

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION MEETING**  
**6:00 P.M. – FEBRUARY 4, 2020**  
**ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**  
**KOOP DRIVE OFF OF HIGHWAY 59**  
**MANDEVILLE, LOUISIANA**

**ROLL CALL**

**CALL TO ORDER**

**ANNOUNCEMENTS**

- **Please silence all phones and electronic devices**
- **Appeals**
- **Speaker Cards**
- **Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal**
- **Please exit the building**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE JANUARY 7, 2020 MINUTES**

**ELECTION OF OFFICERS**

**POSTPONING OF CASES**

**PUBLIC HEARINGS**

**APPEARERS**

**ZONING CHANGE REQUEST CASES - APPLICATIONS FOR A PROPOSED CHANGE OF ZONING DISTRICT OR AMENDMENTS TO THE LAND USE ORDINANCE REQUIRING REVIEW & RECOMMENDATION OF APPROVAL BY THE ZONING COMMISSION BEFORE ACTION BY THE PARISH COUNCIL ARE AS FOLLOWS:**

1.     **2019-1732-ZC**  
Existing Zoning:     A-1 (Suburban District)  
Proposed Zoning:    A-1 (Suburban District) & MHO (Manufactured Housing Overlay)  
Acres:                .51  
Petitioner:          Tara Easley  
Owner:                Tara Easley  
Location:            Parcel located on the south side of Million Dollar Road, west of Passman Road, and north of K C Camp Road, being 16538 Million Dollar Road, Covington, S6, T6S, R11E, Ward 2 & 3, District 2.  
  
Council District:     2
2.     **2019-1744-ZC**  
Existing Zoning:     A-4A (Single Family Residential) and HC-2 (Highway Commercial District)  
Proposed Zoning:    I-1 (Industrial District)  
Acres                 3.29 acres  
Petitioner:          Seth Laigast  
Owner:                Larry Terrell  
Location:            Parcel located on the south side of LA Highway 36, south of St. Landry Street; being 20252 Highway 36, Covington, S42, T6S, R11E, Ward 3, District 2.  
  
Council District     2
3.     **2019-1745-ZC**  
Existing Zoning:     NC-4 (Neighborhood Institutional District)  
Proposed Zoning:    HC-2 (Highway Commercial District)  
Acres:                .47 acres  
Petitioner:          No Limit Investments, LLC - Kasey Cole  
Owner:                No Limit Investments, LLC - Kasey Cole  
Location:            Parcel located on the west side of LA Highway 1090, north of Browns switch Road, being Lots 39 and 40, Ozone Pines Subdivision; also known as 61027 LA Highway 1090, Slidell S31, T8S, R15E, Ward 9, District 9.

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION MEETING**  
**6:00 P.M. - FEBRUARY 4, 2020**  
**ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**  
**KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA**

Council District: 9

**4. 2019-1750-ZC**

Existing Zoning: I-2 (Industrial District)  
Proposed Zoning: HC-2 (Highway Commercial District)  
Acres: 11.77 acres  
Petitioner: Northpointe Business Park, LLC - Gerard Bourgeois  
Owner: Northpointe Business Park, LLC - Gerard Bourgeois  
Location: Parcel located on the north side of Louisiana Highway 1085, and on the east side of Winward Drive, Northpointe Business Park, Covington, S3, T7S, R10E, Ward 1, District 3.  
Council District: 3

**5. 2019-1751-ZC**

Existing Zoning: A-1 (Suburban District), A-1A (Suburban District), A-3 (Suburban District) & I-1 (Industrial District)  
Proposed Zoning: A-4 (Single Family Residential District)  
Acres: 83.51 acres  
Petitioner: Jones Fussell, L.L.P. - Jeff Schoen  
Owner: St. Tammany Land Co., LLC  
Location: Parcel located on the south side of Dove Park Road, west of the Tammany Trace and LA Highway 59, Mandeville, S25, T7S, R11E, Ward 4, District 5.  
Council District: 5

**6. 2019-1752-ZC**

Existing Zoning: A-4 (Single Family Residential District)  
Proposed Zoning: PUD (Planned Unit Development Overlay)  
Acres: 83.51 acres  
Petitioner: Jones Fussell, L.L.P. - Jeff Schoen  
Owner: St. Tammany Land Co., LLC  
Location: Parcel located on the south side of Dove Park Road, west of the Tammany Trace and LA Highway 59, being a 83.51 acre parcel, Mandeville, S25, T7S, R11E, Ward 4, District 5.  
Council District: 5

**7. 2016-155-ZC**

Major Amendment to the PUD (Planned Unit Development Overlay)  
Acres: 69.69 acres  
Petitioner: Kenneth Lopiccolo, Sr.  
Owner: Military Road Land Co., LLC – Frank J. Lopiccolo  
Location: Parcel located on the east side of LA Highway 1081, south of Smith Road, Covington, S14, T6S, R11E, Ward 3, District 2.  
Council District: 2

**8. 2019-1753-ZC**

Existing Zoning: A-1 (Suburban District)  
Proposed Zoning: A-3 (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

**9. 2019-1754-ZC**

Existing Zoning: A-3 (Suburban District)  
Proposed Zoning: PUD (Planned Unit Development Overlay)  
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



**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION MEETING**  
**6:00 P.M. - FEBRUARY 4, 2020**  
**ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**  
**KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA**

10.

**2019-1755-ZC**

Existing Zoning: PUD (Planned Unit Development Overlay)

Proposed Zoning: A-1 (Suburban District)

Acres: 43.116 acres

Petitioner: Joe Labbe

Owner: Tantella Development Group, LLC - Robert Bruno

Location: Parcel located on the east sides of Cozy Lane, Tantela Ranch Road and LA Highway 1077, Covington, S16 & 21, T6S, R10E, Ward 1, District 3.

Council District: 3
11.

**ZC06-06-047**

Major Amendment to the PUD (Planned Unit Development Overlay)

Acres: 31.884 acres

Petitioner: Joe Labbe

Owner: Tantella Development Group, LLC - Robert Bruno

Location: Parcel located on the east sides of Cozy Lane, Tantela Ranch Road and LA Highway 1077, Covington, S16 & 21, T6S, R10E, Ward 1, District 3.

Council District: 3

**NEW BUSINESS**

**OLD BUSINESS**

**ADJOURNMENT**

**MINUTES OF THE  
ST. TAMMANY PARISH ZONING COMMISSION MEETING  
6:00 P.M. – TUESDAY, JANUARY 7, 2020  
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS  
KOOP DRIVE OFF OF HIGHWAY 59  
MANDEVILLE, LOUISIANA**

**ROLL CALL**

Present: Seeger, Parker, Willie, Richard, Doherty, Fitzmorris, Crawford, Drumm, Randolph,  
Absent:  
Staff Present: Helen Lambert, Erin Cook, Leslie DeLatte, Emily Couvillion, and Ashley McMenamin

**CALL TO ORDER**

**ANNOUNCEMENTS**

- . Please silence all phones and electronic devices
- . Appeals
- . Speaker Cards
- . **Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal**
- . Please exit the building

**INVOCATION**

The Invocation was presented by Randolph

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was presented Richard

**APPROVAL OF THE DECEMBER 3, 2019 MINUTES**

Randolph made a motion to approve, seconded by Fitzmorris

YEA: Seeger, Parker, Willie, Richard, Doherty, Fitzmorris, Crawford, Drumm and Randolph  
NAY:  
ABSENT:

**POSTPONING OF CASES:**

**4. 2019-1712-ZC**

Text Change: An Ordinance to amend the St. Tammany Parish Unified Development Code, Section 130-1264 relative to permitted uses in the PF-1 Public Facilities District to add a new permitted use "Private non-profit animal services, including but not limited to veterinary clinic, kennel, boarding, grooming, dog park, and pet cemetery".

St Tammany Parish Council by motion 11/7/2019

Fitzmorris made a motion to postpone for 2 months, seconded by Randolph

YEA: Seeger, Parker, Willie, Richard, Doherty, Fitzmorris, Crawford, Drumm and Randolph  
NAY:  
ABSENT:

**MINUTES OF THE  
ST. TAMMANY PARISH ZONING COMMISSION MEETING  
6:00 P.M. – TUESDAY, JANUARY 7, 2020  
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS  
KOOP DRIVE OFF OF HIGHWAY 59  
MANDEVILLE, LOUISIANA**

**ZONING CHANGE REQUEST CASES:**

**1.     2019-1707-ZC**

Existing Zoning:           A-2 (Suburban District)

Proposed Zoning:        HC-3 (Highway Commercial District)

Acres:                    .5 acres

Petitioner:               Bayou Boys Towing - Casey Thonn

Owner:                   Barbara Jones

Location:                Parcel located at the southeastern corner of 2nd Avenue and LA Highway 433, being lots 117 and 118, Pine Villa Subdivision, otherwise known as 39240 2nd Avenue, Slidell, S25, T9S, R14E, Ward 8, District 13.

Council District:        13

Casey Thonn came to the podium.

Don Durkin, Suzanne Krieger and Stephanie Rodasta spoke against this request.

Randolph made a motion to deny, seconded by Crawford

YEA:     Seeger, Parker, Willie, Richard, Doherty, Fitzmorris, Crawford, Drumm and Randolph

NAY:

ABSENT:

**2.     2019-1709-ZC**

Existing Zoning:           HC-1 (Highway Commercial District)

Proposed Zoning:        HC-1 (Highway Commercial District) & Entertainment Overlay

Acres:                    2.15 acres

Petitioner:               The Inn at La Provence, LLC – Cayman & Daniel Sinclair

Owner:                   The Inn at La Provence, LLC – Cayman & Daniel Sinclair

Location:                Parcel located on the south side of US Highway 190, west of Bremerman Road, being 25020 Highway 190, Lacombe, S48, T8S, R12E, Ward 4, District 7.

Council District:        7

Paul Mayronne spoke representing Cayman and Daniel Sinclair.

Thomas Whatley spoke in favor of this request.

James Mutrie, and Jeannine Meeds spoke against this request.

Crawford made a motion to approve, seconded by Fitzmorris

YEA:     Seeger, Parker, Willie, Richard, Doherty, Fitzmorris, Crawford, Drumm and Randolph

NAY:

ABSENT:

**MINUTES OF THE  
ST. TAMMANY PARISH ZONING COMMISSION MEETING  
6:00 P.M. – TUESDAY, JANUARY 7, 2020  
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS  
KOOP DRIVE OFF OF HIGHWAY 59  
MANDEVILLE, LOUISIANA**

**3.     2019-1711-ZC**

Existing Zoning:       A-1 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)

Proposed Zoning:     A-2 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)

Acres:                 10.11 acres

Petitioner:            Anthony McGee

Owner:                 Julius McGee, Leonard McGee, Shirley McGee Davis, Melvia Dean McGee, Betty McGee Profit, Anthony McGee Sr., Roy McGee

Location:             Parcel located on the west side of Anthony Road, south of Buck Anthony Road, north of LA Highway 40, Folsom, S8, T5S, R10E, Ward 2, District 3.

Council District:     3

Anthony McGee, JW (Julius) McGee and Shirley McGee Davis came to the podium.

Willie made a motion to approve, seconded by Randolph

YEA:     Seeger, Parker, Willie, Richard, Doherty, Fitzmorris, Crawford, Drumm and Randolph

NAY:

ABSENT:

**5.     2019-1713-ZC**

Existing Zoning:       A-3 (Suburban District)

Proposed Zoning:     A-4 (Single-Family Residential District) & MHO (Manufactured Housing Overlay)

Acres:                 .951 acres

Petitioner:            St Tammany Parish Council by motion 11/7/2019

Owner:                 Kathryn & Printis Nobles

Location:             Parcel located on the west side of Gurtner Drive, south of LA Highway 36, being 72197 Gurtner Drive, Abita Springs, S36, T6S, R11E, Ward 3, District 2.

Council District:     2

Kathryn Nobles came to the podium

Melva Quave and Jacqueline Baker spoke against this request

Richard made a motion to deny, seconded by Crawford

YEA:     Seeger, Parker, Willie, Richard, Doherty, Fitzmorris, Crawford, Drumm and Randolph

NAY:

ABSENT:

**MINUTES OF THE  
ST. TAMMANY PARISH ZONING COMMISSION MEETING  
6:00 P.M. – TUESDAY, JANUARY 7, 2020  
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS  
KOOP DRIVE OFF OF HIGHWAY 59  
MANDEVILLE, LOUISIANA**

**6.     2019-1714-ZC**

Existing Zoning:           NC-4 (Neighborhood Institutional District)

Proposed Zoning:        HC-1 (Highway Commercial District)

Acres:                     .57 acres

Petitioner:               St Tammany Parish Council by motion 11/7/2019

Owner:                    Robert F. Harbison, Jr.

Location:                Parcel located on the north side of US Highway 190/Fremeaux Avenue,  
west of Broadmoor Drive, east of 11th Street, being 1290 Fremeaux  
Avenue, Slidell, S11, T9S, R14E, Ward 8, District 12.

Council District:        12

Robert Harbison, Jr. came to the podium

Fitzmorris made a motion to approve, seconded by Randolph.

YEA:     Seeger, Parker, Willie, Richard, Doherty, Fitzmorris, Crawford, Drumm and Randolph

NAY:

ABSENT:

**7.     2019-1716-ZC**

Existing Zoning:           HC-3 (Highway Commercial District)

Proposed Zoning:        MD-1 ( Medical Residential District)

Acres:                     3.901 acres

Petitioner:               Mike Sarona

Owner:                    PHVIF Covington, LLC – Kevin Cadin

Location:                Parcel located on the west side of Holiday Square Boulevard, east of  
Cellular Lane, north of Interstate-12, being 101 Holiday Square  
Boulevard, Covington, S15, T7S, R11E, Ward 3, District 5.

Council District:        5

Paul Mayronne came to the podium

Fitzmorris made a motion to approve, seconded by Richard

YEA:     Seeger, Parker, Willie, Richard, Doherty, Fitzmorris, Crawford, Drumm and Randolph

NAY:

ABSENT:

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

ZONING STAFF REPORT

**Date:** 01/28/2020

**Case No.:** 2019-1732-ZC

**Posted:** 01/22/2020

**Meeting Date:** February 4, 2020

**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Tara Easley

**OWNER:** Tara Easley

**REQUESTED CHANGE:** From A-1 Suburban District and RO Rural Overlay to A-1 Suburban District, RO Rural Overlay and MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the south side of Million Dollar Road, west of Passman Road, and north of K C Camp Road, being 16538 Million Dollar Road, Covington

**SIZE:** .51 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

**Type:** Parish

**Road Surface:** 1 Lane Asphalt

**Condition:** Poor

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-1 Suburban Residential, A-2 Suburban Residential, and RO Rural Overlay
South	Residential	A-1 Suburban Residential and RO Rural Overlay
East	Residential and Undeveloped	A-1 Suburban Residential and RO Rural Overlay
West	Residential and Undeveloped	A-1 Suburban Residential and RO Rural Overlay

EXISTING LAND USE:

**Existing development:** Yes

**Multi occupancy development:** No

COMPREHENSIVE PLAN:

**Residential** - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as “village or town residential” may include mixed uses and would have the highest number of units per acre, while “Rural residential” would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1 Suburban District and RO Rural Overlay to A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay. The site is located on the south side of Million Dollar Road, west of Passman Road, and north of K C Camp Road, being 16538 Million Dollar Road, Covington. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

Staff does not have any objection to the request as it adheres to the petitioned property’s future land use designation.

**Case No.:** 2019-1732-ZC

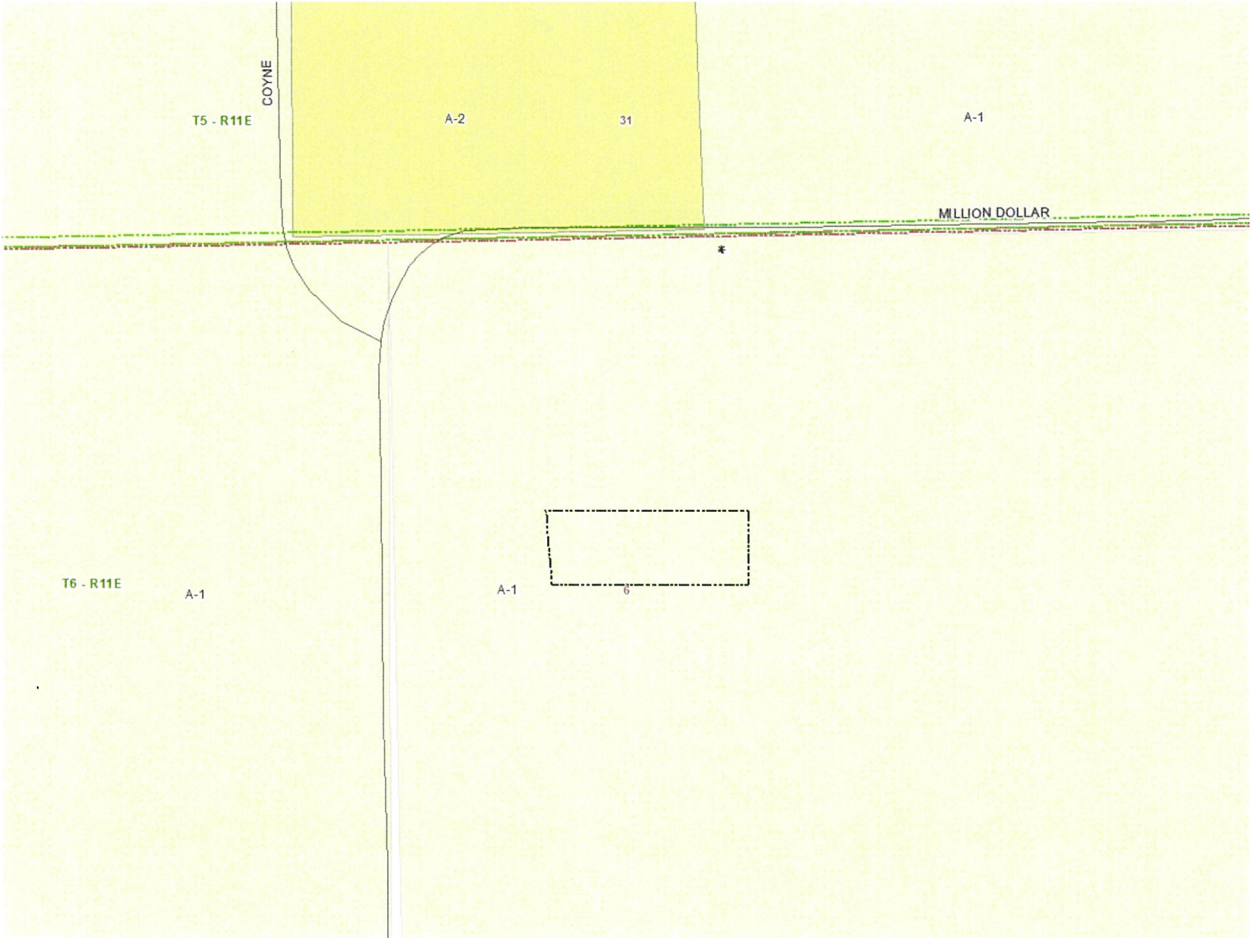
**PETITIONER:** Tara Easley

**OWNER:** Tara Easley

**REQUESTED CHANGE:** From A-1 Suburban District to A-1 Suburban District and MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the south side of Million Dollar Road, west of Passman Road, and north of K C Camp Road, being 16538 Million Dollar Road, Covington

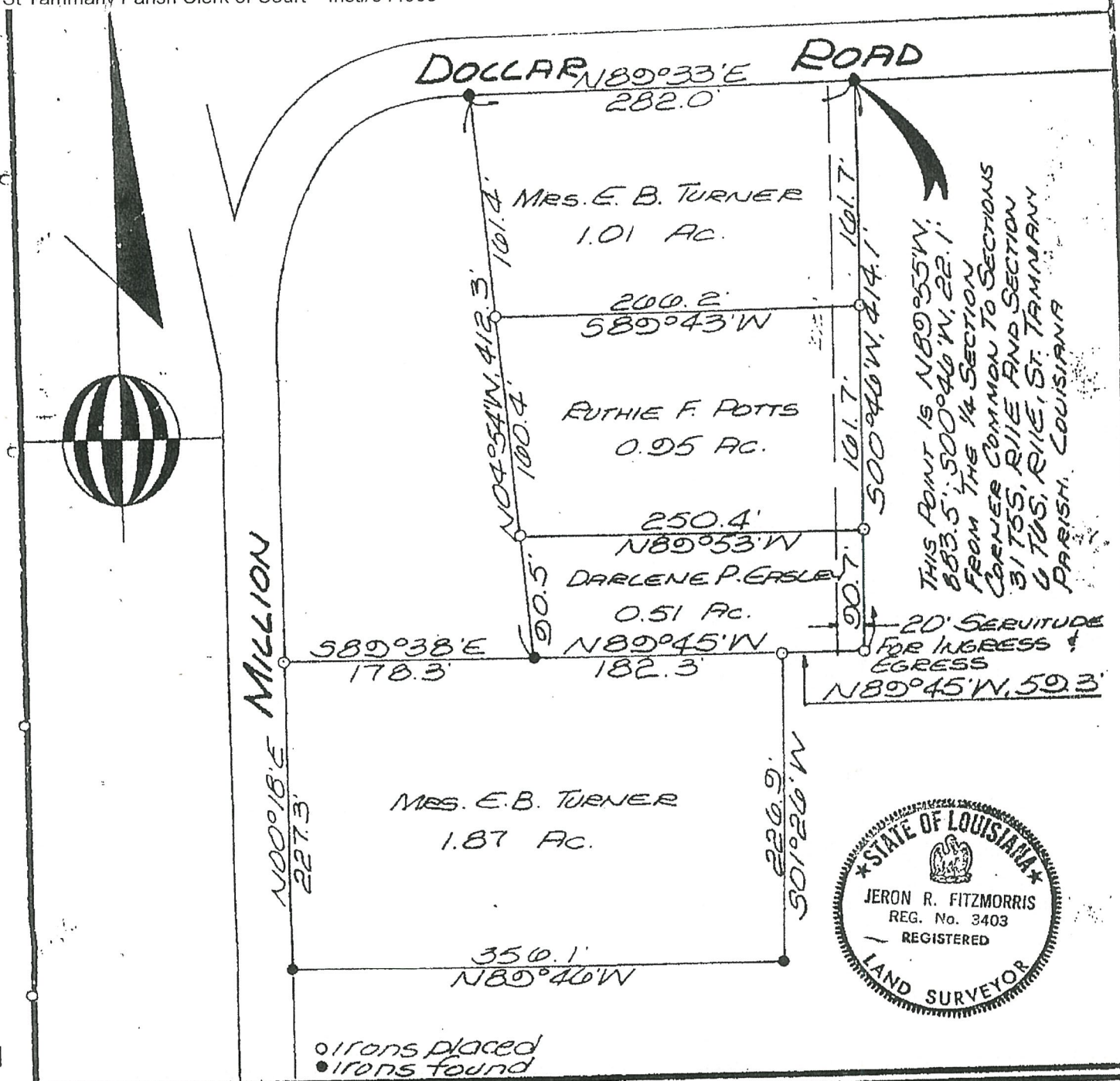
**SIZE:** .51 acres











MAP PREPARED FOR **MRS. E. B. TURNER, ET. AL.**  
SHOWING A SURVEY MADE OF PROPERTY LOCATED IN **Section 4 Township 4 South,**  
**Range 11 East, St. Tammany Parish, Louisiana**  
THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED

**LAND SURVEYING Inc.**  
COVINGTON, LOUISIANA

CERTIFIED CORRECT  
*Jeron R. Fitzmorris*  
LOUISIANA REGISTERED LAND SURVEYOR

ZONING STAFF REPORT

**Date:** 01/28/2020  
**Case No.:** 2019-1744-ZC  
**Posted:** 01/22/2020

**Meeting Date:** February 4, 2020  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Seth Laigast  
**OWNER:** Larry Terrell  
**REQUESTED CHANGE:** From A-4A Single-Family Residential and HC-2 Highway Commercial District to I-1 Industrial District  
**LOCATION:** Parcel located on the south side of LA Highway 36, south of St. Landry Street; being 20252 Highway 36, Covington  
**SIZE:** 3.29 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

**Type:** State                                      **Road Surface:** 2 Lane Asphalt                                      **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential and Commercial	NC-4 Neighborhood Institutional District and HC-2 Highway Commercial District
South	Residential and Tammany Trace	A-4 Single-Family Residential District and Tammany Trace Planned Corridor Overlay
East	Commercial &Residential/Multi-Family	A-6 Multiple-Family Residential District and HC-2 Highway Commercial District
West	Undeveloped and Commercial	HC-2 Highway Commercial District

EXISTING LAND USE:

**Existing development:** Yes                                      **Multi occupancy development:** No

COMPREHENSIVE PLAN:

**Commercial** - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous “highway commercial” uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-4A Single-Family Residential and HC-2 Highway Commercial District to I-1 Industrial District. The site is located on the south side of LA Highway 36, south of St. Landry Street; being 20252 Highway 36, Covington. The 2025 Future Land Use Plan designates the site to be developed with commercial uses at varying levels of intensity.

