Number of Lots in Phase 3A - 28 Lots  
 Number of Lots in Phase 3B - 26 Lots  
 Number of Lots in Phase 3C - 23 Lots  
 Number of Lots in Phase 3D - 25 Lots  
 Total Number of Lots - 102 Lots

*Building Setback Lines for Phases 3A, 3B, 3C & 3D*  
*Front - 20'*  
*Side - 5'*  
*Side Street - 5'*  
*Rear - 5'*

**fl+WB architects**  
229 st. john lane  
covington, la 70433  
985-893-4100



# CONCEPTUAL SITE PLAN

2/29/16

2016-15520

2016-155-ZC

**ENVIRONMENTAL ASSESSMENT DATA FORM**

Applicant's Name: Military Road Land Co. LLC

Developer's Address: 21056 Smith Rd Coungton La. 70435  
Street City State Zip Code

Developer's Phone No. Kenneth Lopez 10-985-966-5646  
(Business) (Cell)

Subdivision Name: Terra Mariae

Number of Acres in Development: 77 Number of Lots/Parcels in Development: 174

Ultimate Disposal of Surface Drainage: Attached

Water Surface Runoff Mitigation Proposed: Attached

(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 ☐ Tide 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? \_\_\_\_\_

2015-155-ZC

- Does the subdivision front on any major arterial streets? ☒ Yes ☐ No

If yes, which major arterial streets? Harry 1081

- Will any smoke, dust or fumes be emitted as a result of operational construction? ☒ Yes ☐ No

If yes, please explain? very little - small fires

- 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.*

K. L. Smith  
ENGINEER/SURVEYOR/OR DEVELOPER  
(SIGNATURE)

March 24, 2016  
DATE



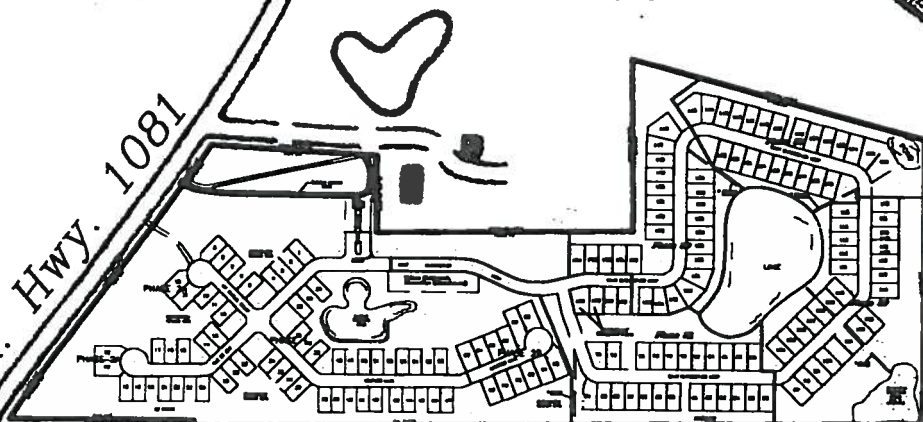
2015-155-ZC

# Terra Mariae

Phase 1, 2A, 2B, 3A, 3B, 3C & 3D  
Section 14 Township 6 South,  
Range 11 East, St. Tammany Parish, Louisiana  
District 2 Ward 3