Note that there are existing mini storage buildings on the site and the purpose of the request is to allow for the addition of trucking/outdoor storage.

Staff determined that the request of the I-1 zoning designation would allow for industrial uses of moderate size and intensity in an area developed with commercial uses that conform to the HC-2 zoning designation and adjacent to existing multi-family residential properties. The site abuts the Tammany Trace along its southern border and any future development will be subject to the Planned Corridor District’s special design standards for the Tammany Trace Overlay.

**Case No.:** 2019-1744-ZC  
**PETITIONER:** Seth Laigast  
**OWNER:** Larry Terrell  
**REQUESTED CHANGE:** From HC-2 Highway Commercial District to I-1 Industrial District  
**LOCATION:** Parcel located on the south side of LA Highway 36, south of St. Landry Street; being 20252 Highway 36, Covington  
**SIZE:** 3.29 acres





2019-1744-ZC

GARLAND

ST LANDRY

A-2

A-2

A-2

A-5

NC-4

HC-2

NC-4

T6S - R11E

36

ABITA HWY

HC-2

42

HC-2

HC-2

A-4A

A-6

A-3

TAMMANY TRACE

11TH

TAMMANY TRACE

MHO

8TH

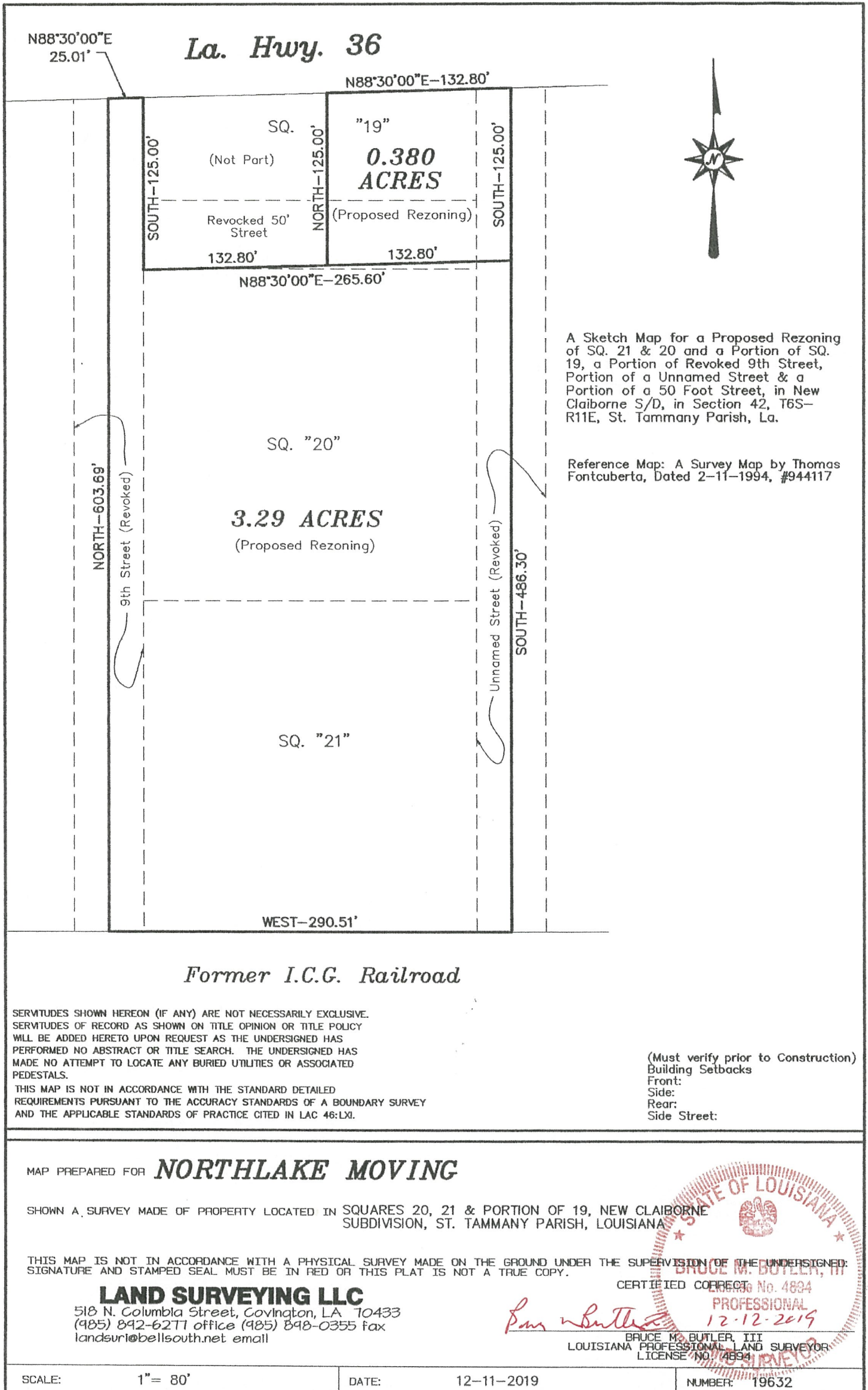
A-4

10TH

9TH

BOGUE FALAYA





**ZONING STAFF REPORT**

**Date:** 01/28/2020

**Case No.:** 2019-1745-ZC

**Posted:** 01/22/2020

**Meeting Date:** February 4, 2020

**Determination:** Approved, Amended, Postponed, Denied

**GENERAL INFORMATION**

**PETITIONER:** No Limit Investments, LLC – Kasey Cole  
**OWNER:** No Limit Investments, LLC – Kasey Cole  
**REQUESTED CHANGE:** NC-4 Neighborhood Institutional District TO HC-2 Highway Commercial District  
**LOCATION:** Parcel located on the west side of LA Highway 1090, north of Brownswitch Road, being Lots 39 and 40, Ozone Pines Subdivision; also known as 61027 LA Highway 1090, Slidell  
**SIZE:** .47 acres

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** State

**Road Surface:** 2 Lane Asphalt

**Condition:** Good

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Commercial	NC-4 Neighborhood Institutional District
South	Commercial/Gas Station	NC-4 Neighborhood Institutional District
East	Residential and Undeveloped	NC-4 Neighborhood Institutional District
West	Residential	A-3 Suburban District

**EXISTING LAND USE:**

**Existing development:** Yes

**Multi occupancy development:** No

**COMPREHENSIVE PLAN:**

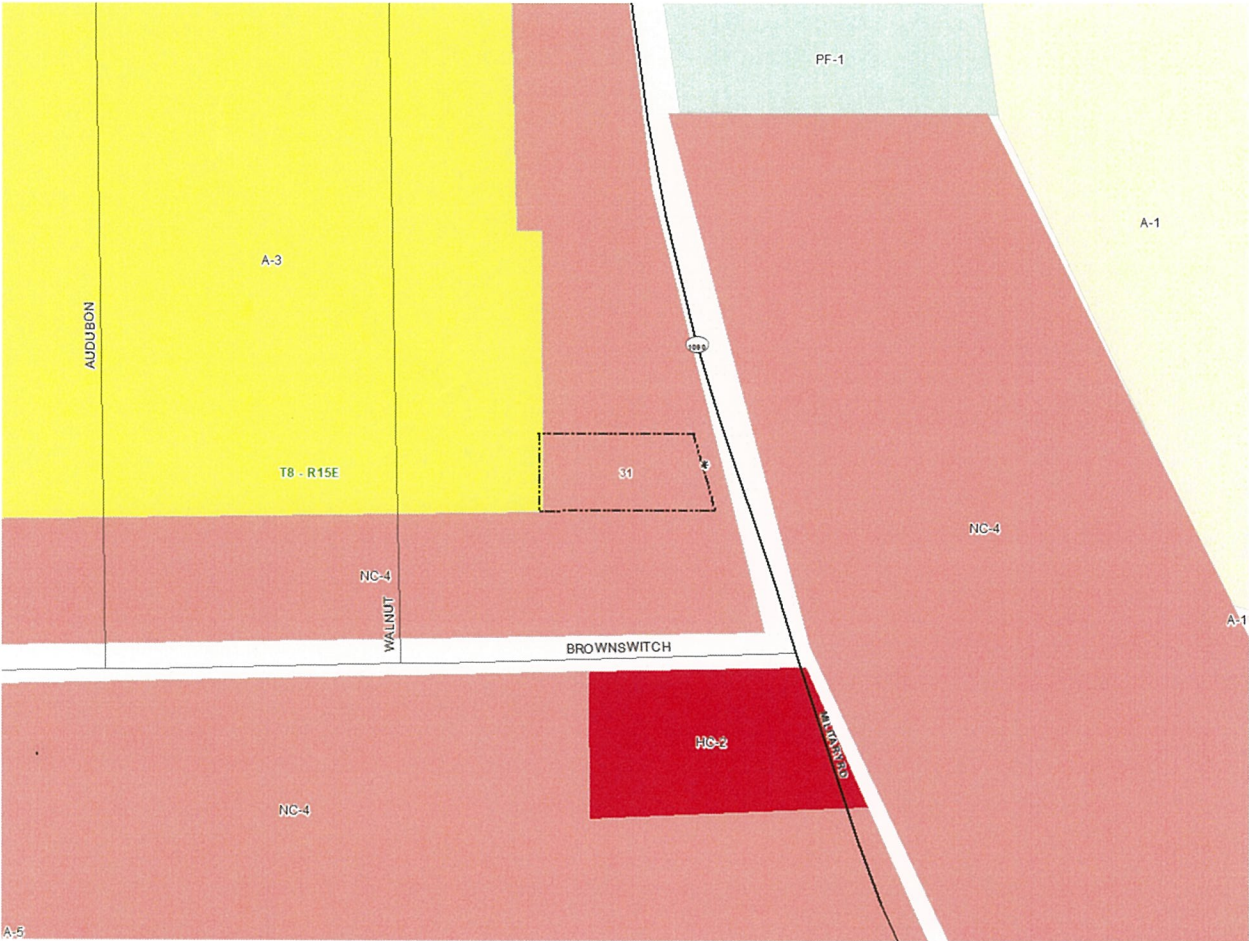
**Commercial** - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous “highway commercial” uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning classification from NC-4 Neighborhood Institutional District to HC-2 Highway Commercial District. The site is located on the west side of LA Highway 1090, north of Brownswitch Road, being Lots 39 and 40, Ozone Pines Subdivision; also known as 61027 LA Highway 1090, Slidell. The 2025 Future Land Use Plan designates the site to be developed with commercial uses at varying levels of intensity.

Staff determined that the petitioned site is flanked by properties zoned NC-4 Neighborhood Institutional District, on the north, south and east sides and abutting a residential neighborhood zoned A-3 to the west. The purpose of the NC-4 zoning district is to provide for the location of uses which provide services at the neighborhood level. In contrast, the requested HC-2 Highway Commercial zoning designation will allow for uses that are more intense.

**Case No.:** 2019-1745-ZC  
**PETITIONER:** No Limit Investments, LLC – Kasey Cole  
**OWNER:** No Limit Investments, LLC – Kasey Cole  
**REQUESTED CHANGE:** NC-4 Neighborhood Institutional District TO HC-2 Highway Commercial District  
**LOCATION:** Parcel located on the west side of LA Highway 1090, north of Browns switch Road, being Lots 39 and 40, Ozone Pines Subdivision; also known as 61027 LA Highway 1090, Slidell  
**SIZE:** .47 acres





2019-1745-ZC

31

CANAL

PF-1

A-1

A-3

NC-4

NC-4

T8S - R15E

WALNUT

BROWNSWITCH

HC-2

NC-4

A-5

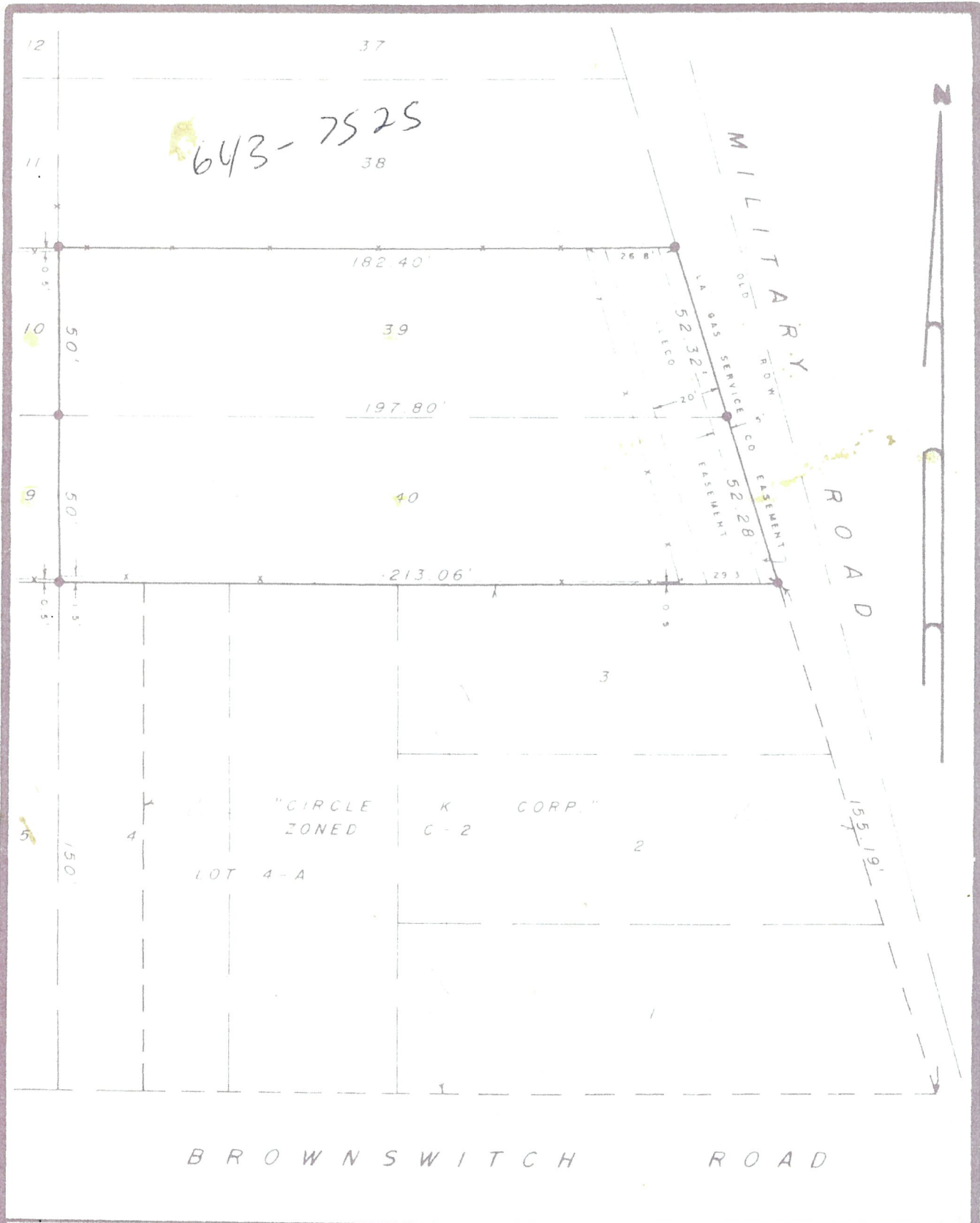
MHO

1090

SOUTHERNOAK

A-1





— X — EXISTING FENCE      ● IRON ROD OR PIPE IN PLACE

THIS PLAT REPRESENTS AN ACTUAL ON-THE-GROUND SURVEY, AND NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES.

— CERTIFIED CORRECT —

**PRECISION SURVEYS**

EDWARD L JONES - REGISTERED PROFESSIONAL LAND SURVEYOR  
PLAT OF SURVEY FOR

CLARK'S MARINE SERVICE, INC.

LOTS 39 & 40, SQUARE 1, OZONE PINES SUBD.

SECTION 31, T 8 S - R 15 E, ST. TAMMANY PARISH, LOUISIANA

NOTE: THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP AND FOUND THAT THE PROPERTY SHOWN ABOVE IS NOT IN A SPECIAL FLOOD AREA.  
F.E.M.A. - F.I.A. FLOOD ZONE C

CERTIFICATION VALID ONLY WHEN SEAL IS IMPRESSED ON SIGNATURE AND DATE.

*Edward L. Jones*  
LOUISIANA NO. 377

SCALE: 1" = 40'

DATE JUNE 24, 1986

ZONING STAFF REPORT

Date: 01/28/2020Meeting Date: February 4, 2020

Case No.: 2019-1750-ZCDetermination: Approved, Amended, Postponed, Denied

Posted: 01/22/2020

GENERAL INFORMATION

**PETITIONER:** Northpointe Business Park, LLC – Gerard Bourgeois  
**OWNER:** Northpointe Business Park, LLC – Gerard Bourgeois  
**REQUESTED CHANGE:** I-2 Industrial District TO HC-2 Highway Commercial District  
**LOCATION:** Parcel located on the north side of Louisiana Highway 1085, and on the east side of Winward Drive, Northpointe Business Park, Covington  
**SIZE:** 11.77 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: LA Hwy 1085 - State	Road Surface: LA Hwy 1085 – 2 Lane Asphalt	Condition: Fair
Type: Winward Drive – Parish	Road Surface: Winward Drive – 2 Lane Asphalt	Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction	Surrounding Use	Surrounding Zone
North	CLECO Powerline & Office Warehouse	I-2 Industrial District
South	Undeveloped	I-2 Industrial District
East	Undeveloped and Commercial	HC-2 Highway Commercial District
West	Undeveloped & Sewer Treatment Plant	HC-2 Highway Commercial District and I-2 Industrial District

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.

**Commercial – Industrial – Conservation** – These planned districts would be limited to commercial and industrial uses – at varying densities, as well as conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from I-2 Industrial District to HC-2 Highway Commercial. The site is located on the north side of Louisiana Highway 1085, and on the east side of Winward Drive, Northpointe Business Park, Covington. The 2025 Future Land Use Plan designates the site to be developed as a Planned District including commercial and industrial uses at varying densities including conservation areas.

Staff has no objection to the request as the HC-2 Highway Commercial District will allow for moderately scaled commercial uses that are compatible with the uses within Northpointe Business Park and along LA Highway 1085. Additionally, this request will correct what is now a split zoned lot and provide a single, uniform zoning designation along Highway 1085.

**Case No.:** 2019-1750-ZC

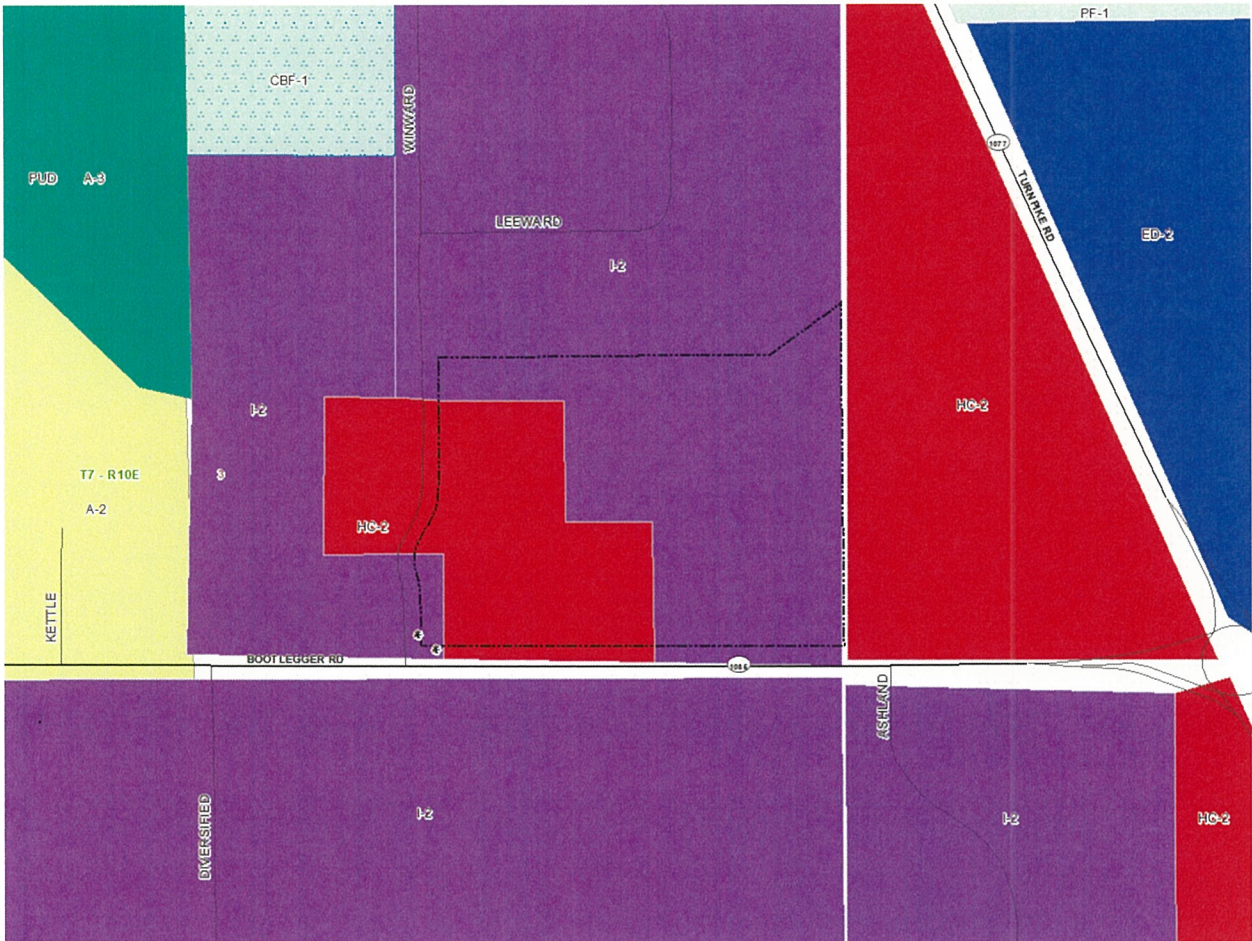
**PETITIONER:** Northpointe Business Park, LLC – Gerard Bourgeois

**OWNER:** Northpointe Business Park, LLC – Gerard Bourgeois

**REQUESTED CHANGE:** I-2 Industrial District TO HC-2 Highway Commercial District

**LOCATION:** Parcel located on the north side of Louisiana Highway 1085, and on the east side of Winward Drive, Northpointe Business Park, Covington

**SIZE:** 11.77 acres





NORTHPOINTE

HC-2

2019-1750-ZC

HC-2

PF-1

WINWARD

CBF-1

I-2

PUD  
A-3

ED-2

LEEWARD

I-2

3

A-2

HC-2

HC-2

1077

BOOTLEGGER RD

T7S-R10E

1085

DIVERSIFIED

I-2

ASHLAND

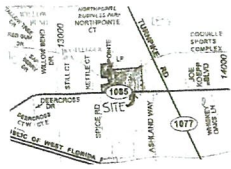
I-2

BUD



2019-1750-ZC

VICINITY MAP



FINAL PLAT OF  
Northpointe Business Park, Phase 3  
LOCATED IN SECTION 3, TOWNSHIP 7 SOUTH, RANGE 10 EAST,  
WARD 1, DISTRICT 1, ST. TAMMANY PARISH, LOUISIANA

18.645 ACRES AREA	4 NO. OF LOTS	800' +/- LENGTH OF STREETS	CENTRAL SEWER SYSTEM
1.136 ACRES + AVERAGE LOT SIZE	200'+ LOT FRONTAGE	80' STREET WIDTH	CENTRAL WATER SYSTEM
CONCRETE ROAD SURFACE	110'+ LOT DEPTH	W/2 ZONING	800' MAX BLOCK LENGTH



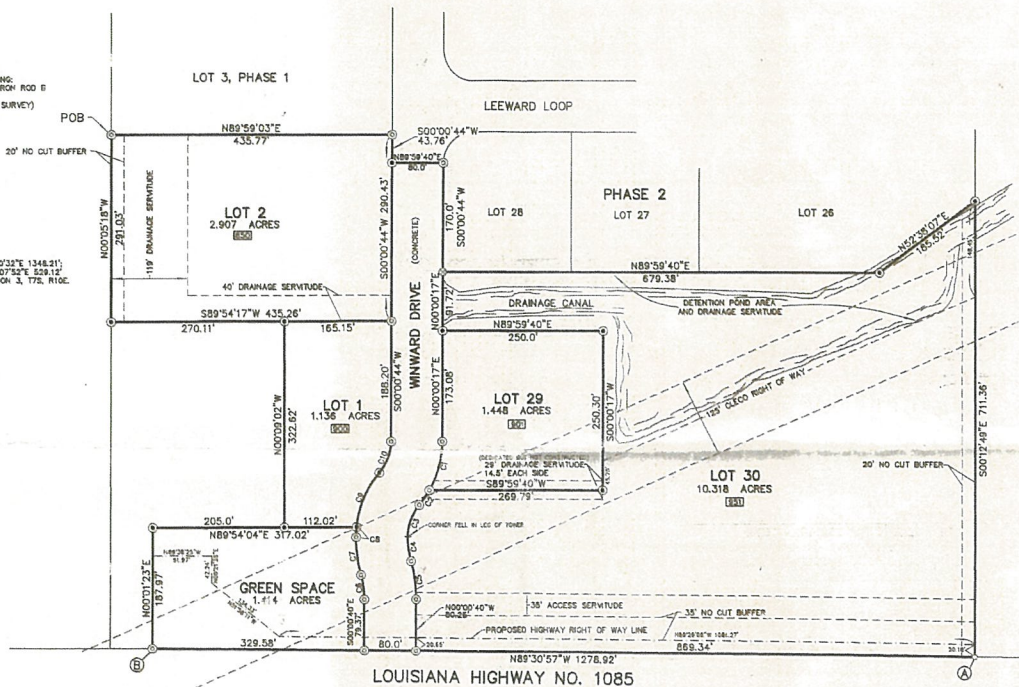
POB IS REPORTED TO BE 500°00'33"E 1348.31'  
N89°58'40"E 1348.78' AND 500°07'52"E 528.12'  
FROM THE NW CORNER OF SECTION 3, T7S, R10E.

DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 7 SOUTH,  
RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA AND MORE  
FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 3, OF  
SAID TOWNSHIP AND RANGE, THENCE 500°00'33"E 1348.31';  
THENCE N89°58'40"E 1348.78'; THENCE 500°07'52"E 528.12'  
TO THE POINT OF BEGINNING.

THENCE N89°58'40"E 435.77'; THENCE 500°00'44"W 43.76';  
THENCE N89°58'40"E 80.0'; THENCE 500°00'44"W 170.0';  
THENCE N89°58'40"E 879.38'; THENCE N89°58'40"E 183.52';  
THENCE 500°12'42"E 711.38'; THENCE N89°30'57"W 1278.92';  
THENCE 500°00'32"E 187.97'; THENCE N89°58'40"E 508.0';  
THENCE N89°58'40"E 325.62'; THENCE N89°58'40"E 270.11';  
THENCE N89°58'40"E 291.03' TO THE POINT OF BEGINNING,  
CONTAINING 18.645 ACRES.



NOTES:

- CULVERT REQUIREMENTS FOR ALL LOTS IS 18" BODIP CULVERT.
- THIS PROPERTY IS LOCATED IN FLOOD ZONE A PER F.E.M.A.  
MAP NO. 225205 0210 C, DATED OCT. 17, 1998.

CURVE	RADIUS	ARC LENGTH	CHORD
01	158.07	80.57	78.71
02	158.07	27.81	27.77
03	79.07	83.84	83.81
04	139.48	38.22	38.10
05	139.48	59.41	59.33
06	139.48	38.01	37.88
07	139.48	59.41	59.28
08	158.07	80.57	78.71
09	158.07	27.81	27.77
10	79.07	83.84	83.81

- LEGEND
- = 1/2" IRON PIPE FOUND
  - = 1" IRON PIPE FOUND
  - ⊙ = 1/2" IRON ROD FOUND
  - ⊗ = 1/2" IRON ROD SET

RESTRICTIVE COVENANTS:

- NATURAL DRAINAGE OF STREETS, LOTS OR ROADWAY DITCHES WILL NOT BE IMPAIRED BY ANY PERSON OR PERSONS.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S), ALL AS APPROVED BY THE ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES. WHICHEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
- NO STRUCTURE SHALL BE USED AS A RESIDENTIAL DWELLING OTHER THAN HOTEL AND MOTEL FACILITIES.
- UTILITIES SHALL BE PLACED UNDERGROUND.
- NO BUILDING ON ANY LOT SHALL EXCEED THREE (3) STORIES PLUS INCIDENTAL ROOF-LOCATED STRUCTURES SUCH AS ELEVATOR AND/OR HEATING VENTILATION AND AIR CONDITIONING FACILITIES.
- NO USE WHICH INVOLVES THE RAISING, BREEDING OR KEEPING OF ANY ANIMALS OR POULTRY SHALL BE ACCEPTABLE.
- NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE ST. TAMMANY PLANNING COMMISSION.
- NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
- CONSTRUCTION OF ANY NATURE IS PROHIBITED IN ANY OF THE DRAINAGE OR STREET EASEMENTS. ADDITIONAL RESTRICTIONS MAY RUN WITH EACH TITLE.
- THE RESTRICTIVE COVENANTS RECORDED ABOVE TOGETHER WITH THOSE RECORDED IN COO- FOLIO- SHALL BE RECORDED IN AND BE A PART OF EACH TITLE OR DEED. THE FOREGOING SHALL BE A COVENANT RUNNING WITH EACH TITLE AND REFERENCE SHALL BE MADE THEREIN TO EACH TITLE.
- NO TREES, INCLUDING LIVE OAK TREES, SHALL BE CUT FROM ANY LOT EXCEPT WHERE PERMANENT STRUCTURES ARE TO BE CONSTRUCTED AS PER PARISH ORDINANCE. EXCEPTIONS TO THIS RULE INCLUDE ONLY THOSE TREES WHICH ARE UNDESIRABLE OR WHICH PRESENT A DANGER TO PERSON OR PROPERTY.
- NO NOISY OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON THAT MAY BECOME A NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
- EASEMENTS OR SERVITUDES FOR INSTALLATION OF UTILITIES ARE RESERVED AS SHOWN ON PLAT OF SUBDIVISION.
- DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60) FEET FROM A CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT.
- THE BUILDING SETBACKS ARE: FRONT-25' REAR & SIDE YARDS, 0' FOR PARTY WALLS, OTHERWISE 5' IF ADJOINING A NON INDUSTRIAL ZONING DISTRICT, THEN THE FRONT YARD REQUIREMENTS SHALL APPLY TO THE REAR AND SIDES. HOWEVER, PARISH MINIMUM LANDSCAPE BUFFER REQUIREMENTS WILL APPLY THAT MAY EXCEED MINIMUM SETBACK REQUIREMENTS.
- DETENTION PONDS SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- ROADSIDE DITCHES MUST REMAIN UNCOVERED, SUBSURFACE DRAINAGE WILL NOT BE ALLOWED.

DEDICATION

BE IT RESOLVED BY THE UNDERSIGNED OWNER OF THE LAND SHOWN HEREON THAT THIS IS A TRUE AND ACCURATE PLAT OF  
NORTHPOINTE BUSINESS PARK, PHASE 3  
AND THE SERVITUDES SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTIONS OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSES. THE STREETS ARE DEDICATED TO THE PARISH OF ST. TAMMANY.

OWNER

NORTHPOINTE BUSINESS PARK, LLC  
CHRIS LUTER  
2780 ORCHARD ROAD  
RIVER ROUGE, LA 70123

APPROVALS:

*Emily J. Linder*  
CHAIRMAN OF THE PLANNING COMMISSION  
*Ron Kuler*  
SECRETARY OF THE PLANNING COMMISSION  
*David*  
DIRECTOR OF THE DEPARTMENT OF ENGINEERING  
*Angela (Stitcher)*  
CLERK OF COURT  
7/20/2011 4998  
DATE FILED MAP FILE NO.

RECORDED  
PLAT

REFERENCE SURVEY:

PLAT FOR NORTHPOINTE BUSINESS PARK, LLC BY NED  
R. WILSON, SURVEYOR, DATED FEBRUARY 19, 2010.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVICES AND/OR  
RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVICES AND/OR  
RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH  
IN THE RECORDING JUDICIAL INFORMATION FURNISHED TO THE UNDERSIGNED.  
A FEE OF PUBLIC RECORDS SEARCH FOR SUCH INFORMATION HAS NOT BEEN  
PAID BY THE UNDERSIGNED IN COMPILED DATA FOR THIS SURVEY.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY  
ME OR UNDER MY DIRECTION AND CONFORMS TO THE STANDARDS  
ESTABLISHED FOR PROPERTY SURVEYS BY THE BOARD OF LAND SURVEYORS  
OF LOUISIANA AND THE SUBDIVISION ORDINANCES §§ 33-501 AND BEARS  
A CLERK'S SURVEY.



*John G. Cummings*  
JOHN G. CUMMINGS, P.L.S.

<b>John G. Cummings &amp; Associates</b> PROFESSIONAL LAND SURVEYORS 503 N. JEFFERSON AVE. COVINGTON, LOUISIANA 70433 (885) 892-1549			
PLAT PREPARED FOR: Northpointe Business Park, Phase 3			
SHOWING A SURVEY OF: A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.			
SCALE: 1" = 100'	DATE: 7-15-2010	JOB NO. 10090-PH3	REVISED: 7-28-2010 9-14-2010

ZONING STAFF REPORT

**Date:** 01/28/2020  
**Case No.:** 2019-1751-ZC  
**Posted:** 01/22/2020

**Meeting Date:** February 4, 2020  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Jones Fussell, L.L.P. - Jeff Schoen  
**OWNER:** St. Tammany Land Co., LLC  
**REQUESTED CHANGE:** A-1 Suburban District, A-1A Suburban District, A-3 Suburban District, and I-1 Industrial TO A-4 Single Family-Residential District  
**LOCATION:** Parcel located on the south side of Dove Park Road, west of the Tammany Trace and LA Highway 59, Mandeville  
**SIZE:** 83.51 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

**Type:** Parish

**Road Surface:** 2 Lane Asphalt

**Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential and Undeveloped	A-2 Suburban District, A-3 Suburban District, I-1 Industrial, PUD Planned Unit Development Overlay
South	Undeveloped (Proposed Cotton Creek PUD)	A-1 Suburban District, A-4 Single-Family Residential District, PUD Planned Unit Development Overlay
East	Undeveloped and Commercial	PBC-1 Planned Business Campus, Tammany Trace Planned Corridor District
West	Undeveloped and Residential	A-1 Suburban District, A-3 Suburban District

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:

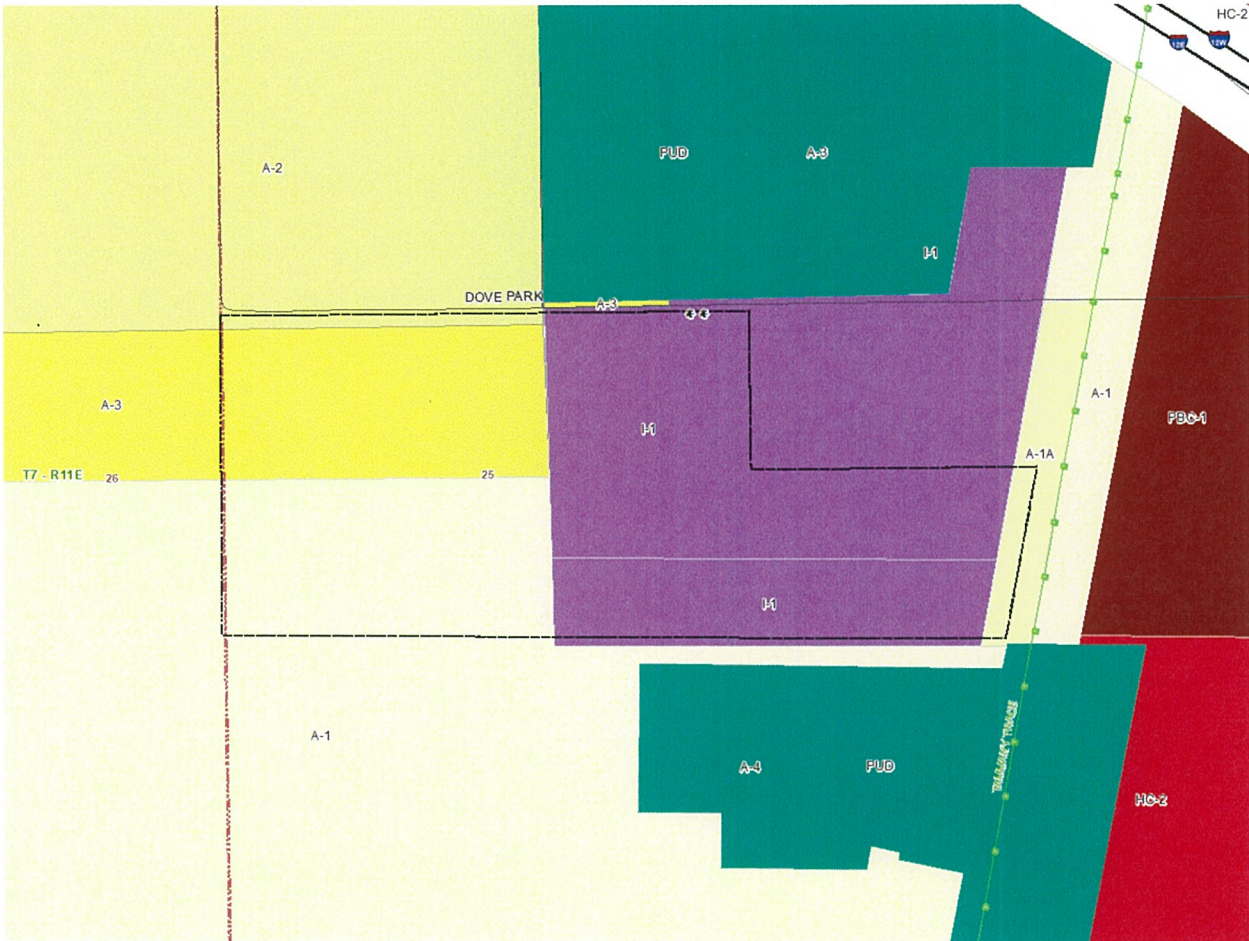
The petitioner is requesting to change the zoning from A-1 Suburban District, A-1A Suburban District, A-3 Suburban District, and I-1 Industrial District to A-4 Single-Family Residential District. The subject property is located on the south side of Dove Park Road, west of the Tammany Trace and LA Highway 59, Mandeville. The 2025 Future Land Use Plan designates the site to be developed as a Planned District with single family residential uses and a focus on conservation and contiguity among adjacent developments.

The zoning change is being requested to establish the underlying zoning designation of a proposed 83.51 acre residential subdivision. The applicant has submitted an additional application to rezone the property to Planned Unit Development Overlay (2019-1752-ZC) that is being considered concurrently.

Staff does not have any objection to the request for the A-4 Single-Family Residential District as the site is adjacent to an approved residential PUD with an A-4 underlying zoning designation. Also, a change from the current partial I-1 Industrial District to a residential zoning designation will allow for more compatible uses along Dove Park Road.



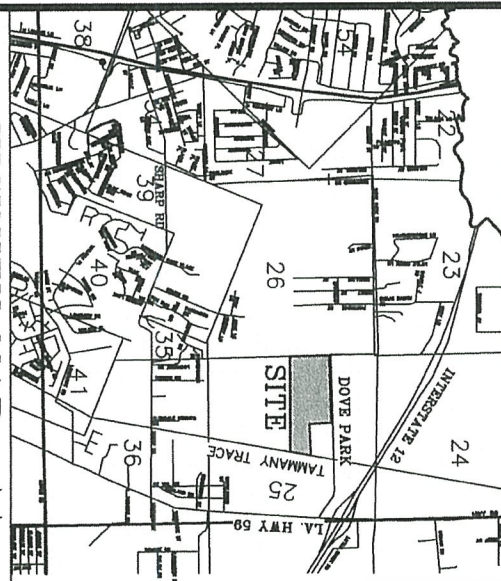
**Case No.:** 2019-1751-ZC  
**PETITIONER:** Jones Fussell, L.L.P. - Jeff Schoen  
**OWNER:** St. Tammany Land Co., LLC  
**REQUESTED CHANGE:** A-1 Suburban District, A-1A Suburban District, A-3 Suburban District, and I-1 Industrial TO A-4 Single Family Residential District  
**LOCATION:** Parcel located on the south side of Dove Park Road, west of the Tammany Trace and LA Highway 59, Mandeville  
**SIZE:** 83.51 acres









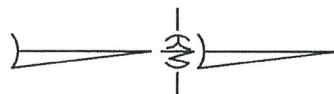


**Legal Description:**

A certain parcel of land situated in Section 25, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana and more fully described as follows.

Commence at the Quarter Section Corner common to Sections 25 & 26,  
Township 7 South, Range 11 East, as the POINT OF BEGINNING

From the Point Of Beginning measure North 00 degrees 25 minutes 12 seconds West a distance of 1,306.08 feet to a point; Thence North 89 degrees 27 minutes 11 seconds East a distance of 2,173.57 feet to a point; Thence South 00 degrees 33 minutes 44 seconds East a distance of 650.10 feet to a point; Thence North 89 degrees 27 minutes 47 seconds East a distance of 1,170.70 feet to a point; Thence South 10 degrees 42 minutes 38 seconds West a distance of 714.14 feet to a point; Thence North 89 degrees 45 minutes 00 seconds West a distance of 3,208.23 feet to a point which is the POINT OF BEGINNING, and containing 83.5105 acre(s) of land, more or less.



SECTION 26

N 00°25'12" W 1306.08'

SECTION 25

83.51 ACRES

1/4 CORNER AND P.O.B.

N 89°45'00" W 3208.23'

650.10'

S 00°33'44" E

CLECO PROPERTY

N 89°27'47" E 1170.70'

50' CLECO R/W

S 10°42'38" W 714.14'

TAMMANY TRACE

DOVE PARK RD.

N 89°27'11" E 2173.57'

### SKETCH OF PROPERTY

PREPARED FOR: DOVE PARK RIDGE LLC

83.51 ACRES IN SECT 25, T-7-S, R-11-E  
G.L.D., ST. TAMMANY PARISH, LOUISIANA

KELLY J. McHUGH & ASSOC., INC.

CIVIL ENGINEERS &amp; LAND SURVEYORS

845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE: 1" = 400'

DATE: DRJ

DRAWN: DRJ

JOB NO.: 19-164-ZONING

REVISÉ:

ZONING STAFF REPORT

**Date:** 01/28/2020  
**Case No.:** 2019-1752-ZC  
**Posted:** 01/22/2020

**Meeting Date:** February 4, 2020  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Jones Fussell, L.L.P. - Jeff Schoen  
**OWNER:** St. Tammany Land Co., LLC  
**REQUESTED CHANGE:** PUD Planned Unit Development Overlay  
**LOCATION:** Parcel located on the south side of Dove Park Road, west of the Tammany Trace and LA Highway 59, being a 83.51 acre parcel, Mandeville  
**SIZE:** 83.51 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

**Type:** Parish

**Road Surface:** 2 Lane Asphalt

**Condition:** Good

LAND USE CONSIDERATIONS  
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential and Undeveloped	A-2 Suburban District, A-3 Suburban District, I-1 Industrial, PUD Planned Unit Development Overlay
South	Undeveloped (Proposed Cotton Creek PUD)	A-1 Suburban District, A-4 Single-Family Residential District, PUD Planned Unit Development Overlay
East	Undeveloped and Commercial	PBC-1 Planned Business Campus, Tammany Trace Planned Corridor District
West	Undeveloped and Residential	A-1 Suburban District, A-3 Suburban District

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 continuity among adjoining conservation areas in adjacent developments.

STAFF COMMENTS:

The petitioner is requesting to add the Planned Unit Development Overlay (PUD) to the 83.51 acre subject property. The property is located on the south side of Dove Park Road, west of the Tammany Trace and LA Highway 59, Mandeville. The 2025 Future Land Use Plan designates the site to be developed as a Planned District with single-family residential uses and a focus on conservation and contiguity among adjacent developments.

The applicant has submitted an additional application to rezone the subject property from A-1 Suburban District, A-1A Suburban District, A-3 Suburban District, and I-1 Industrial to the A-4 Single Family-Residential District. This request is to establish the underlying zoning/density of the proposed residential subdivision (2019-1751-ZC) and is being considered concurrently.

SUBDIVISION INFORMATION

The Dove Park Ridge subdivision is proposed to be developed with 185 residential lots. 159 of the proposed lots are designated for home sites with an average lot size of 70’ x 120’ and 26 of the remaining lots are designated for “garden homes” with an average lot size of 45’ x 70’.

ACCESS

The site is proposed to be access from two entrances along Dove Park Road which will provide both a two-lane drive and a boulevard type drive. There are also two access ways along the western and southern borders of the site which will tie into future development and have been provided a temporary 60 ft. turnaround.

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 A-4 Single Family Residential Zoning District allows for a maximum density of 4 units per acre. The gross density is based on the underlying zoning designation of A-4 Single Family Residential District, which based on the site’s 83.51 acres allows 251 units. The proposal is for 185 residential units, which meets the maximum net density allowable within the PUD development.

GENERAL INFORMATION

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
Setbacks & Maximum height	Provided as Required.
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Provided as Required
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 the UDC, Section 130-1674(a)(8), a minimum of 25% of open space is required for all PUD subdivision. The petitioned PUD consists of 83.51 acres, requiring 21 acres of open space. The Dove Park Ridge plan provides a total of 23.46 acres of greenspace and therefore exceeds requirements.

Amenities	Acreage	Type of Amenities
Passive	29.72 acres (35.59%)	Greenspace areas and access to the Tammany Trace
Active	.34 acres (.41%)	Playground and cabana

Comments:

- a. Note that the applicant will need to file a separate application for Enter the Tammany Trace Right-of-Way.
- b. 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.