La. Hwy. 1081



ZONE A7

Thibodeaux Road

ZONE B

Fema Firm, Comm. Panel No.  
225205 0150 C, Dated 10-17-89

ZONE C



DATE:  
03/22/16

SCALE:  
NOSCALE

## Land Surveying, LLC

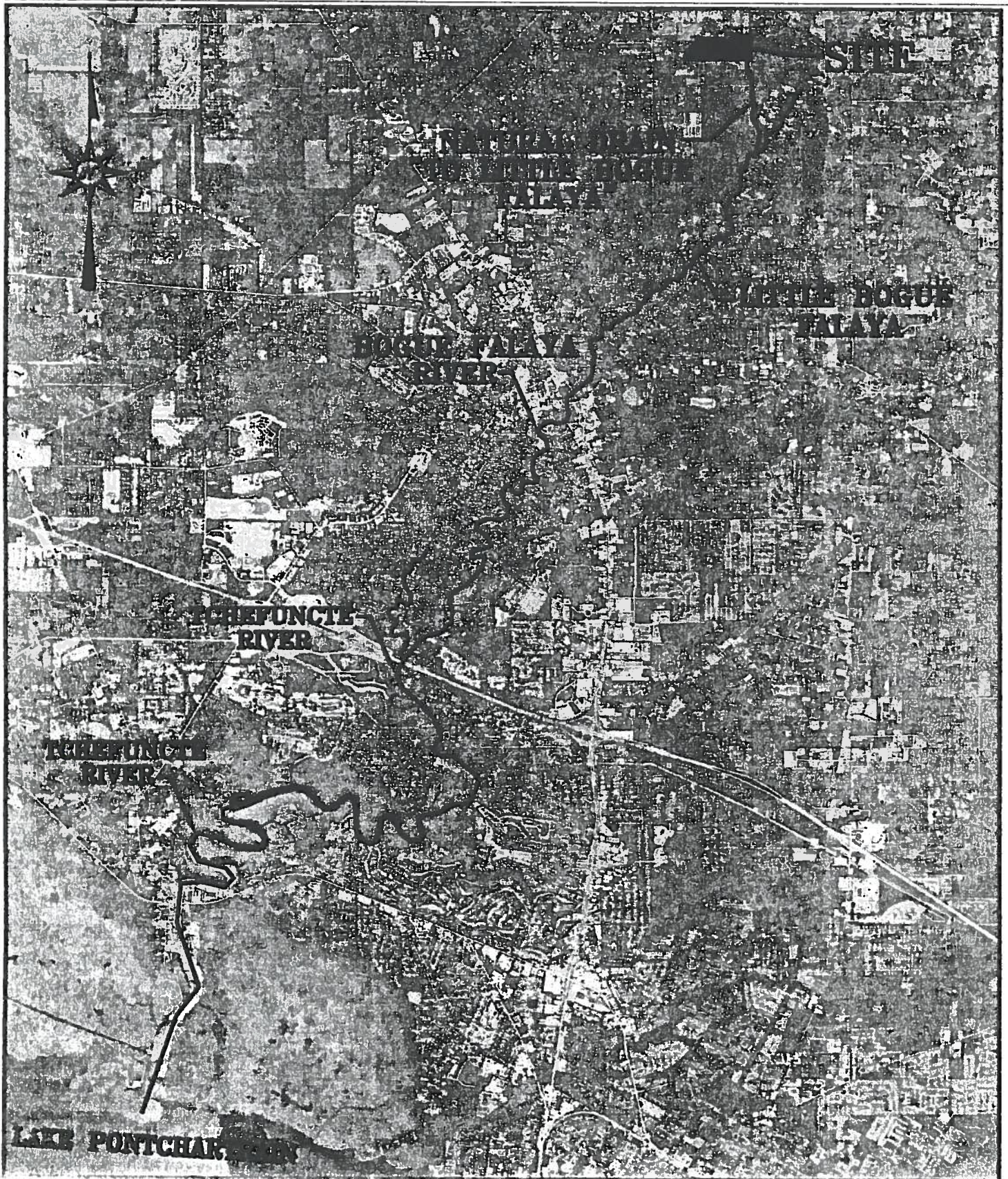
SURVEYING PLANNING ELEVATIONS

518 N. Columbia Street  
Covington, Louisiana 70433  
E-mail: landsuri@bellsouth.net  
Phone: 985-892-6277 Fax: 985-898-0355

Terra Mariae, Phase  
1, 2A, 2B, 3A, 3B, 3C  
& 3D, Flood Zone  
Overlay Map, Job#17153



2015-155-2C



DATE:  
03/22/16

SCALE:  
NOSCALE

## Land Surveying, LLC

SURVEYING PLANNING ELEVATIONS

518 N. Columbia Street  
Covington, Louisiana 70433  
E-mail: [landsuri@bellsouth.net](mailto:landsuri@bellsouth.net)  
Phone: 985-892-6277 Fax: 985-898-0355

DISPOSIL OF SURFACE  
DRAINAGE ROUTE, FOR  
TERA MARIAE PHASES 1,  
2A, 2B, 3A, 3B, 3C &  
3D, ST.TAMMANY PARISH







ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 4/4/2016  
Case No.: 2016-155-ZC  
Posted: 03/17/16

Meeting Date: 4/5/2016  
Determination: Approved

GENERAL INFORMATION

PETITIONER: Council Motion  
OWNER: Military Road Land CO, LLC - Frank J. Lopiccolo  
REQUESTED CHANGE: From CB-1 Community Based Facilities District to A-4 Single-Family Residential District & PUD Planned Unit Development Overlay  
LOCATION: Parcel located on the east side of LA Highway 1081, south of Smith Road; S14, T6S, R11E; Ward 3, District 2  
SIZE: 77.36 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State Road Surface: 2 lane asphalt Condition: Good

LAND USE CONSIDERATIONS  
SURROUNDING LAND USE AND ZONING:

Direction	Surrounding Use	Surrounding Zone
North	Residential, Priory, Vacant	CB-1 Community Based Facilities District, MD-2 Medical Residential District, A-1 Suburban District
South	Residential & Undeveloped	A-1 Suburban District
East	Undeveloped	A-1 Suburban District
West	Residential & Undeveloped	A-1 Suburban District

EXISTING LAND USE:

Existing development: Yes Multi occupancy development: Yes

COMPREHENSIVE PLAN:

**Planned District** - 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 site was originally rezoned to ID Institutional District in 1988 and a conditional use permit was approved for the development of an age restricted single family residential subdivision. The petitioner is now requesting to change the zoning from CB-1 Community Based Facilities District (adopted through the comprehensive zoning) to PUD Planned Unit Development Overlay. The existing single family residential subdivision is currently approved to be developed with a maximum of 174 lots. At this time, only 72 lots have been developed. The requested zoning change would allow to bring the existing single family residential subdivision in compliance with the appropriate zoning district and for the preservation of the large existing greenspace area within the subdivision.

Note that a zoning change request to A-4 Single Family Residential District (2016-152-ZC) has been submitted in connection with the PUD zoning change request, to establish the underlying zoning.



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 4/4/2016  
Case No.: 2016-155-ZC  
Posted: 03/17/16

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
Minimum front, side, & rear setbacks & maximum height	Provided as Required
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Provided as Required (off Site Utilities Inc)
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

DENSITY

As required under Section 6.0103 A.4.of the Planned Unit Development Overlay, the net density shall be provided, based upon the underlying zoning classification, utilizing the formula (Total Area x .75 = \_\_\_\_\_ x maximum net density = \_\_\_\_\_ lots (units)), or the number of lots/units may be established by a yield plan.

The gross density of this property, based on the underlying zoning of A-4, is at 4 units per acre, which would allow for a total of 309 units. Based on the A-4 Zoning Districts, the net density would allow for 232 lots. The proposal is for 174 units which meets the PUD requirements.

GREENSPACE

A total of 37.05 acres (50%) of greenspace is proposed to remain on the site. The future active amenities will consist of a clubhouse and a recreation area, exercise stations along the walking path and a model home/office/club house, proposed to be located on lots 168 & 169. As passive amenities, large greenspace areas, a lake and a walking path are proposed to be provided.

COMPREHENSIVE PLAN ANALYSIS

The 2025 future land use plan calls for the area to be developed as a Planned District with residential uses including the preservation of the natural environment. The existing subdivision and proposed addition meets the objectives of the 2025 future land use plan and will definitely allow for the preservation of the existing and proposed greenspace areas.

STAFF RECOMMENDATION:

The staff recommends that the request for a PUD Planned Unit Development Overlay designation be approved.