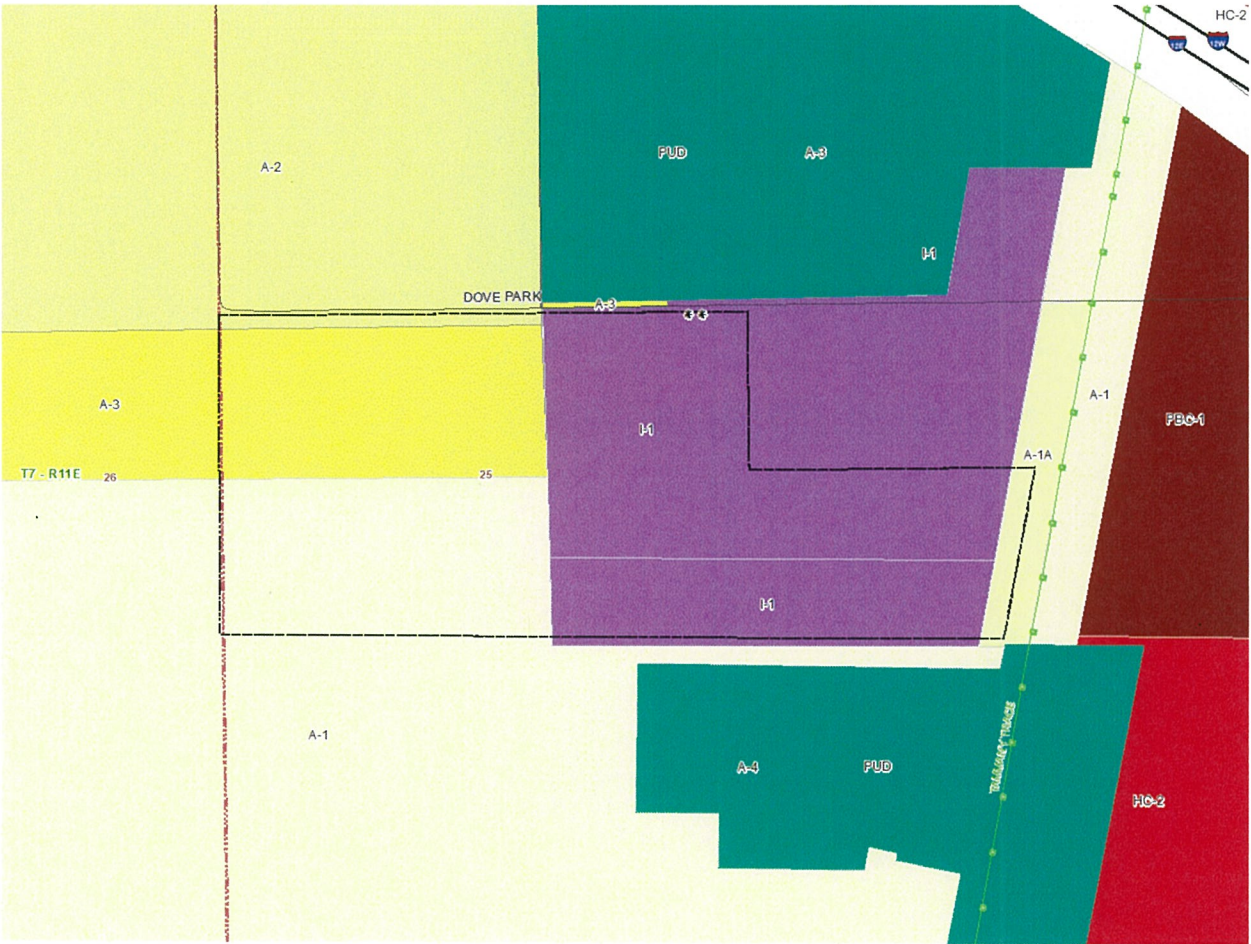
COMPREHENSIVE PLAN ANALYSIS

The 2025 Future Land Use Plan designates the site to be developed as a Planned District with single-family residential uses 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 a large portion of the general standards of the PUD designation, including functional and beneficial uses of open space, the preservation of the natural features of the development site, and a desirable living environment that is compatible with surrounding development. Staff is not opposed to the request for the Planned Unit Development Overlay (PUD).



**Case No.:** 2019-1752-ZC  
**PETITIONER:** Jones Fussell, L.L.P. - Jeff Schoen  
**OWNER:** St. Tammany Land Co., LLC  
**REQUESTED CHANGE:** PUD Planned Unit Development Overlay  
**LOCATION:** Parcel located on the south side of Dove Park Road, west of the Tammany Trace and LA Highway 59, being a 83.51 acre parcel, Mandeville  
**SIZE:** 83.51 acres











VICINITY MAP

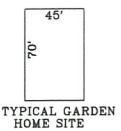
Legal Description  
A certain parcel of land situated in Section 25, Township 7 South, Range 11 East, 5th Tammany Parish, Louisiana and more fully described as follows:  
Commence at the Quarter Section Corner common to Sections 25 & 26, Township 7 South, Range 11 East, as the POINT OF BEGINNING  
From the Point Of Beginning measure North 00 degrees 25 minutes 12 seconds West a distance of 1,068.08 feet to a point; Thence North 89 degrees 27 minutes 11 seconds East a distance of 2,173.57 feet to a point; Thence South 00 degrees 33 minutes 44 seconds East a distance of 650.10 feet to a point; Thence North 89 degrees 27 minutes 47 seconds East a distance of 1,170.70 feet to a point; Thence South 10 degrees 42 minutes 38 seconds West a distance of 714.14 feet to a point; Thence North 89 degrees 45 minutes 00 seconds West a distance of 3,208.23 feet to a point which is the POINT OF BEGINNING, and containing 83.5105 acre(s) of land, more or less.

100 0 100 200

# DOVE PARK RIDGE (A4-PUD) SECTION 25, T-7-S, R-11-E ST. TAMMANY PARISH, LA.

2019-1752-ZC

BUILDING SETBACKS	
GARDEN HOMES	DELUX HOMES
FRONT (FROM R/W) 20'	FRONT 25'
SIDE (BETWEEN UNITS) 10'	SIDE 5'
REAR 20'	REAR 20'
STREET SIDE 10'	STREET SIDE 10'



TYPICAL GARDEN HOME SITE

DEVELOPMENT SCHEDULE		
PHASE	NO. UNITS/LOTS	COMPLETION DATE
1	43	12-2020
2	57	12-2021
3	38	12-2022
4	47	12-2023

DEVELOPER  
DOVE PARK RIDGE LLC  
845 GALVEZ ST.  
MANDEVILLE, LA. 70448

## MINIMUM RESTRICTIVE COVENANTS

1. EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
2. NO PORTION OF THE OCCUPANCY SHALL BE USED FOR THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM. ALL APPROVED BY THE ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES, WHENEVER A SUBDIVISION OF A COMMUNITY (CENTRAL) WATER SYSTEM OR SEWER SYSTEM IS REQUIRED, NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
3. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PARISH DRAINAGE OR STREET EASEMENTS.
4. NO HOUSE OR OFFENSE OF ANY NATURE SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BE OR MAY BECOME AN AMBULANCE OR WAREHOUSE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
5. NO LOT SHALL BE SUBJECT TO A 10 FOOT EASEMENT ALONG ALL STREETS.
6. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
7. NO LOT WILL BE FURTHER REDIVIDED WITHOUT THE PRIOR APPROVAL OF ST. TAMMANY PARISH.
8. EACH RESIDENCE OR ESTABLISHMENT WITHIN THE SUBDIVISION SHALL SUBSCRIBE AND BE SUBJECT TO THE WATER AND SEWERAGE SERVICES PROVIDED BY ST. TAMMANY UTILITIES.
9. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60') FEET FROM THE CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET MEASUREMENTS ARE TAKEN.
10. THE MINIMUM ELEVATION FOR ALL RESIDENCES SHALL BE 12" ABOVE THE CROWN OF THE STREET OR 12" ABOVE CURRENT BASE FLOOD ELEVATION WHERE THE BFE IS MORE THAN 12" BELOW THE STREET CROWN.
11. THE HOMEOWNERS ASSOCIATION FOR THIS DEVELOPMENT WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON AREAS AND CONTINUED PROTECTION OF THE P.U.D.

## AREA BREAKDOWN AND PERCENTAGES

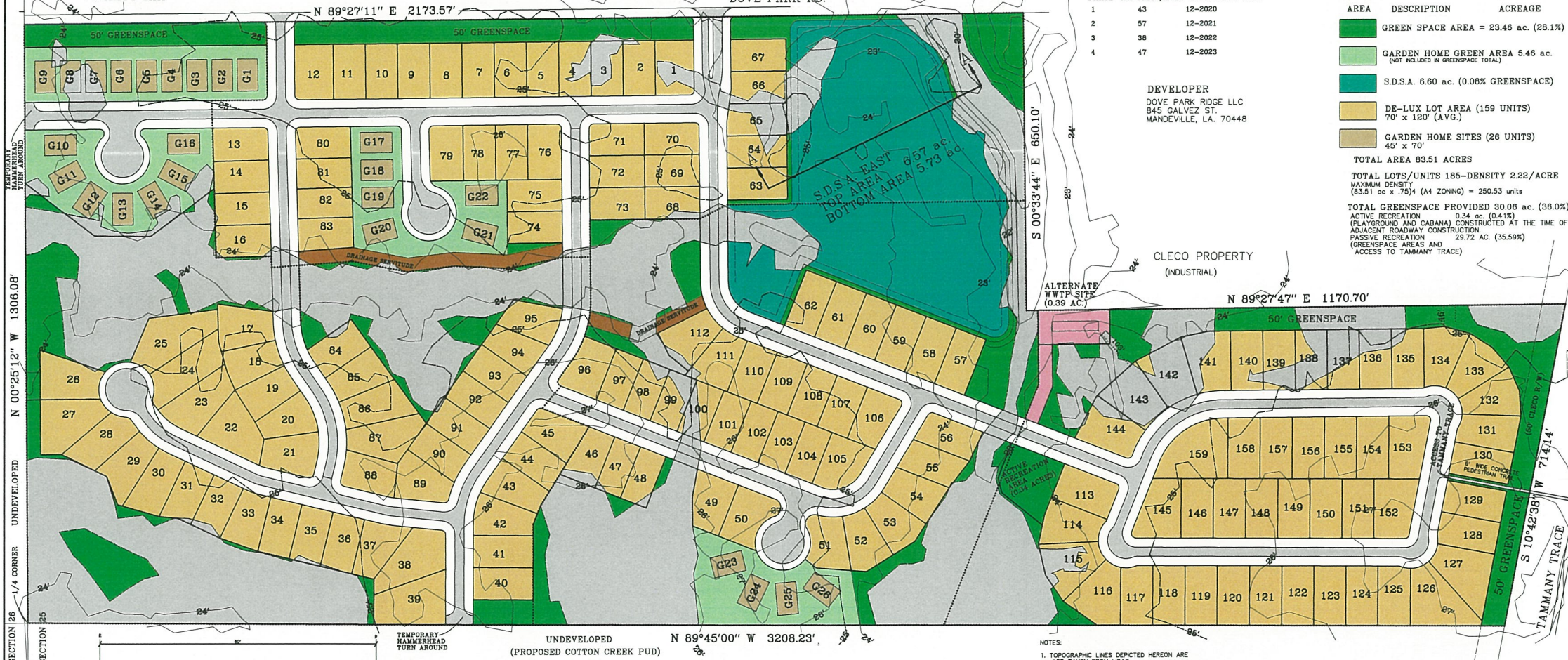
AREA	DESCRIPTION	ACREAGE
GREEN SPACE	GREEN SPACE AREA = 23.46 ac. (28.1%)	
GARDEN HOME GREEN AREA	GARDEN HOME GREEN AREA 5.46 ac. (NOT INCLUDED IN GREENSPACE TOTAL)	
S.D.S.A.	S.D.S.A. 6.60 ac. (0.08% GREENSPACE)	
DE-LUX LOT AREA	DE-LUX LOT AREA (159 UNITS) 70' x 120' (AVG.)	
GARDEN HOME SITES	GARDEN HOME SITES (26 UNITS) 45' x 70'	

TOTAL AREA 83.51 ACRES

TOTAL LOTS/UNITS 185-DENSITY 2.22/ACRE  
MAXIMUM DENSITY (83.51 ac x .75)4 (A4 ZONING) = 250.53 units

TOTAL GREENSPACE PROVIDED 30.06 ac. (36.0%)  
ACTIVE RECREATION 0.34 ac. (0.41%)  
(PLAYGROUND AND CABANA) CONSTRUCTED AT THE TIME OF ADJACENT ROADWAY CONSTRUCTION.  
PASSIVE RECREATION 29.72 ac. (35.59%)  
(GREENSPACE AREAS AND ACCESS TO TAMMANY TRACE)

CLECO PROPERTY (INDUSTRIAL)  
ALTERNATE WWTTP SITE (0.39 AC.)

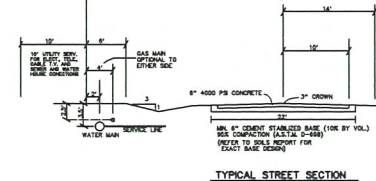


- NOTES:
1. TOPOGRAPHIC LINES DEPICTED HEREON ARE TAKEN FROM LIDAR.
  2. WATER AND SEWER SERVICES PROVIDED OFFSITE BY TAMMANY UTILITIES.
  3. THIS PROPERTY IS LOCATED IN FLOOD ZONE C RE: FIRM PANEL NO. 225205 0245 G, REVISED 10-17-89.
  4. MAXIMUM HEIGHT OF ALL STRUCTURES SHALL BE 35' AS MEASURED FROM THE EXISTING GROUND ADJACENT TO THE STRUCTURE.
  5. TELECOMMUNICATIONS CABINETS ARE PERMITTED TO BE LOCATED WITHIN THE GREENSPACE AND WATER AND SEWER SITES (HOWEVER THEY MAY NOT BE LOCATED INSIDE ANY ACCESS SERVICES).
  6. ACCESSORY BUILDINGS WITH A SIZE OF LESS THAN 5% OF THE AREA OF THE LOT ON WHICH THE MAIN BUILDING IS SITUATED MAY BE LOCATED FIVE FEET FROM THE NEAREST INTERIOR SIDE AND REAR LOT LINES PROVIDED THE BUILDING LENGTH DOES NOT EXCEED 30 FEET AND THE BUILDING HEIGHT DOES NOT EXCEED 10 FEET.
  7. ACTIVE RECREATION AREA SHALL CONSIST OF PLAYGROUND EQUIPMENT AND A CABANA. PASSIVE RECREATION CONSIST OF GREENSPACE AN ACCESS TO TAMMANY TRACE.
  8. CLEARING IN THE GREENSPACE AT DOVE PARK ROAD WILL BE RESTRICTED TO REMOVAL OF ONLY DAMAGED TREES.
- INDICATES WETLAND AREA

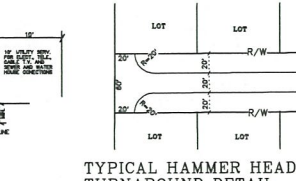
## P.U.D. PLAN

DOVE PARK RIDGE (A4-PUD)  
SECTION 25, T-7-S, R-11-E  
ST. TAMMANY PARISH, LA.

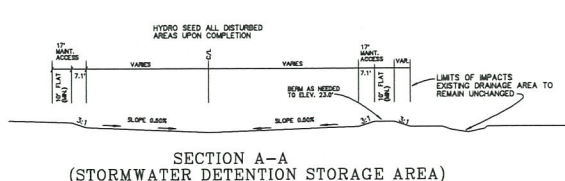
REVISIONS		KELLY J. McHUGH & ASSOC., INC.	
DATE	DATE	CIVIL ENGINEERS & LAND SURVEYORS	
01-28-20		845 GALVEZ ST. - MANDEVILLE, LA.	825-5811
02-04-20			
SCALE: 1" = 100'		DATE: 10-31-19	
DRAWN: DRJ		JOB NO.: 19-164	
CHECKED:		SWS NO.:	



TYPICAL STREET SECTION  
SCALE 1"=10'



TYPICAL HAMMER HEAD TURNAROUND DETAIL



SECTION A-A  
(STORMWATER DETENTION STORAGE AREA)



2019-1752-ZC

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: DOVE PARK RIDGE LLC

Developer's Address: 845 GALVEZ ST MANDEVILLE LA 70448  
Street City State Zip Code

Developer's Phone No. 985 626-5689  
(Business) (Cell)

Subdivision Name: DOVE PARK RIDGE

Number of Acres in Development: 83.51 Number of Lots/Parcels in Development: 185

Ultimate Disposal of Surface Drainage: LITTLE CREEK TO PONCHITALAWA CREEK

Water Surface Runoff Mitigation Proposed: NO

(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? \_\_\_\_\_

- Does the subdivision front on any major arterial streets? ☒ Yes ☐ No
- If yes, which major arterial streets? DOVE PARK RD.
- 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   | <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 |

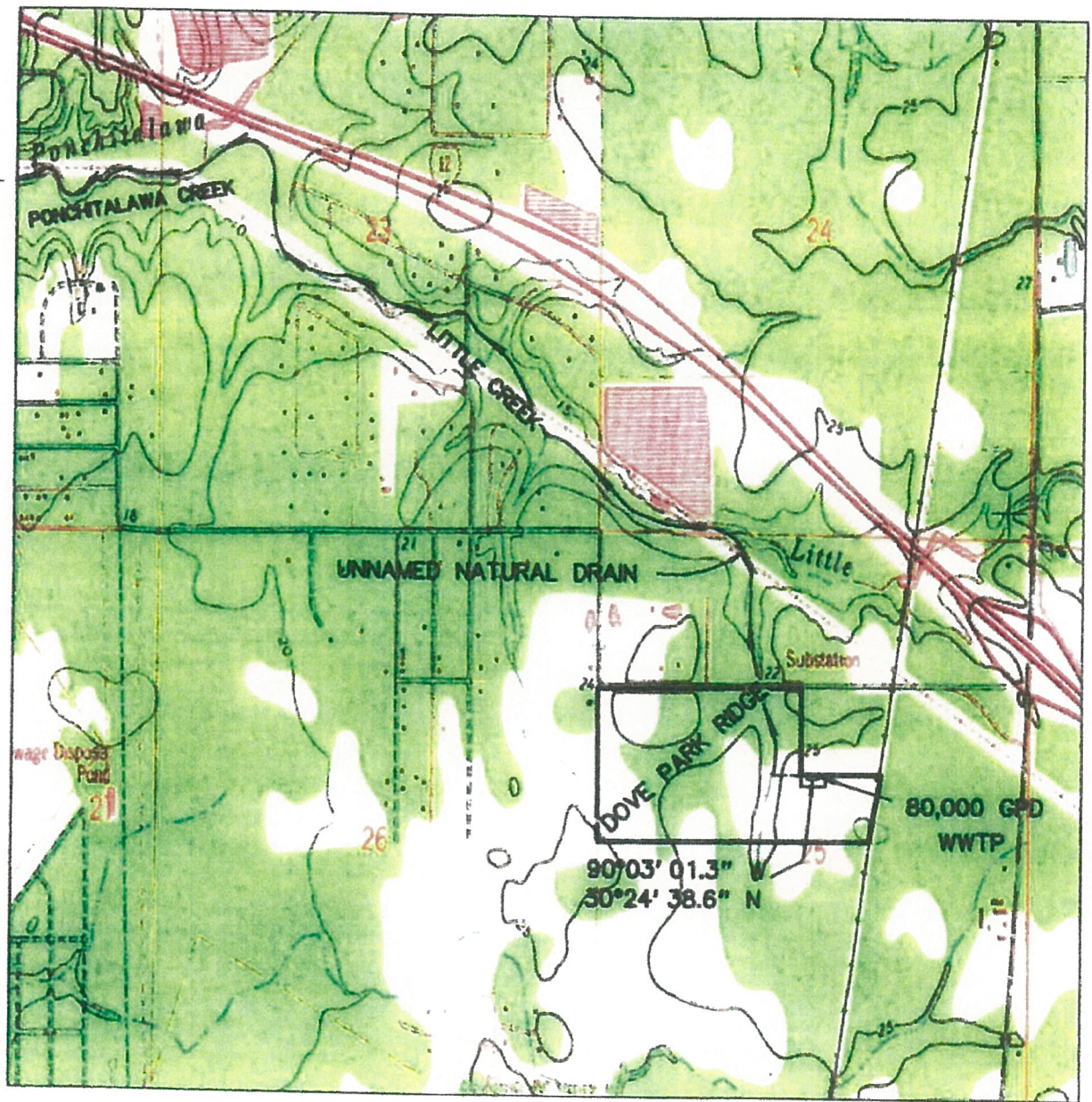
I hereby certify to the best of knowledge and ability, that this subdivision development will not adversely impact the surrounding environment, inclusive of all the information contained herein; and further, said information provided and answered above is accurate, true and correct.

 12-16-19  
ENGINEER/SURVEYOR/OR DEVELOPER DATE  
(SIGNATURE)



2019-1752-ZC

TO THE TCHEFUNCTE RIVER



DOVE PARK RIDGE SUBD.  
SECT. 25, T-7-S, R-11-E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LA.

ULTIMATE DISPOSAL OF  
SURFACE RUNOFF

SCALE:	N.T.S.	DATE:	10-22-19
DRAWN:	MDM	JOB NO.:	19-164
REVISED:			

I:\DATA\CORPS\DOVE PARK RIDGE EFFLUENT DISCHARGE MAP

ZONING STAFF REPORT

Date: 01/28/2020 Meeting Date: February 4, 2020  
Case No.: 2016-155-ZC Determination: Approved, Amended, Postponed, Denied  
Posted: 01/22/2020

GENERAL INFORMATION

PETITIONER: Kenneth Lopiccolo, Sr.  
OWNER: Military Road Land Co., LLC – Frank J. Lopiccolo  
REQUESTED CHANGE: Major Amendment to the PUD Planned Unit Development Overlay  
LOCATION: Parcel located on the east side of LA Highway 1081, south of Smith Road, Covington  
SIZE: 69.69 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, Civic, and Undeveloped	A-1A Suburban Residential, MD-2 Medical Clinic District, CBF-1 Community-Based Facilities District, and RO Rural Overlay
South	Undeveloped	A-1 Suburban District and RO Rural Overlay
East	Undeveloped	A-1 Suburban District and RO Rural Overlay
West	Residential	A-1 Suburban District, A-2 Suburban District, and RO Rural Overlay

EXISTING LAND USE:

Existing development: Yes Multi occupancy development: Yes

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 a Major Amendment to the PUD Planned Unit Development Overlay. The site is located on the east side of LA Highway 1081, south of Smith Road, Covington. The request is consists of the removal of Lot 117 in Alexander Ridge: Phase 3-B, in favor of a new access road extending from the existing Lake Terrace Drive to the current eastern property line of Alexander Ridge PUD. The new roadway will provide vehicular access to the proposed Alexander Ridge: Phase 4.

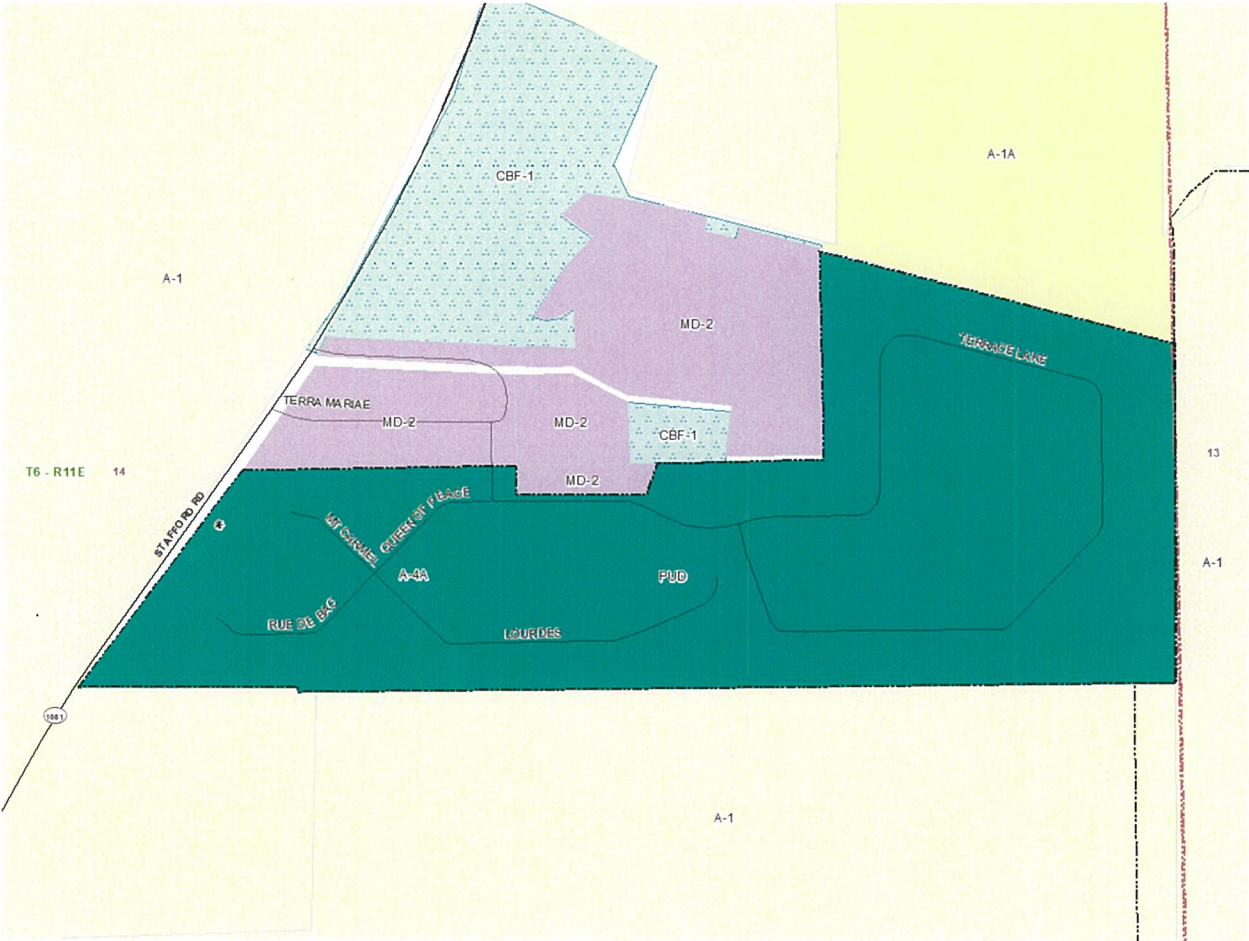
The proposal also includes a request for the addition of a roadway that extends from Terrace Lake Drive to the current northern property line of the PUD, where it meets the portion of the property that is proposed to be develop with a senior living community.

While the new roads will decrease the acreage of greenspace within the PUD subdivision, it is by a negligible amount (.57 acres) and the development meets all greenspace requirements. The proposed roads will also allow for efficient and effective traffic circulation.

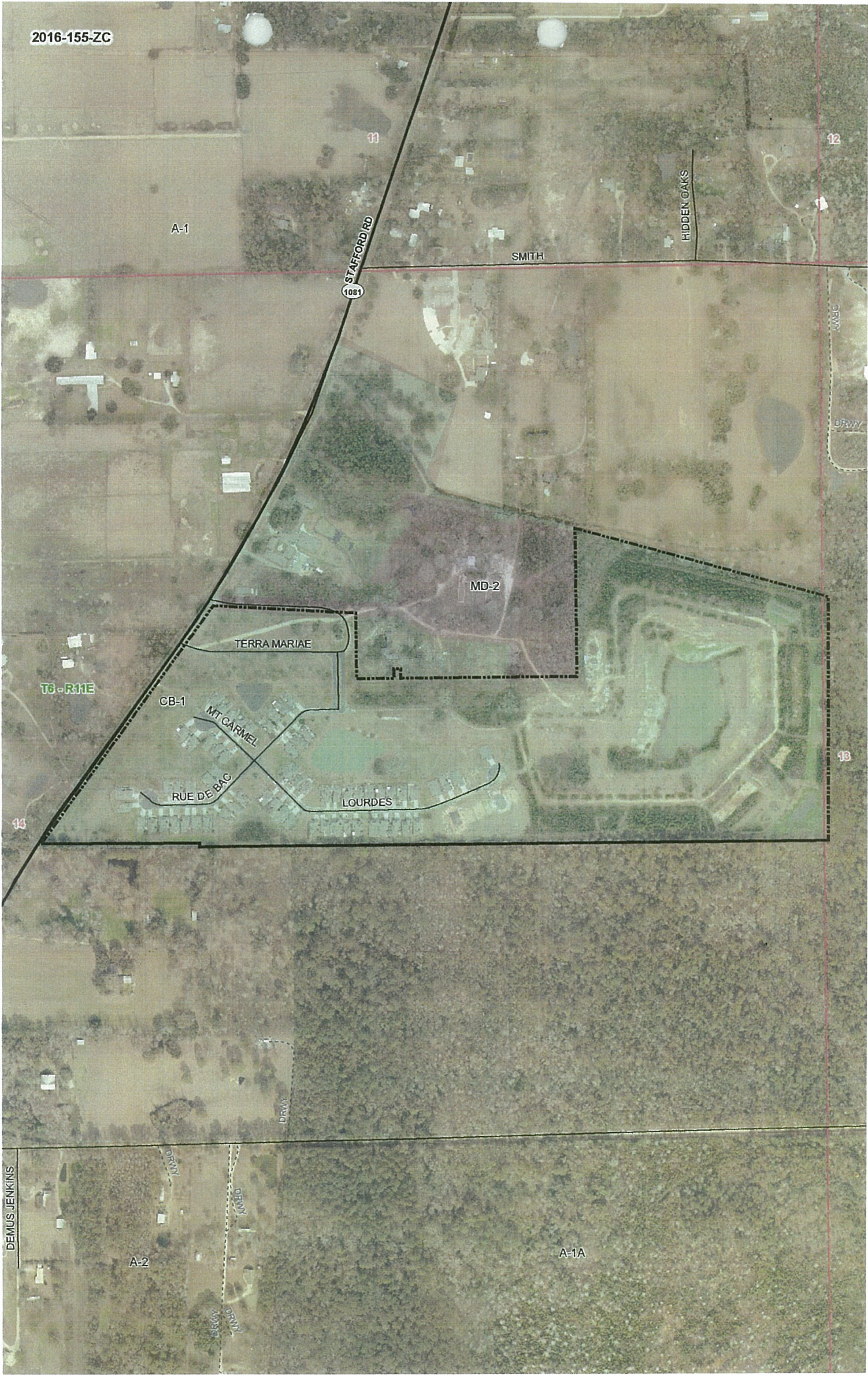
Staff is not opposed to the requested major amendment to the PUD.



Case No.: 2016-155-ZC  
PETITIONER: Kenneth Lopiccolo, Sr.  
OWNER: Military Road Land Co., LLC – Frank J. Lopiccolo  
REQUESTED CHANGE: Major Amendment to the PUD Planned Unit Development Overlay  
LOCATION: Parcel located on the east side of LA Highway 1081, south of Smith Road, Covington  
SIZE: 69.69 acres

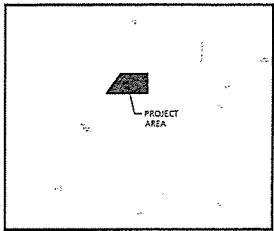








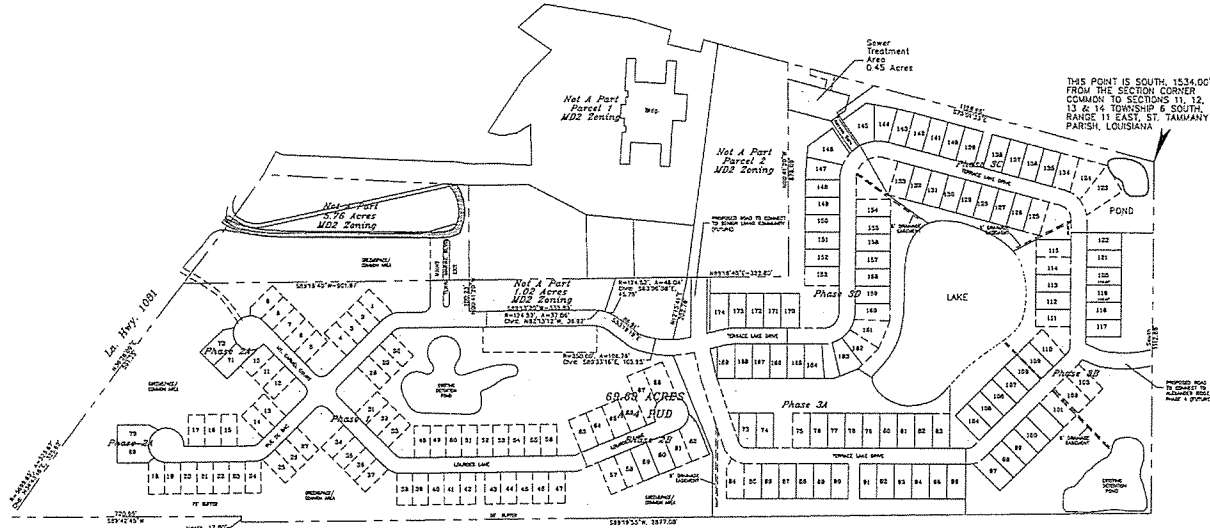
MAJOR AMENDMENT TO RESIDENTIAL PLANNED UNIT DEVELOPMENT  
TERRA MARIAE PHASE 1, 2A, 2B  
ALEXANDER RIDGE PHASE 3A, 3B, 3C, 3D  
SECTION 14, TOWNSHIP 6 SOUTH, RANGE 11 EAST,  
ST. TAMMANY PARISH, LOUISIANA



VICINITY MAP  
NOT TO SCALE

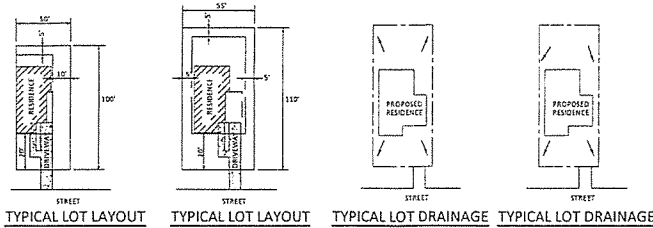
SITE DATA CALCULATION		
69.69 (TOTAL)	173 (2.25 ACRES)	5,000 ± f.± (1.13 ACRES)
50' ± (MIN. LOT SIZE)	100' (MIN. LOT WIDTH)	5,000 ± f.± (1.13 ACRES)
55' ± (MIN. LOT WIDTH)	110' (MIN. LOT LENGTH)	6,050 ± f.± (1.35 ACRES)
50' x 100' (MIN. LOT AREA)	55' x 110' (MIN. LOT AREA)	50' (MIN. LOT WIDTH)
2490 LF (TOTAL LOT AREA)	CONCRETE (TOTAL LOT AREA)	A-4 PUD (TOTAL LOT AREA)
2.5 (TOTAL LOT AREA)	PRIVATE (TOTAL LOT AREA)	N/A (TOTAL LOT AREA)
25 (TOTAL LOT AREA)	N/A (TOTAL LOT AREA)	N/A (TOTAL LOT AREA)
TERRA MARIAE (TOTAL LOT AREA)	TERRA MARIAE (TOTAL LOT AREA)	TERRA MARIAE (TOTAL LOT AREA)
LAKE PONTCHARTRAIN (TOTAL LOT AREA)		

TOTAL GREEN SPACE PROVIDED	
TOTAL ACRES IN DEVELOPMENT: 69.69 ACRES	
ACRES IN GREENSPACE: 10.51 ACRES (NOT INCLUDING PONDS)	
ACRES IN POND AREA: 6.82 ACRES (NOT INCLUDING PONDS)	
TOTAL ACRES IN SEWER TREATMENT AREA: 0.45 ACRES	
TOTAL ACRES IN GREENSPACE AND 100% POND AREA: 17.38 ACRES	
TOTAL PERCENTAGE GREENSPACE (50% CREDIT FOR PONDS): 47%	
MIN. LOT SIZE FOR PHASE 1, 2A & 2B: 50' X 100'	
MIN. LOT SIZE FOR PHASES 3A, 3B, 3C & 3D: 55' X 110'	
BUILDING SETBACK LINES IN PHASE 3A, 3B, 3C & 3D	
FRONT: 20'	
REAR: 5'	
BUILDING SETBACK LINES IN PHASE 1, 2A, & 2B	
FRONT: 20'	
REAR: 5'	
BUILDING SETBACK LINES IN PHASE 1, 2A, & 2B	
FRONT: 20'	
REAR: 5'	



RESTRICTIVE COVENANTS:

- EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
- FRONT SETBACK WILL NOT BE LESS THAN 20 FEET FROM THE PROPERTY LINE. SIDE BUILDING SETBACK WILL NOT BE LESS THAN 5 FEET FROM THE SIDE OF THE PROPERTY LINE. REAR BUILDING SETBACK WILL NOT BE LESS THAN 5 FEET FROM THE REAR PROPERTY LINE. LOT 125 FRONT SETBACK WILL NOT BE LESS THAN 20 FEET FROM THE PROPERTY LINE. RIGHT SIDE WILL NOT BE LESS THAN 7.5 FEET FROM THE PROPERTY LINE, LEFT SIDE WILL NOT BE LESS THAN 5 FEET FROM THE PROPERTY LINE. REAR SETBACK WILL NOT BE LESS THAN 15 FEET FROM THE PROPERTY LINE. LOT 125 FRONT SETBACK WILL NOT BE LESS THAN 20 FEET FROM THE PROPERTY LINE, RIGHT SIDE WILL NOT BE LESS THAN 5 FEET FROM THE PROPERTY LINE, LEFT SIDE WILL NOT BE LESS THAN 7.5 FEET FROM THE PROPERTY LINE, REAR SETBACK WILL NOT BE LESS THAN 15 FEET FROM THE PROPERTY LINE.
- MINIMUM SETBACKS FOR ACCESSORY BUILDINGS SHALL BE 5 FEET FROM SIDE YARD & 5 FEET FROM REAR.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL SEWERAGE AND/OR WATER SYSTEMS), ALL AS APPROVED BY THE ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY CENTRAL WATER SYSTEM SUPPLY, NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY CENTRAL WATER SYSTEM SUPPLY.
- NO NOISY OR OTHERWISE ACTIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
- CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN DRAINAGE SERVITUDE'S AND STREET EASEMENT. ADDITIONAL RESTRICTIONS MAY RUN WITH EACH TITLE.
- NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
- NO LOT SHALL BE FURTHER SUBDIVIDED WITHOUT THE APPROVAL OF THE ST. TAMMANY PLANNING COMMISSION.
- DRIVEWAY CULVERTS ARE NOT REQUIRED BECAUSE ALEXANDER RIDGE HAS SUB-SURFACE DRAINAGE.
- THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING THE GREEN SPACE AREAS AND POND AREAS WITHIN THIS DEVELOPMENT.
- IN ADDITION TO THE FOREGOING MINIMUM RESTRICTIVE COVENANT RUNNING WITH AND REFERENCE SHALL BE MADE THERETO IN EACH TITLE, THIS PHASE SHALL COMPLY WITH THE RESTRICTIONS AND COVENANTS FLEAD UNDER C.O.B. \_\_\_\_\_, FLOD RECORDED IN THE ST. TAMMANY PARISH CLERK OF COURT.
- THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE DETERMINED FROM THE LATEST REVISED FEMA FLOOD INSURANCE RATE MAPS. THIS SUBDIVISION IS IN FIRM COMMUNITY PANEL 235205 DISC, REV. 10-17-89 AND IS CLASSIFIED AS FLOOD ZONE "1" AND SHALL BE AT LEAST 12" ABOVE THE CENTRELINE OF STREET.
- LOTS MAY NOT BE USED FOR THE STORAGE OF TRASH OR JUNK VEHICLES.
- TELECOMMUNICATION CABINETS ARE PERMITTED TO BE LOCATED WITHIN THE GREENSPACE AND WATER & SEWER SITES (HOWEVER, THEY MAY NOT BE LOCATED INSIDE ANY ACCESS SERVITUDES).
- ACCESSORY BUILDINGS WITH A SIZE OF LESS THAN FIVE PERCENT OF THE AREA OF THE LOT ON WHICH THE MAIN BUILDING IS SITUATED MAY BE LOCATED FIVE FEET FROM THE NEAREST INTERIOR SIDE AND REAR LOT LINES. PROVIDED THE BUILDING LENGTH DOES NOT EXCEED 30 FEET, AND BUILDING HEIGHT DOES NOT EXCEED 19 FEET.



DESCRIPTION OF PROPERTY FOR A-4 PUD ZONING:

LOCATED IN SECTION 14 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, 1541.00 FEET TO THE POINT OF BEGINNING.  
FROM THE POINT OF BEGINNING CONTINUE SOUTH, 1113.89 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 55 SECONDS WEST, 2877.00 FEET; THENCE NORTH, 17.80 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 45 SECONDS WEST, 702.96 FEET; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 5659.65 FEET AND AN ARC OF 325.67 FEET, CHORD: NORTH 34 DEGREES 43 MINUTES 14 SECONDS EAST, 325.62 FEET; THENCE NORTH 86 DEGREES 38 MINUTES 00 SECONDS EAST, 591.29 FEET; THENCE NORTH 89 DEGREES 18 MINUTES 40 SECONDS EAST, 100.23 FEET; THENCE NORTH 89 DEGREES 13 MINUTES 20 SECONDS EAST, 335.89 FEET; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 125.92 FEET AND AN ARC OF 37.06 FEET, CHORD: SOUTH 82 DEGREES 13 MINUTES 12 SECONDS EAST, 36.29 FEET; THENCE CONTINUE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 124.92 FEET AND AN ARC OF 46.04 FEET, CHORD: SOUTH 61 DEGREES 00 MINUTES 00 SECONDS EAST, 45.78 FEET; THENCE SOUTH 59 DEGREES 19 MINUTES 59 SECONDS EAST, 16.91 FEET; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 220.00 FEET AND AN ARC OF 109.76 FEET, CHORD: SOUTH 20 DEGREES 33 MINUTES 16 SECONDS EAST, 105.95 FEET; THENCE NORTH 13 DEGREES 15 MINUTES 42 SECONDS EAST, 202.76 FEET; THENCE NORTH 89 DEGREES 18 MINUTES 40 SECONDS EAST, 332.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 676.00 FEET; THENCE SOUTH 75 DEGREES 01 MINUTES 33 SECONDS EAST, 1158.66 FEET BACK TO THE POINT OF BEGINNING.

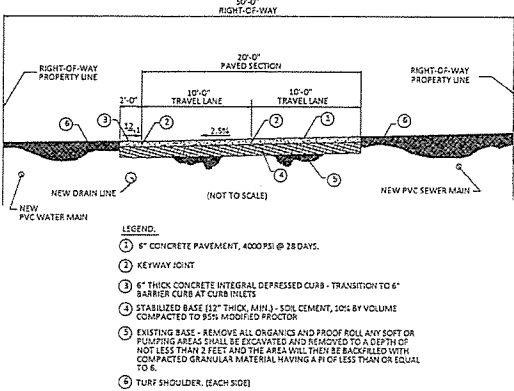
THIS TRACT CONTAINS 69.69 ACRES AS PER MAP PREPARED BY LAND SURVEYING LLC, DATED NOVEMBER 9, 2017 DRAWING NO. 18459

NOTE:

THE STREETS AND RIGHTS OF WAY SET FORTH HEREON ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PRIVATE STREETS AND REPRESENT A PREMIAL SERVITUDE OF PASSAGE IN FAVOR OF EACH LOT OWNER IN ALEXANDER RIDGE. THE INDIVIDUAL HOME BUILDERS ARE RESPONSIBLE FOR GRADING THE LOTS TO DRAIN IN ACCORDANCE WITH THE AS-BUILT DRAINAGE PLAN.

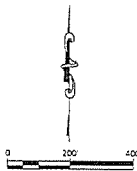
DEDICATION:

THE STREETS ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PRIVATE STREETS. THESE PRIVATE STREETS ARE TO BE MAINTAINED BY ALEXANDER RIDGE HOMEOWNERS ASSOCIATION, INC. OR ITS SUCCESSORS AND/OR ASSIGNS. THESE STREETS CANNOT BE ACCEPTED INTO THE PARISH OF TAMMANY ROAD MAINTENANCE SYSTEM UNTIL THEY MEET THE REQUIRED STREET AND ROAD SPECIFICATIONS AS SET FORTH IN THE LOUISIANA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT MANUAL AS AMENDED ON SUBSEQUENT EDITIONS THERETO. SIGNAGE, DRAINAGE INFRASTRUCTURE, AND PONDS ARE TO BE PRIVATELY MAINTAINED.



LEGEND:

- 6" CONCRETE PAVEMENT, 4000 PSI @ 28 DAYS.
- KEYWAY JOINT
- 6" THICK CONCRETE INTEGRAL DEPRESSION CURB - TRANSITION TO 6" BARRIER CURB AT CURB INLETS
- STABILIZED BASE (12" THICK, M.H.L.) - 50% CEMENT, 50% BY VOLUME
- EXISTING BASE - REMOVE ALL ORGANICS AND PROOF ROLL ANY SOFT OR PUMPING AREAS SHALL BE EXCAVATED AND REMOVED TO A DEPTH OF NOT LESS THAN 2 FEET AND THE AREA WILL THEN BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL HAVING A PI OF LESS THAN OR EQUAL TO 6.
- TURF SHOULDER, (EACH SIDE)



CADD FILE NAME: L2008 PL PUD.dwg	
DRAWING NO. JEP	
DRAWN BY MM	
CHECKED BY JEP	
SCALE (HORIZ) 1" = 400'	
SCALE (VERT) 1" = 200'	
SHEET NO. 15009	
DATE 12/16/2019	

MAJOR AMENDMENT TO P.U.D.  
TERRA MARIAE - PHASE 1, 2A, 2B  
ALEXANDER RIDGE PHASE - 3A, 3B, 3C, 3D  
SECTION 14, TOWNSHIP 6 SOUTH, RANGE 11 EAST  
COVINGTON, ST. TAMMANY PARISH, LOUISIANA  
MAJOR AMENDMENT TO P.U.D.

APPROVED	
REVISIONS	
DATE	
BY	

STAMP	
-------	--

Kyle Associates, LLC  
1409 W. 9th Street • Metairie, LA 70001 • 504.885.1077

ZONING STAFF REPORT

Date: 01/28/2020Meeting Date: February 4, 2020

Case No.: 2019-1753-ZCDetermination: Approved, Amended, Postponed, Denied

Posted: 01/22/2020

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

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:

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:

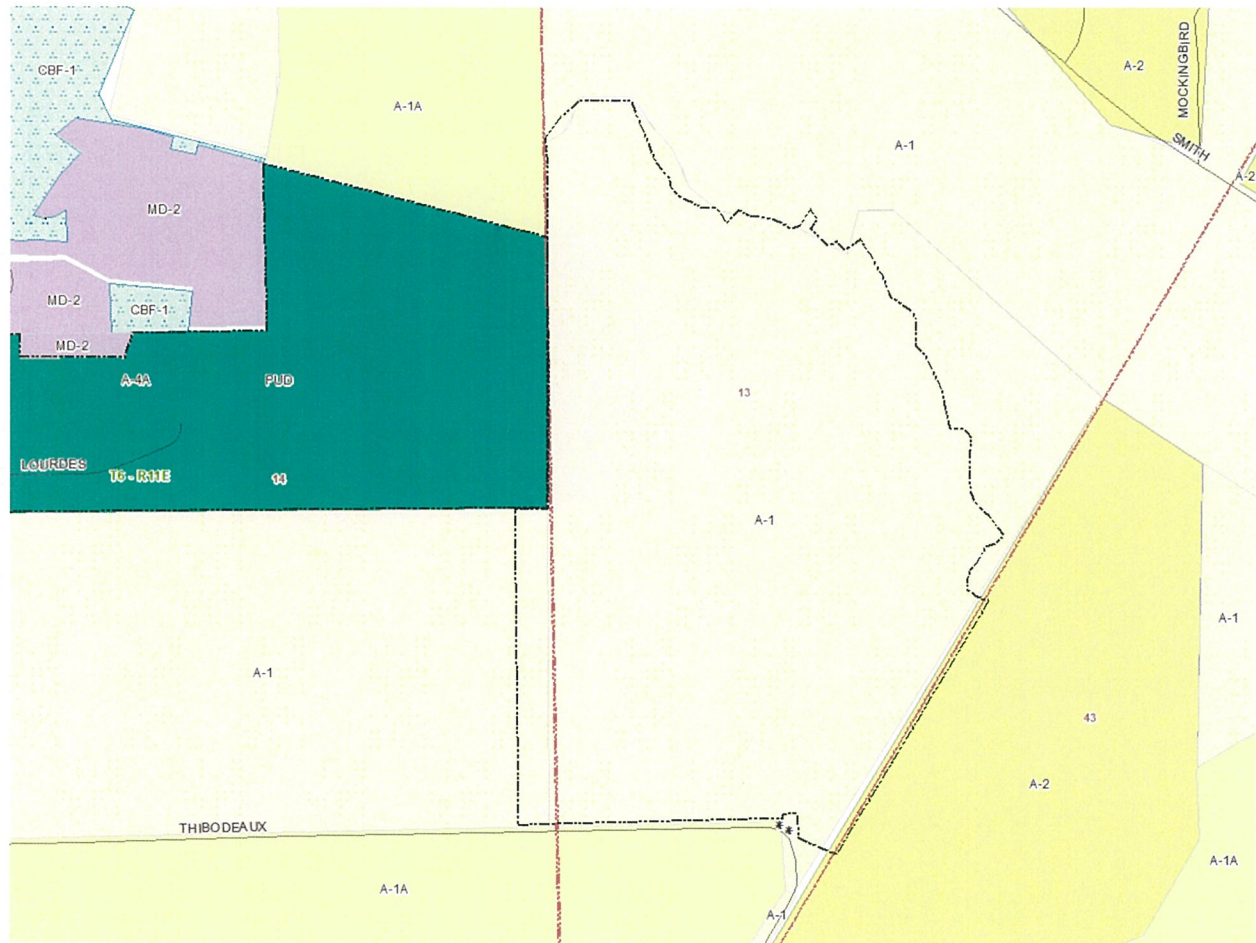
The petitioner is requesting to change the zoning classification on a 98 acre site from A-1 Suburban District and RO Rural Overlay to A-3 Suburban District. The subject property is currently undeveloped and is located to the east of the existing Terra Mariae and Alexander Ridge subdivisions off of LA 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, to establish the underlying zoning of a proposed residential subdivision. Note that an 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

Staff has no objection to the request as the purpose of the A-3 zoning designation is to provide single-family residential dwellings on moderately sized lots. 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..

Staff is not opposed to the proposed PUD; however, the request should be postponed until all of the required information has been submitted and reviewed accordingly.



**SIZE:** 98 acres







HIDDE OAKS  
2019-1753-ZC<sub>1</sub>

T6S - R11E

12

SMITH

DANIELSON

BLUEBIRD

MAGNOLIA TRACE

A-2

A-1A

14

A-1

13

TERRACE LAKE

A-4A

PUD

A-1

A-1

THIBODEAUX

A-2

43

A-1A

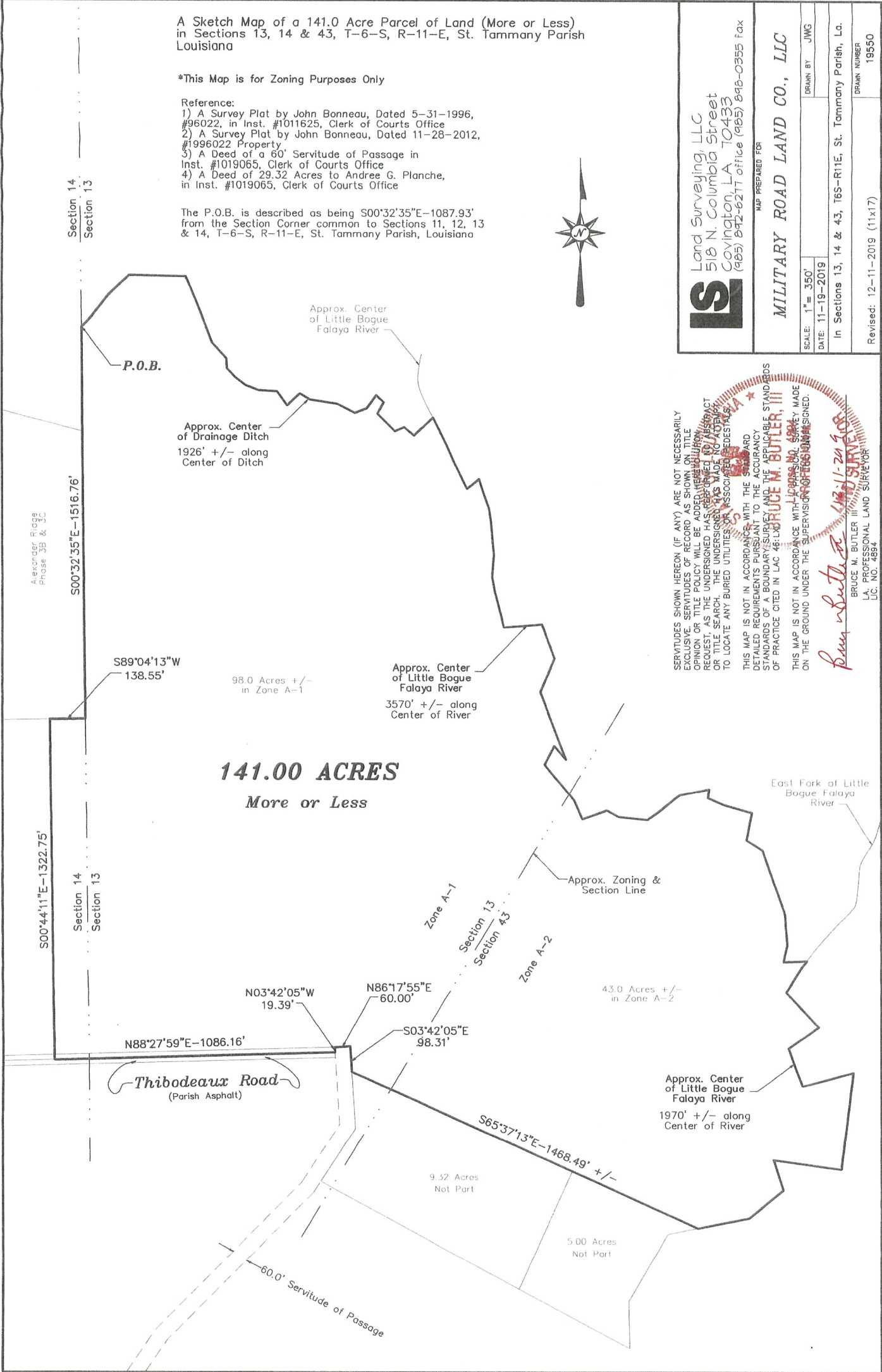
A-1

A-1A

23

24





ZONING STAFF REPORT

Date: 01/27/2020  
Case No.:2019-1754-ZC  
Posted: 01/22/2020

Meeting Date: February 4, 2020  
Determination: Approved, Amended, Postponed, Denied

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 request been submitted (2019-1753-ZC) to change the zoning from A-1 Suburban District to A-3 Suburban District to establish the underlying zoning of the proposed residential PUD.

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	2.22 acres
		Provide average lot dimensions
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

As required under UDC Section 130-1674(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.

Zoning	Acreage	Gross Density	Number of Units (Gross)	Number of Units (Net Density)	Number of Units (Proposed)
A-3	98 acres	2 Units Per Acre	196 units	147 units	136 units
A-2	43 acres	1 Unit Per Acre	43 units	32 units	5 units
Totals:	141 acres	N/A	239 units	179 units	141 units

The gross density is based on the underlying zoning designation of A-3 Suburban District for 98 acres and A-2 Suburban District for 43 acres, which allows for a total of 179 units using the net density calculation. The applicant is proposing 11 less units than what is permitted in Alexander Ridge, Phase 4 and 27 less units than what is permitted in the “Estates at Alexander Ridge”.

Provide the net density calculations and formula on the plat.

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	Provide the initial wetland delineation as determined by a qualified wetlands consultant.
Flood Zone Demarcation Lines	Provide flood zone demarcation lines (indicate FIRM map and panel number).
Ultimate Disposal of Surface Drainage	Provide documents indicating ultimate disposal of surface drainage.
Environmental Assessment Data Form	Provide signed and dated environmental assessment data form

GREENSPACE

Per the UDC, Section 130-1674(a)(8), a minimum of 25% of open space is required for all PUDs. The petitioned PUD consists of 141 acres, requiring 35 acres of open space. The Alexander Ridge Phase 4 plan provides 99.51 acres of greenspace and therefore far exceeds requirements.

Amenities	Acreage	Type of Amenities
Passive	Provide the % of acreage that will be dedicated to each passive use.	Provide the type of amenity
Active	Provide the % of acreage that will be dedicated to each active use.	Provide the type of amenity

Comments:

- a. Show the location of all proposed amenities
- b. Define active and passive recreational uses and include breakdowns by percent of total land area devoted to each (Show these as percentage breakdowns including residential uses).
- c. Per the Subdivision Regulations, Section 125-90, all ponds that are accepted into the Parish maintenance system are required to provide a minimum 15-foot access to the area around the pond, ten feet of which must be on a flat surface and not a pond side slope. Provide the dimensions of the access area to the proposed pond.

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**

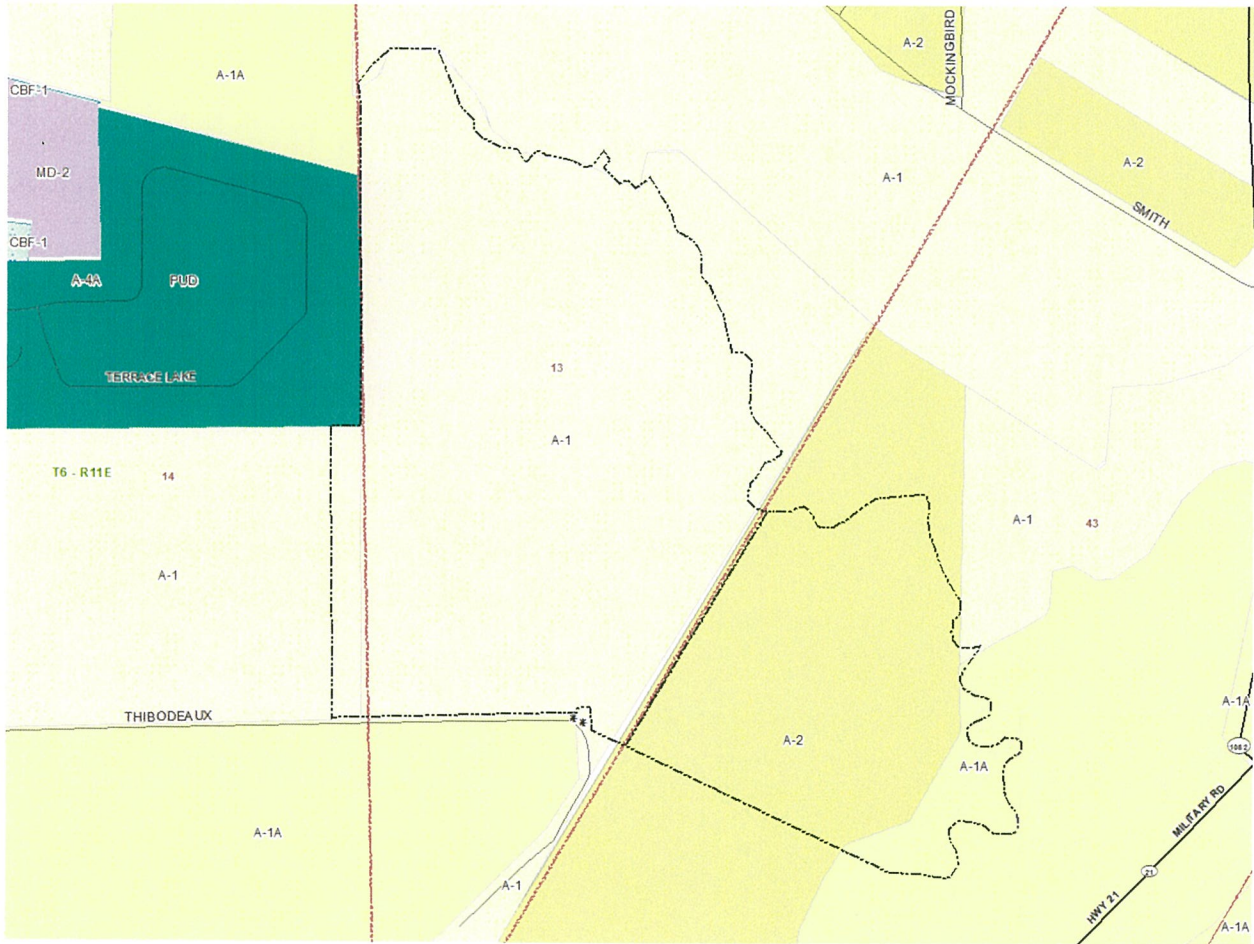
The 2025 Future Land Use Plan designates the site to be developed with Single-Family Residential Planned Districts that provide an emphasis on achieving continuity with adjoining conservation areas and adjacent developments. By exceeding the required greenspace and providing both passive and active amenities, the proposal meets the objectives of the 2025 Future Land Use Plan.

The proposed subdivision plat adheres to a large portion 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.

Staff is requesting additional information be provided that is needed for a thorough review of the general PUD criteria and therefore recommends postponement of the case. Additionally, staff request the case be postponed for a minimum of one month for re-advertisement purposes.



**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







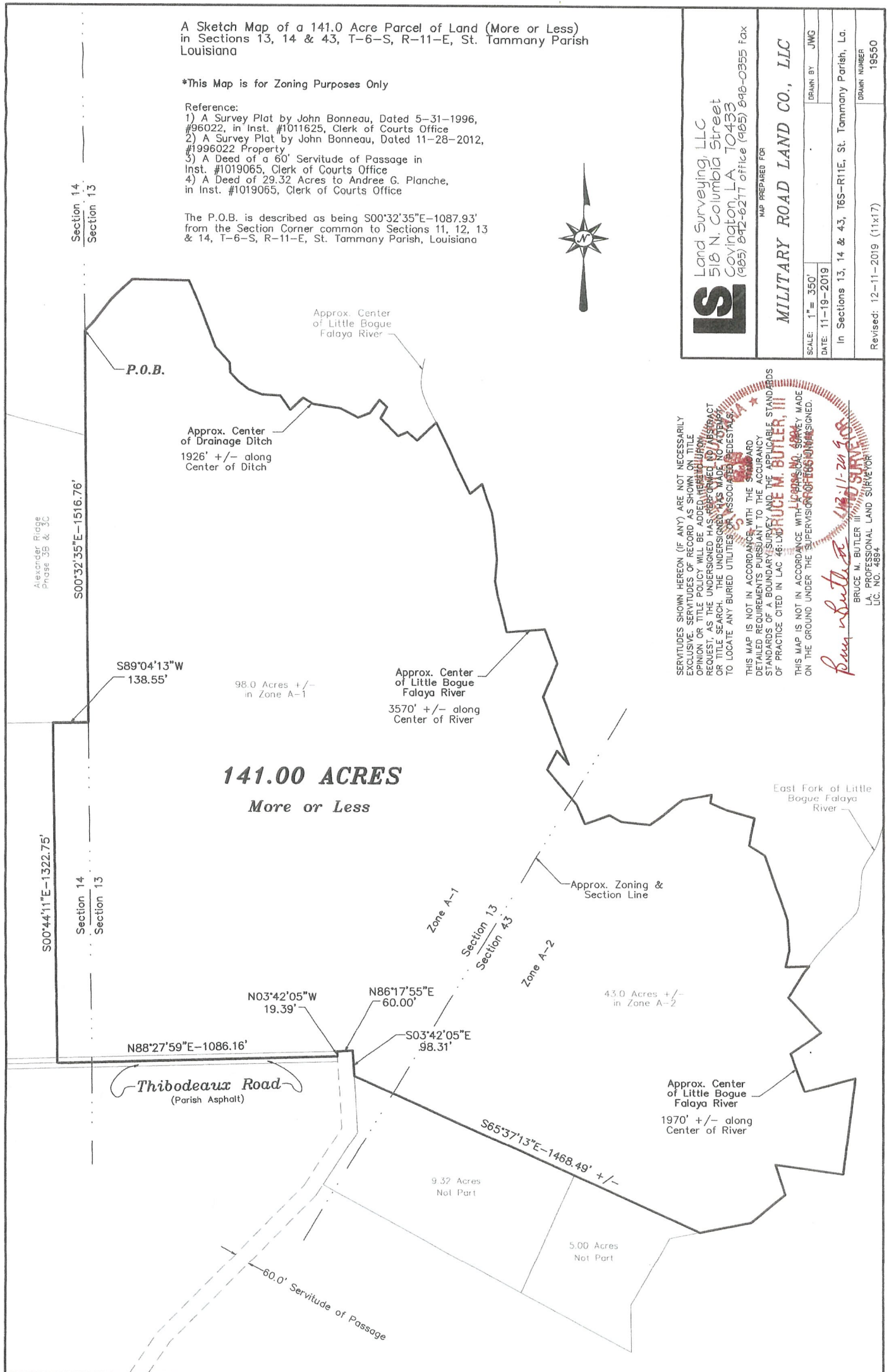


Terr3/MilitaryRoadLongCompanyZoning11X17

SCALE: 1" = 350'	DRAWN BY JWG
DATE: 11-19-2019	
In Sections 13, 14 & 43, T6S-R1E, St. Tammany Parish, La.	
Revised: 12-11-2019 (11x17)	DRAWN NUMBER 19550

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVICES OF RECORD AS SHOWN ON TITLE REQUEST. AS THE UNDERSIGNED HAS RECEIVED NO ABSTRACT OR TITLE SEARCH, THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED CEDESTALS. 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 48:120. **BURCHARD M. BUTLER, III** THIS MAP IS NOT IN ACCORDANCE WITH LAC 48:120. **SALEM** MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

*Burchard M. Butler, III* 6/23/17-2017  
BRUCE M. BUTLER III  
L.A. PROFESSIONAL LAND SURVEYOR  
LIC. NO. 4354



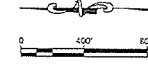
2019-1754-ZC



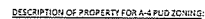
TOTAL GREEN SPACE PROVIDED

TOTAL ACRES IN DEVELOPMENT: 141 ACRES  
ACRES IN GREENSPACE: 69.35 ACRES (NOT INCLUDING POND(S))  
ACRES IN POND AREA: 4.16 ACRES (50% 2.08 ACRES)  
TOTAL ACRES IN GREENSPACE AND POND AREA: 73.51 ACRES  
TOTAL PERCENTAGE GREENSPACE (50% CREDIT FOR PONDS): 65%  
MIN. LOT SIZE FOR PHASES 4A, 4B, & C: 55' X 110'

BUILDING SETBACK LINES IN PHASE 4A, 4B, & 4C  
FRONT - 20'  
SIDE - 5'  
REAR - 5'



6. EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
7. FRONT SETBACK WILL NOT BE LESS THAN 20 FEET FROM THE PROPERTY LINE. SIDE BUILDING SETBACK WILL NOT BE LESS THAN 5 FEET FROM THE SIDE OF THE PROPERTY LINE. REAR BUILDING SETBACK WILL NOT BE LESS THAN 5 FEET FROM THE REAR PROPERTY LINE. SIDE LOT FRONT SETBACK WILL NOT BE LESS THAN 5 FEET FROM THE PROPERTY LINE. REAR SETBACK WILL NOT BE LESS THAN 7.5 FEET FROM THE PROPERTY LINE. REAR SETBACK WILL NOT BE LESS THAN 15 FEET FROM THE PROPERTY LINE. LOT 125 FRONT SETBACK WILL NOT BE LESS THAN 20 FEET FROM THE PROPERTY LINE. LOT 125 WILL NOT BE LESS THAN 5 FEET FROM THE REAR PROPERTY LINE. SIDE LOT FRONT SETBACK WILL NOT BE LESS THAN 7.5 FEET FROM THE PROPERTY LINE. REAR SETBACK WILL NOT BE LESS THAN 15 FEET FROM THE PROPERTY LINE.
8. MINIMUM SETBACKS FOR ACCESSORY BUILDINGS SHALL BE 5 FEET FROM SIDE YARD & 5 FEET FROM REAR.
9. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S), ALL AS APPROVED BY THE ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES, WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY SEWERAGE AND/OR WATER SYSTEM. NO LOT SHALL BE CONSTRUCTED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY CENTRAL WATER SYSTEM (SUDS).
10. NO INDOOR OR OTHERWISE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY COME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
11. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN DRAINAGE SEWERAGE AND STREET EASEMENT. ADDITIONAL RESTRICTIONS MAY RUN WITH EACH TITLE.
12. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
13. NO LOT SHALL BE FURTHER SUBDIVIDED WITHOUT THE APPROVAL OF THE ST. TAMMANY PLANNING COMMISSION.
14. DRIVEWAY CULVERTS ARE NOT REQUIRED BECAUSE ALEXANDER RIDGE HAS SUB-SURFACE DRAINAGE.
15. THE HOMEOWNERS DEVELOPMENT WILL BE RESPONSIBLE FOR MAINTAINING THE GREEN SPACE AREAS AND POND AREAS WITHIN THIS DEVELOPMENT.
16. IN ADDITION TO THE FOREGOING MINIMUM REQUIREMENTS CONCERNING WITH AND REFERENCE SHALL BE MADE THEREIN TO EACH TITLE THIS TITLE WITH THE DECLARATION AND Covenants FILED UNDER CO. 30, FUGO, 10-17-89 AND IS CLASSIFIED AS FLOOD ZONE "C" AND SHALL BE AT LEAST 12" ABOVE THE CENTERLINE OF STREET.
17. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE DETERMINED FROM THE LATEST REVISED FEMA FLOOD INSURANCE RATE MAPS. THIS SUBDIVISION IS IN FIRM COMMUNITY PANEL 2222050100C, REV. 10-17-89 AND IS CLASSIFIED AS FLOOD ZONE "C" AND SHALL BE AT LEAST 12" ABOVE THE CENTERLINE OF STREET.
18. LOTS MAY NOT BE USED FOR THE STORAGE OF TRASH OR JUNK VEHICLES.
19. TELECOMMUNICATION CABLES ARE PERMITTED TO BE LOCATED WITHIN THE GREENSPACE AND WATER & SEWER SITES (HOWEVER, THEY MAY NOT BE LOCATED INSIDE ANY ACCESS SERVICES/DES).
20. ACCESSORY BUILDINGS WITH A SIZE OF LESS THAN FIVE PERCENT OF THE AREA OF THE LOT ON WHICH THE MAIN BUILDING IS LOCATED MAY BE LOCATED UP TO 10 FEET FROM THE REAR PROPERTY LINE OR LOT LINES. PROVIDED THE BUILDING LENGTH DOES NOT EXCEED 30 FEET, AND BUILDING HEIGHT DOES NOT EXCEED 15 FEET.



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 ON DEGREES 31 MINUTES 55 SECONDS EAST, 1516.78 FEET TO A POINT, THENCE SOUTH 89 DEGREES 04 MINUTES 19 SECONDS WEST, 138.55 FEET TO A POINT; THENCE SOUTH 00 DEGREES 45 MINUTES 55 SECONDS WEST, 108.16 FEET TO A POINT; THENCE NORTH 88 DEGREES 27 MINUTES 48 SECONDS EAST, 108.16 FEET TO A POINT; THENCE NORTH 00 DEGREES 45 MINUTES 55 SECONDS WEST, 108.16 FEET TO A POINT; THENCE NORTH 86 DEGREES 17 MINUTES 55 SECONDS EAST, 60.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 42 MINUTES 05 SECONDS WEST, 98.31 FEET TO A POINT; THENCE SOUTH 86 DEGREES 37 MINUTES 19 SECONDS EAST, 1468.48 FEET MORE OR LESS TO THE PROPOSED CENTER LINE OF THE LITTLE BOGUE PALMYRA RIVER, 1970 FEET MORE OR LESS TO INTERSECT THE APPROXIMATE CENTER OF THE EAST FORK OF THE LITTLE BOGUE PALMYRA RIVER; THENCE RUN UPSTREAM ALONG THE CENTER OF THE LITTLE BOGUE PALMYRA RIVER 3578 FEET MORE OR LESS TO THE POINT OF BEGINNING; OR FROM THE POINT OF BEGINNING, RUN UPSTREAM ALONG THE CENTER OF THE DRAINAGE DITCH 1926 FEET MORE OR LESS BACK TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 141.00 ACRES AS PER MAP PREPARED BY LAND SURVEYING LLC, DATED NOVEMBER 19, 2019  
DRAWING NO. 19550.



THE STREETS AND RIGHTS OF WAY SET FORTH HEREON ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PRIVATE STREETS AND REPRESENT A PREDIAL SERVITUDE OF PASSAGE IN FAVOR OF EACH LOT OWNER IN ALEXANDER RIDGE. THE INDIVIDUAL HOME BUILDERS ARE RESPONSIBLE FOR GRADING THE LOTS TO DRAIN IN ACCORDANCE WITH THE AS-BUILT DRAINAGE PLAN.

## DEDICATION

THE STREETS ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PRIVATE STREETS. THESE PRIVATE STREETS ARE TO BE MAINTAINED BY ALEXANDER RIDGE HOMEOWNER ASSOCIATION, INC. OR ITS SUCCESSORS AND/OR ASSIGNS. THESE STREETS CANNOT BE ACCEPTED INTO THE PARISH OF TAMMANY ROAD MAINTENANCE SYSTEM UNTIL THEY MEET THE REQUIRED STREET AND ROAD SPECIFICATIONS AS SET FORTH IN THE LOUISIANA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT MANUAL AS AMENDED OR SUBSEQUENT EDITIONS THERETO. SIGNAGE, DRAINAGE INFRASTRUCTURE, AND PONDS ARE TO BE PRIVATELY MAINTAINED.

PLANNED UNIT DEVELOPMENT  
ALEXANDER RIDGE PHASE - 4A, 4B, 4C  
ESTATES AT ALEXANDER RIDGE  
SECTION 14, TOWNSHIP 6 SOUTH, RANGE 11 EAST  
COVINGTON, ST. TAMMANY PARISH, LOUISIANA

**SITE PLAN**

[illegible]

**Kyle Associates, LLC**  
Planning, Engineering and Landscape Architecture

SHEET NO.

1.0



ZONING STAFF REPORT

Date: 01/28/2020Meeting Date: February 4, 2020

Case No.:2019-1755-ZCDetermination: Approved, Amended, Postponed, Denied

Posted: 01/22/2020

GENERAL INFORMATION

**PETITIONER:** Joe Labbe  
**OWNER:** Tantella Development Group, LLC - Robert Bruno  
**REQUESTED CHANGE:** PUD Planned Unit Development Overlay TO A-1 Suburban District  
**LOCATION:** Parcel located on the east sides of Cozy Lane, Tantella Ranch Road and LA Highway 1077, Covington  
**SIZE:** 43.116 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Jay Drive -      Type: Subdivision      Road Surface: 1 Lane Gravel      Condition: N/A

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 PUD Planned Unit Development
South	Undeveloped and Residential	A-1 Suburban District and PUD Planned Unit Development
East	Undeveloped and Residential	A-1 Suburban District and MHO Manufactured Housing Overlay
West	Undeveloped and Residential	A-1 Suburban District, A-1A Suburban District, PUD Planned Unit Development Overlay, and RO Rural Overlay

EXISTING LAND USE:

Existing development: No      Multi occupancy development: No

COMPREHENSIVE PLAN:

**Timber** – Lands used and managed for the production of marketable wood products, but which may also be used for recreational purposes (such as hunting, fishing, hiking, birdwatching, etc.), and which may also serve as species habitat and stormwater retention.

STAFF COMMENTS:

The petitioner is requesting to change the zoning on 43.116 acres of undeveloped land from PUD Planned Unit Development Overlay to A-1 Suburban District. The subject property is located on the east sides of Cozy Lane, Tantela Ranch Road and LA Highway 1077, Covington. The 2025 Future Land Use Plan designates the site to be developed with land used for the production of marketable wood product or recreational purposes and serve as stormwater retention areas. The reason for the request is to remove 43.116 acres of wetlands out of the existing Preserve at Goodbee Lakes Subdivision.

Staff has no objection to the request as the removal of the PUD overlay will convert the subject property to the A-1 zoning designation which is consistent with the adjacent zoning designations and the objective of the 2025 future land use plan.

**Case No.:** 2019-1755-ZC

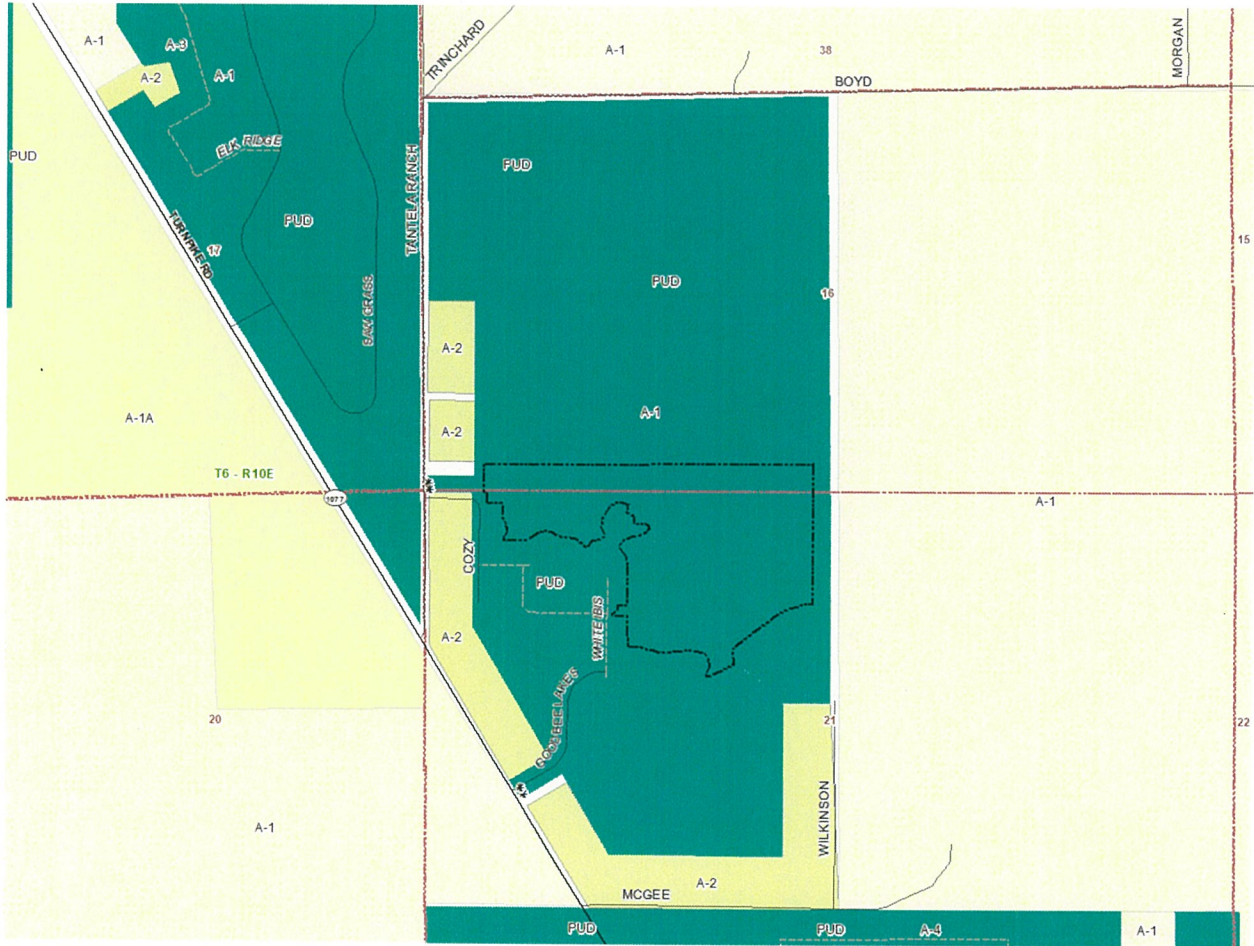
**PETITIONER:** Joe Labbe

**OWNER:** Tantella Development Group, LLC - Robert Bruno

**REQUESTED CHANGE:** PUD Planned Unit Development Overlay TO A-1 Suburban District

**LOCATION:** Parcel located on the east sides of Cozy Lane, Tantela Ranch Road and LA Highway 1077,  
Covington

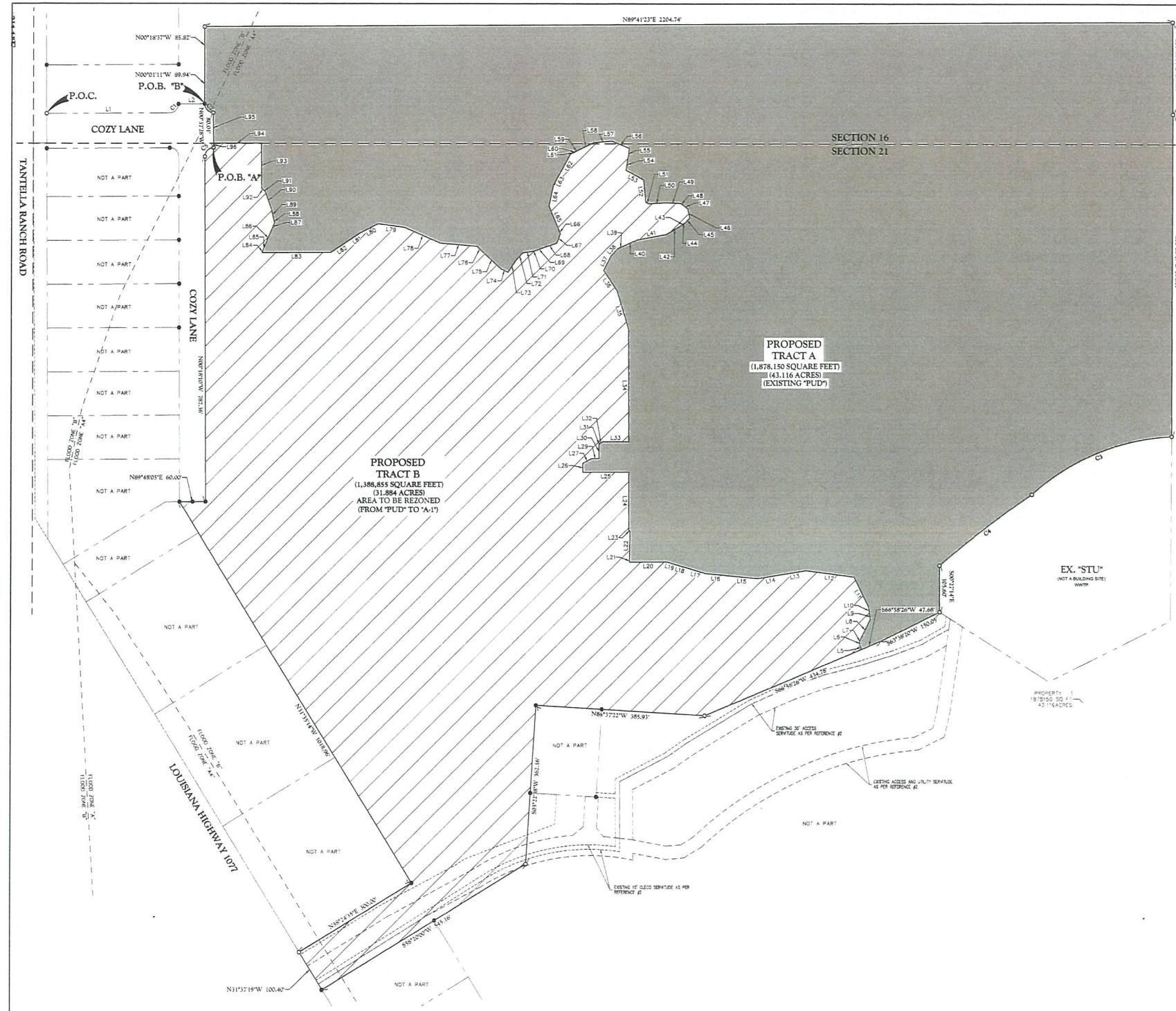
**SIZE:** 43.116 acres











**FLOOD ZONE NOTE**

THIS PROPERTY IS IN ZONES "B", "A" & "A-1" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 00000, MAP NO. 2250000250 WHICH BEARS AN EFFECTIVE DATE OF 10/17/1989. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S FLOOD PLAN ADMINISTRATION BEFORE ANY DESIGN OR CONSTRUCTION.

**BASIS OF BEARINGS**

THE BEARINGS SHOWN HEREON ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (1702), NAD 1983 AS DETERMINED BY GPS OBSERVATIONS USING LEICA SMARTNET NORTH AMERICAN RTN SYSTEM ACQUIRED ON AUGUST 30, 2017.

**REFERENCES**

1. CASH SALE OF PROPERTY BY C.E.P.R. DEVELOPMENTS, LLC, FINCE ST. TAMMANY, LLC, BAYOU WAY, LLC, PORT LINCOLN, LLC TO TANTEALLA DEVELOPMENT GROUP, LLC, INSTRUMENT #1704885
2. SURVEY MAP OF A 0.64 ACRE PARCEL AND A 1.60 ACRE PARCEL LOCATED IN SECTION 21, TOWNSHIP 8 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA DATED 01/16/2016, BY JOHN E. BONNEAU & ASSOCIATES, INC. MAP FILE #4862, INSTRUMENT #17573389
3. SURVEY OF A PORTION OF GROUND SITUATED IN SECTIONS 16 & 21, TOWNSHIP 8 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA DATED 9/14/2010, BY RANDALL W. BROWN & ASSOCIATES, INC. INSTRUMENT #1789112

**GENERAL NOTES**

PROPERTY RESTRICTIONS, SERVITUDES, RIGHTS-OF-WAY, EASEMENTS AND/OR OTHER BURDENS, OTHER THAN THOSE NOTED, MAY EXIST ON THIS PROPERTY AND OWNERS OR POTENTIAL BUYERS SHOULD ALSO BE AWARE ABSTRACTING FOR VERIFICATION OF TITLE AND/OR ACTUAL OWNERSHIP WAS NOT IN THE SCOPE OF THIS SURVEY MADE BY QUALITY ENGINEERING AND SURVEYING, LLC.

THE WORDS "CERTIFY", "CERTIFIED" OR "CERTIFICATION" AS USED HEREON IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF. AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

QUALITY ENGINEERING AND SURVEYING, LLC HAS NOT AND DOES NOT PROVIDE WETLAND DELINEATION OR DETERMINATION AND WAS NOT REQUESTED NOR INCLUDED IN THIS SURVEY.

UTILITIES: QUALITY ENGINEERING AND SURVEYING, LLC MADE NO ATTEMPT TO LOCATE, REVEAL OR BUREAU UTILITIES AS PART OF THIS SURVEY.

THE LINES SHOWN ASSOCIATED WITH SECTIONS, TOWNSHIPS, RANGES AND FLOOD ZONES WERE DIGITIZED FROM AERIAL PHOTOGRAPHY, F.L.M.A. FLOOD INSURANCE RATE MAPS AND U.S.G.S. QUADRANGLE MAPS. THESE LINES ARE SHOWN FOR REFERENCE ONLY AND HAVE NOT BEEN FIELD VERIFIED AT THE TIME OF THIS SURVEY WAS PERFORMED.

IMPROVEMENTS ARE NOT SHOWN.

**LEGEND**

(R) RECORD BEARING / DISTANCE  
(S) SURVEYED BEARING / DISTANCE  
(C) CALCULATED BEARING / DISTANCE  
● FOUND 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)  
○ SET 1/2" IRON PIPE

AREA TO BE REZONED FROM "PUD" TO "A-1"  
EXISTING "PUD" ZONING (TO REMAIN)



100 0 100 200  
SCALE: 1"=100'

<b>TITLE</b>	
EXHIBIT SHOWING PROPOSED TRACT B TO BE REZONED FROM "PUD" TO "A-1"	
<b>LOCATION</b>	
LOCATED IN SECTIONS 16 & 21, TOWNSHIP 8 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA	
<b>CLIENT</b>	
TANTEALLA DEVELOPMENT GROUP LLC	
<b>DATE</b>	
DECEMBER 13, 2019	
<b>PARTY ORDER</b>	
PROJECT NO. 19-284	
<b>FIELD BOOKS</b>	
PAGE 1	
<b>FIELD NOTES</b>	
PAGE 1	
<b>DRAWN BY</b>	
JMT	
<b>CHECKED BY</b>	
JMT	
<b>DATE</b>	
JMT	
<b>SCALE</b>	
1"=100'	
<b>QUALITY ENGINEERING &amp; SURVEYING, LLC</b>	
1848 Hwy 41, Port Vincent, LA 70768	
TEL: 504-886-1800 FAX: 504-886-1801	
WWW.QESURV.COM	
<b>1 OF 2</b>	



ZONING STAFF REPORT

**Date:** 01/28/2020  
**Case No.:**ZC06-06-047  
**Posted:** 01/22/2020

**Meeting Date:** February 4, 2020  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Joe Labbe  
**OWNER:** Tantella Development Group, LLC - Robert Bruno  
**REQUESTED CHANGE:** Major Amendment to the PUD Planned Unit Development Overlay  
**LOCATION:** Parcel located on the east sides of Cozy Lane, Tantela Ranch Road and LA Highway 1077, Covington  
**SIZE:** 31.884 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

LA 1077 -	Type: State	Road Surface: 2 Lane Asphalt	Condition: Fair
Tantela Ranch -	Type: Parish	Road Surface: 1 Lane Asphalt	Condition: Poor
Cozy Lane -	Type: Parish	Road Surface: 1 Lane Asphalt	Condition: Good
Jay Drive -	Type: Subdivision	Road Surface: 1 Lane Gravel	Condition: N/A

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction	Surrounding Use	Surrounding Zone
North	Undeveloped and Residential	A-1 Suburban District and PUD Planned Unit Development
South	Undeveloped and Residential	A-1 Suburban District and PUD Planned Unit Development
East	Undeveloped and Residential	A-1 Suburban District and MHO Manufactured Housing Overlay
West	Undeveloped and Residential	A-1 Suburban District, A-1A Suburban District, PUD Planned Unit Development Overlay, and RO Rural Overlay

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

**Timber** – Lands used and managed for the production of marketable wood products, but which may also be used for recreational purposes (such as hunting, fishing, hiking, birdwatching, etc.), and which may also serve as species habitat and stormwater retention.

STAFF COMMENTS:

The petitioner is requesting a Major Amendment to the PUD Planned Unit Development Overlay. The subject property is located on the east sides of Cozy Lane, Tantela Ranch Road and LA Highway 1077, Covington. The 2025 Future Land Use Plan designates the site to be developed with recreational uses. The reason for the request are:

1. The removal of 43.116 acres from the existing Preserve at Goodbee Lakes Subdivision
2. Decrease the amount of proposed lots from 92 lots to 66 lots
3. Increase the overall park space, ponds, and roads

SUBDIVISION INFORMATION

The Tantella Lakes Subdivision is proposed to be developed with 66 residential lots.

Total Lots	50 Foot Width	60 Foot Width	70 Foot Width	80 Foot Width
66 Residential Lots	22 Lots	33 Lots	9 Lots	2 Lots

ACCESS

The site will be accessed from two points. The main access will be provided off of LA Highway 1077 and another is proposed along the existing Cozy Lane extending east into the site.



GENERAL INFORMATION

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
Setbacks & Maximum height	Provided as Required
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Provided as Required
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

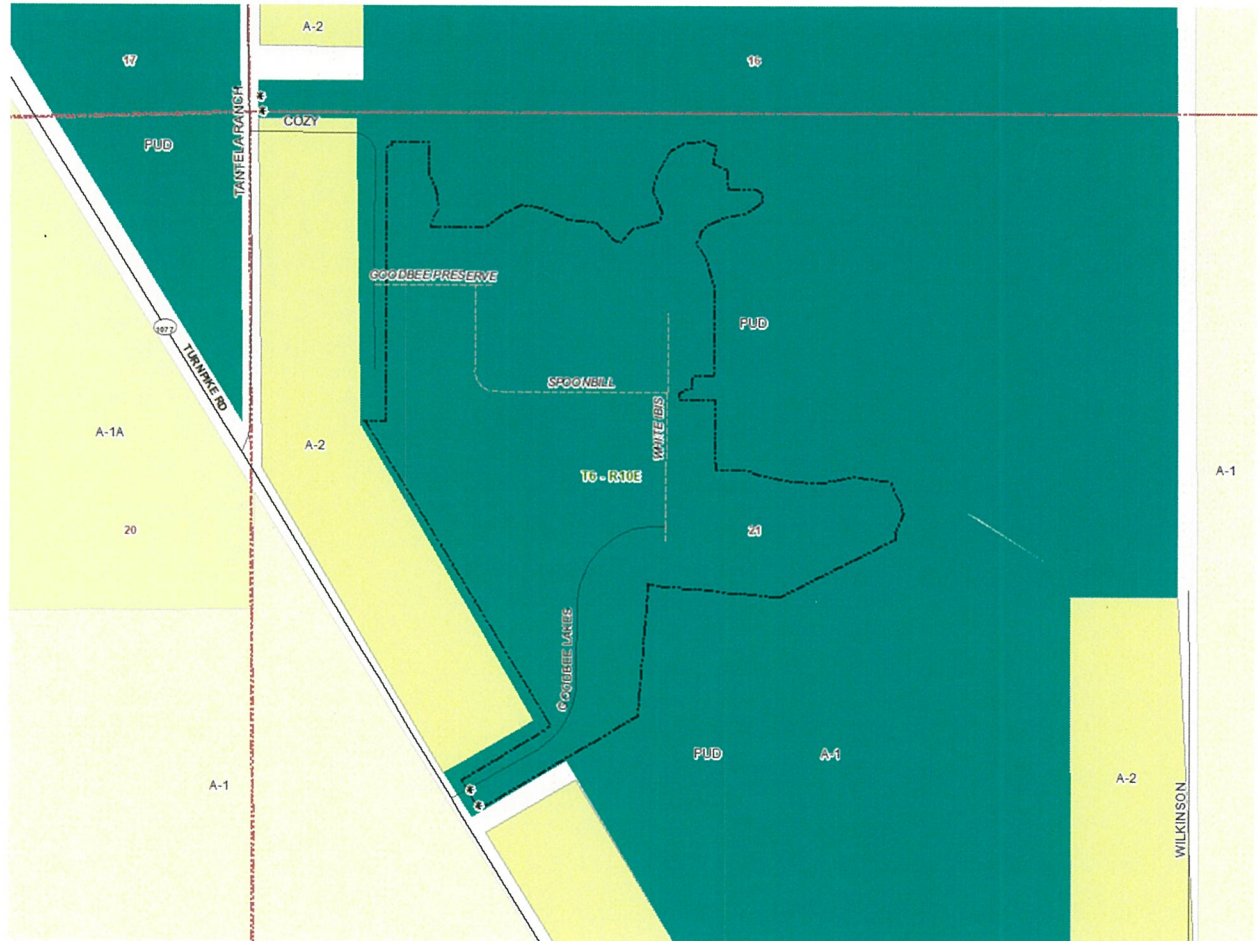
Per Section 130-1674(a)(8), a minimum of 25% of open space is required for all PUDs. The petitioned PUD consists of 31.88 acres, requiring 8 acres of open space. The Tantella Lakes plan provides 9.90 acres of greenspace and therefore exceeds requirements.

Amenities	Acreage	Type of Amenities
Passive	39.206 acres	Access to proposed ponds and 39.206 acres of undisturbed wetland habitat
Active	.3 acre park and 280' walking path	.3 acre park with playground and 280' walking path that allows for connectivity to adjacent pond

STAFF COMMENTS

Staff is not opposed to the requested major amendment to the Planned Unit Development Overlay as per the proposed revised plans.

**SIZE:** 31.884 acres







ZC06-06-047

PUD

PUD

SAW GRASS

TANTELA RANCH

PUD

16

17

COZY

PUD

PUD to A-1

T6S - R10E

1077

JAY

POST OAKS

WILKINSON

20

21

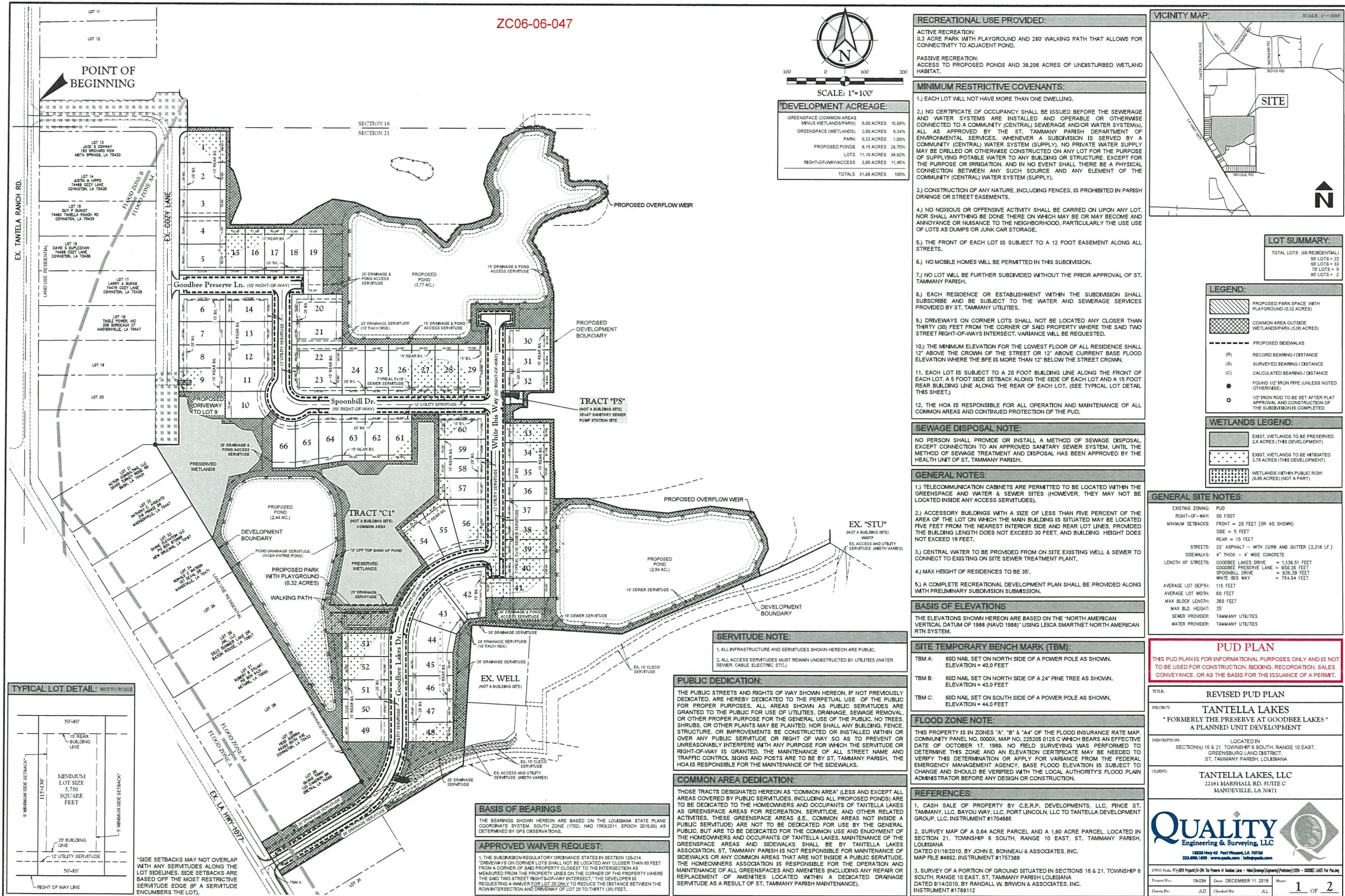
MCGEE

PUD

PUD

BEEBALM







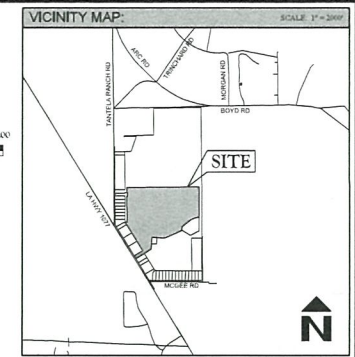
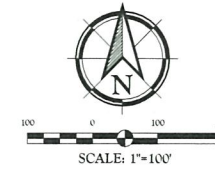
LEGAL DESCRIPTION:
LEGAL DESCRIPTION
A CERTAIN TRACT OR A PORTION OF GROUND DESIGNATED AS, CONTAINING 31.884 ACRES OR 1,388,855 SQUARE FEET, SITUATED IN SECTIONS 16 & 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT POINT AND CORNER ON THE EASTERN RIGHT OF WAY LINE OF TANTELA RANCH ROAD THENCE NORTH 89°39'54" EAST, A DISTANCE OF 279.57 FEET TO A POINT AND CORNER; THENCE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.41 FEET, A CHORD BEARING OF NORTH 44°47'00" EAST AND A CHORD DISTANCE OF 28.17 FEET TO A POINT; THENCE NORTH 89°40'24" EAST, A DISTANCE OF 60.00 FEET TO A POINT AND CORNER;THENCE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.52 FEET, A CHORD BEARING OF NORTH 45°32'24" EAST AND A CHORD DISTANCE OF 28.36 FEET TO A POINT; THENCE SOUTH 00°37'28" EAST, A DISTANCE OF 69.33 FEET TO A POINT AND CORNER BEING THE POINT OF BEGINNING;
THENCE SOUTH 89°56'53" EAST, A DISTANCE OF 110.04 FEET TO A POINT AND CORNER;THENCE SOUTH 00°18'50" EAST, A DISTANCE OF 102.36 FEET TO A POINT AND CORNER; THENCE SOUTH 45°52'46" EAST, A DISTANCE OF 7.90 FEET TO A POINT AND CORNER; THENCE SOUTH 44°21'05" EAST, A DISTANCE OF 3.60 FEET TO A POINT AND CORNER;THENCE SOUTH 19°59'47" EAST, A DISTANCE OF 43.23 FEET TO A POINT AND CORNER; THENCE SOUTH 12°12'09" EAST, A DISTANCE OF 25.48 FEET TO A POINT AND CORNER; THENCE SOUTH 11°46'22" EAST, A DISTANCE OF 6.81 FEET TO A POINT AND CORNER; THENCE SOUTH 22°47'59" WEST, A DISTANCE OF 17.49 FEET TO A POINT AND CORNER; THENCE SOUTH 22°48'11" WEST, A DISTANCE OF 38.34 FEET TO A POINT AND CORNER; THENCE SOUTH 22°47'49" WEST, A DISTANCE OF 13.05 FEET TO A POINT AND CORNER; THENCE SOUTH 22°46'13" WEST, A DISTANCE OF 4.19 FEET TO A POINT AND CORNER; THENCE NORTH 89°41'50" EAST, A DISTANCE OF 156.80 FEET TO A POINT AND CORNER; THENCE NORTH 56°08'11" EAST, A DISTANCE OF 47.62 FEET TO A POINT AND CORNER;THENCE NORTH 56°12'07" EAST, A DISTANCE OF 32.10 FEET TO A POINT AND CORNER;THENCE NORTH 62°31'58" EAST, A DISTANCE OF 45.90 FEET TO A POINT AND CORNER;THENCE SOUTH 81°56'01" EAST, A DISTANCE OF 60.77 FEET TO A POINT AND CORNER;THENCE SOUTH 66°29'24" EAST, A DISTANCE OF 89.12 FEET TO A POINT AND CORNER;THENCE SOUTH 84°53'09" EAST, A DISTANCE OF 83.65 FEET TO A POINT AND CORNER;THENCE SOUTH 46°34'47" EAST, A DISTANCE OF 17.76 FEET TO A POINT AND CORNER;THENCE SOUTH 47°11'12" EAST, A DISTANCE OF 55.66 FEET TO A POINT AND CORNER;THENCE SOUTH 62°12'29" EAST, A DISTANCE OF 19.47 FEET TO A POINT AND CORNER;THENCE NORTH 33°50'36" EAST, A DISTANCE OF 34.36 FEET TO A POINT AND CORNER;THENCE NORTH 42°26'51" EAST, A DISTANCE OF 22.35 FEET TO A POINT AND CORNER;THENCE NORTH 82°45'04" EAST, A DISTANCE OF 19.54 FEET TO A POINT AND CORNER;THENCE NORTH 77°11'44" EAST, A DISTANCE OF 10.05 FEET TO A POINT AND CORNER;THENCE NORTH 69°51'08" EAST, A DISTANCE OF 16.01 FEET TO A POINT AND CORNER;THENCE NORTH 70°33'10" EAST, A DISTANCE OF 35.13 FEET TO A POINT AND CORNER;THENCE NORTH 18°42'24" EAST, A DISTANCE OF 22.68 FEET TO A POINT AND CORNER;THENCE NORTH 19°29'40" WEST, A DISTANCE OF 5.75 FEET TO A POINT AND CORNER; THENCE NORTH 22°37'01" WEST, A DISTANCE OF 62.43 FEET TO A POINT AND CORNER;THENCE NORTH 12°05'48" EAST, A DISTANCE OF 48.69 FEET TO A POINT AND CORNER;THENCE NORTH 28°32'02" EAST, A DISTANCE OF 28.58 FEET TO A POINT AND CORNER;THENCE NORTH 28°31'58" EAST, A DISTANCE OF 53.02 FEET TO A POINT AND CORNER;THENCE NORTH 66°40'52" EAST, A DISTANCE OF 8.94 FEET TO A POINT AND CORNER; THENCE NORTH 66°37'47" EAST, A DISTANCE OF 2.04 FEET TO A POINT AND CORNER; THENCE NORTH 63°12'19" EAST, A DISTANCE OF 5.75 FEET TO A POINT AND CORNER; THENCE NORTH 63°13'27" EAST, A DISTANCE OF 41.68 FEET TO A POINT AND CORNER;THENCE NORTH 85°24'02" EAST, A DISTANCE OF 41.06 FEET TO A POINT AND CORNER;THENCE SOUTH 67°33'04" EAST, A DISTANCE OF 42.86 FEET TO A POINT AND CORNER;THENCE SOUTH 08°08'28" WEST, A DISTANCE OF 26.81 FEET TO A POINT AND CORNER;THENCE SOUTH 09°25'49" WEST, A DISTANCE OF 23.46 FEET TO A POINT AND CORNER;THENCE SOUTH 61°10'08" EAST, A DISTANCE OF 46.28 FEET TO A POINT AND CORNER;THENCE SOUTH 05°48'32" EAST, A DISTANCE OF 51.42 FEET TO A POINT AND CORNER;THENCE SOUTH 61°14'43" EAST, A DISTANCE OF 6.89 FEET TO A POINT AND CORNER; THENCE NORTH 86°21'23" EAST, A DISTANCE OF 37.59 FEET TO A POINT AND CORNER;THENCE SOUTH 88°14'22" EAST, A DISTANCE OF 35.06 FEET TO A POINT AND CORNER;THENCE SOUTH 56°58'02" EAST, A DISTANCE OF 7.39 FEET TO A POINT AND CORNER; THENCE SOUTH 49°52'19" EAST, A DISTANCE OF 13.88 FEET TO A POINT AND CORNER; THENCE SOUTH 12°51'13" EAST, A DISTANCE OF 20.97 FEET TO A POINT AND CORNER; THENCE SOUTH 43°52'57" WEST, A DISTANCE OF 15.72 FEET TO A POINT AND CORNER; THENCE SOUTH 59°11'19" WEST, A DISTANCE OF 5.37 FEET TO A POINT AND CORNER; THENCE SOUTH 00°56'13" WEST, A DISTANCE OF 1.47 FEET TO A POINT AND CORNER; THENCE SOUTH 59°20'32" WEST, A DISTANCE OF 44.11 FEET TO A POINT AND CORNER; THENCE SOUTH 79°23'19" WEST, A DISTANCE OF 66.70 FEET TO A POINT AND CORNER; THENCE SOUTH 65°57'49" WEST, A DISTANCE OF 35.48 FEET TO A POINT AND CORNER; THENCE SOUTH 64°06'21" WEST, A DISTANCE OF 13.69 FEET TO A POINT AND CORNER; THENCE SOUTH 43°56'24" WEST, A DISTANCE OF 21.78 FEET TO A POINT AND CORNER; THENCE SOUTH 28°02'49" WEST, A DISTANCE OF 37.51 FEET TO A POINT AND CORNER; THENCE SOUTH 33°07'28" EAST, A DISTANCE OF 56.50 FEET TO A POINT AND CORNER; THENCE SOUTH 16°45'50" EAST, A DISTANCE OF 90.92 FEET TO A POINT AND CORNER; THENCE SOUTH 00°23'14" EAST, A DISTANCE OF 256.66 FEET TO A POINT AND CORNER;THENCE SOUTH 89°46'07" WEST, A DISTANCE OF 60.19 FEET TO A POINT AND CORNER;THENCE SOUTH 57°00'08" WEST, A DISTANCE OF 8.88 FEET TO A POINT AND CORNER; THENCE SOUTH 26°34'15" WEST, A DISTANCE OF 0.78 FEET TO A POINT AND CORNER; THENCE SOUTH 00°14'06" EAST, A DISTANCE OF 32.83 FEET TO A POINT AND CORNER; THENCE SOUTH 89°59'07" WEST, A DISTANCE OF 16.54 FEET TO A POINT AND CORNER; THENCE SOUTH 62°32'51" WEST, A DISTANCE OF 22.82 FEET TO A POINT AND CORNER; THENCE SOUTH 01°06'19" EAST, A DISTANCE OF 20.37 FEET TO A POINT AND CORNER; THENCE NORTH 89°42'04" EAST, A DISTANCE OF 104.59 FEET TO A POINT AND CORNER;THENCE SOUTH 00°18'04" EAST, A DISTANCE OF 132.13 FEET TO A POINT AND CORNER;THENCE SOUTH 44°08'14" EAST, A DISTANCE OF 3.79 FEET TO A POINT AND CORNER; THENCE SOUTH 00°30'11" WEST, A DISTANCE OF 65.02 FEET TO A POINT AND CORNER;THENCE SOUTH 05°18'23" WEST, A DISTANCE OF 5.16 FEET TO A POINT AND CORNER; THENCE NORTH 89°41'27" EAST, A DISTANCE OF 86.12 FEET TO A POINT AND CORNER; THENCE SOUTH 72°47'11" EAST, A DISTANCE OF 17.31 FEET TO A POINT AND CORNER; THENCE SOUTH 74°01'43" EAST, A DISTANCE OF 32.15 FEET TO A POINT AND CORNER; THENCE SOUTH 73°20'39" EAST, A DISTANCE OF 42.13 FEET TO A POINT AND CORNER; THENCE SOUTH 84°27'41" EAST, A DISTANCE OF 48.79 FEET TO A POINT AND CORNER; THENCE SOUTH 84°28'26" EAST, A DISTANCE OF 70.72 FEET TO A POINT AND CORNER; THENCE NORTH 80°20'28" EAST, A DISTANCE OF 56.98 FEET TO A POINT AND CORNER; THENCE NORTH 80°50'33" EAST, A DISTANCE OF 54.35 FEET TO A POINT AND CORNER; THENCE SOUTH 82°35'48" EAST, A DISTANCE OF 110.52 FEET TO A POINT AND CORNER;THENCE SOUTH 26°44'05" EAST, A DISTANCE OF 76.78 FEET TO A POINT AND CORNER; THENCE SOUTH 07°03'04" EAST, A DISTANCE OF 16.31 FEET TO A POINT AND CORNER;THENCE SOUTH 09°46'48" EAST, A DISTANCE OF 11.23 FEET TO A POINT AND CORNER;THENCE SOUTH 25°32'18" WEST, A DISTANCE OF 53.87 FEET TO A POINT AND CORNER; THENCE SOUTH 25°38'29" WEST, A DISTANCE OF 3.42 FEET TO A POINT AND CORNER; THENCE SOUTH 13°36'02" EAST, A DISTANCE OF 8.08 FEET TO A POINT AND CORNER; THENCE SOUTH 16°25'42" EAST, A DISTANCE OF 9.85 FEET TO A POINT AND CORNER; THENCE SOUTH 66°58'26" WEST, A DISTANCE OF 387.10 FEET TO A POINT AND CORNER; THENCE NORTH 86°37'22" WEST, A DISTANCE OF 385.93 FEET TO A POINT AND CORNER;THENCE SOUTH 03°22'38" WEST, A DISTANCE OF 362.16 FEET TO A POINT AND CORNER;THENCE SOUTH 58°20'00" WEST, A DISTANCE OF 545.16 FEET TO A POINT AND CORNER;THENCE NORTH 31°37'19" WEST, A DISTANCE OF 100.40 FEET TO A POINT AND CORNER;THENCE NORTH 58°24'35" EAST, A DISTANCE OF 300.00 FEET TO A POINT AND CORNER; THENCE NORTH 31°35'14" WEST, A DISTANCE OF 1,018.96 FEET TO A POINT AND CORNER;THENCE NORTH 89°48'05" EAST, A DISTANCE OF 60.00 FEET TO A POINT AND CORNER; THENCE NORTH 00°18'10" WEST, A DISTANCE OF 787.36 FEET TO A POINT AND CORNER; THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.41 FEET, A CHORD BEARING OF NORTH 44°41'50" EAST AND A CHORD DISTANCE OF 28.28 FEET TO A POINT; THENCE NORTH 00°37'28" WEST, A DISTANCE OF 10.68 FEET TO A POINT AND CORNER BEING THE POINT OF BEGINNING.

ZC06-06-047






PUD PLAN			
THIS PUD PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, SALES, CONVEYANCE, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.			
TITLE:		REVISED PUD PLAN	
PROJECT:		TANTELLA LAKES * FORMERLY THE PRESERVE AT GOODBEE LAKES * A PLANNED UNIT DEVELOPMENT	
DESCRIPTION:		LOCATED IN: SECTION(S) 16 & 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA	
CLIENT:		TANTELLA LAKES, LLC 22161 MARSHALL RD. SUITE C MANDERVILLE, LA 70471	
<div>QUALITY Engineering &amp; Surveying, LLC</div> <div>18028 Hwy 68, Port Vincent, LA 70758 225.496.1400   www.quality.com   info@quality.com</div>			
DWG: Puds P-1-2019 Project: 16-21- The Preserve At Goodbee Lakes - New/Design/Improvement/ISSA - GREENSBURG LAND DISTRICT			
Project No:	19-234	Date:	DECEMBER 11, 2019
Drawn By:	JLD	Checked By:	JLD
		2 OF 2	

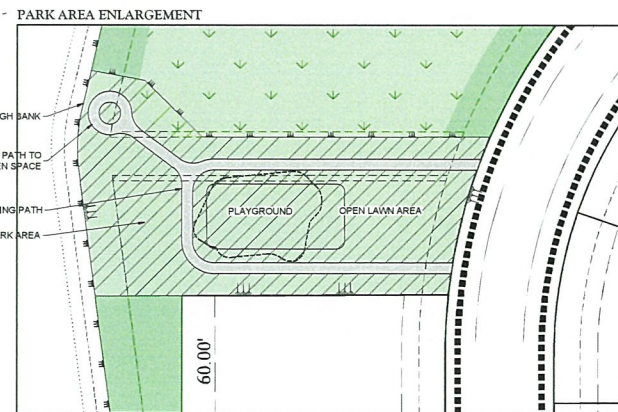
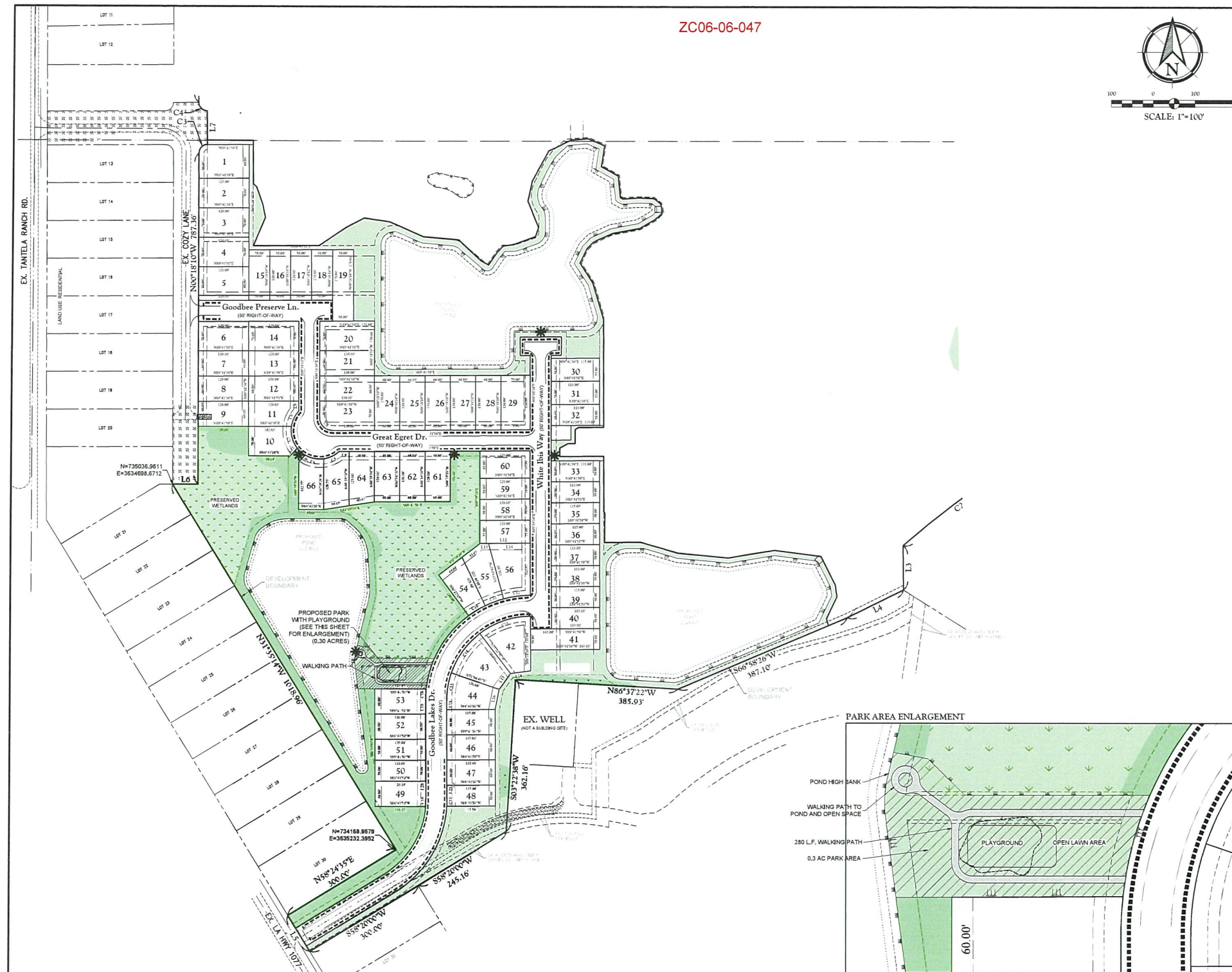


ZC06-06-047



**LEGEND:**

-  COMMON AREA OUTSIDE WETLANDS/PARK 5.00 AC
-  (EXIST. WETLANDS TO BE PRESERVED 2.8 AC)
-  (PARK SPACE 0.3 AC)
-  PROPOSED SIDEWALKS
-  PEDESTRIAN ACCESS TO PONDS AND UNDISTURBED WETLAND HABITAT



TITLE:	<b>RECREATIONAL DEVELOPMENT PLAN</b>					
PROJECT:	<b>TANTELLA LAKES</b> <b>FORMERLY THE PRESERVE AT GOODBEE LAKES</b> <b>A PLANNED UNIT DEVELOPMENT</b>					
DESCRIPTION:	LOCATED IN SECTION(8) 16 & 21, TOWNSHIP 47 S SOUTH, RANGE 10 EAST, GREENSBURG LAND DISTRICT ST. TAMMANY PARISH, LOUISIANA					
CLIENT:	<b>TANTELLA LAKES, LLC</b> 23161 MARSHALL RD., SUITE C MANDEVILLE, LA 70471					
						
<b>QUALITY</b> Engineering & Surveying, LLC 18832 Hwy 42 Port Vincent, LA 70778 504-696-1600    www.quality.com    info@quality.com						
<small>DWG No: P-12-004 Project ID: 12-004 Per: J. Parker &amp; S. Smith Date: Final Design Submission/ISSUED FOR PERMIT DATE: 12/28/12 - GOODBEE LAKES has been Acquired</small>						
Project No.:	17-0151	Date:	JANUARY 2014	Sheet:	<div style="font-size: 2em;">1</div> OF <div style="font-size: 2em;">1</div>	
Drawing By:	R.L.	Checked by:	J.L.L.			



ZC06-06-047

[Sec. I-6. - Environmental assessment data form.]

**ENVIRONMENTAL ASSESSMENT DATA FORM**

Applicant's Name: TANTELLA LAKES, LLC.

Developer's Address: \_\_\_\_\_  
Street City State Zip Code  
22161 MARSHALL RD. SUITE C MANDEVILLE, LA 70471  
Developer's Phone No. \_\_\_\_\_  
(Business) (Cell)

Subdivision Name: TANTELLA LAKES

Number of Acres in Development: 31.88 Number of Lots/Parcels in Development: 66

Ultimate Disposal of Surface Drainage: ICHEFUNCTA RIVER

Water Surface Runoff Mitigation Proposed: YES

**(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? \_\_\_\_\_
- Does the subdivision front on any major arterial streets? ☒ Yes ☐ No  
If yes, which major arterial streets? LA HWY 1077
- Will any smoke, dust or fumes be emitted as a result of operational construction? ☒ Yes ☐ No  
If yes, please explain? GENERAL OPERATION OF CONSTRUCTION EQ.
- Is the subdivision subject to inundation? ☐ Frequently ☒ Infrequently ☐ None at all
- Will canals or waterways be constructed in conjunction with this subdivision? ☐ Yes ☒ No



ZC06-06-047

(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



ZC06-06-047

• 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)		DATE 2/03/20
---	--	-----------------