

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION MEETING**  
**6:00 P.M. – TUESDAY, MARCH 3, 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 FEBRUARY 4, 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.     2019-1745-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 Brownswitch Road, being Lots 39 and 40, Ozone Pines Subdivision; also known as 61027 LA Highway 1090, Slidell  
                          S31, T8S, R15E, Ward 9, District 9.  
Council District:     9  
**POSTPONED FROM 2/4/2020 MEETING**
- 2.     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, Poitevent Interests, LLC, PF Monroe Properties, LLC, and Markle Interests, 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  
**POSTPONED FROM 2/4/2020 MEETING**

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KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA

3.

2019-1752-ZC

Existing Zoning: A-4 (Single Family Residential District)

Proposed Zoning: A-4 (Single Family Residential District) & PUD (Planned Unit Development Overlay)

Acres: 83.51 acres

Petitioner: Jones Fussell, L.L.P. - Jeff Schoen

Owner: St. Tammany Land Co., LLC, Poitevent Interests, LLC, PF Monroe Properties, LLC, and Markle Interests, 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

POSTPONED FROM 2/4/2020 MEETING
4.

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

POSTPONED FROM 2/4/2020 MEETING
5.

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

POSTPONED FROM 2/4/2020 MEETING
6.

2019-1754-ZC

Existing Zoning: A-3 (Suburban District)

Proposed Zoning: PUD (Planned Unit Development Overlay)

Acres: 141 acres

Petitioner: Kenneth Lopiccolo Sr.

Owner: Graber, LLC - William Graber III

Location: Parcel located on the east side of LA Highway 1081, south of Smith Road, north of Thibodeaux Road, Covington , S13, 14,& 43, T6S, R11E, Ward 3, District 2.

Council District: 2

POSTPONED FROM 2/4/2020 MEETING
7.

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, animal training, dog park, crematoriums (animals only) and pet cemetery”.

St Tammany Parish Council by motion 11/7/2019
8.

2020-1768-ZC

Existing Zoning: A-3 (Suburban District)

Proposed Zoning: A-3 (Suburban District) & MHO (Manufactured Housing Overlay)

Location: Parcel located on the south side of Oak Street, west of Beach Street and I-10, Slidell, S44, T9S, R14E, Ward 9, District 12.

Acres: .11 acres

Petitioner: Damon Cousin

Owner: Damon Cousin

Council District: 12



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KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA

9.

2020-1769-ZC

Existing Zoning: A-2 (Suburban District)

Proposed Zoning: HC-1 (Highway Commercial District)

Location: Parcel located on the north side of US Highway 190, east of Raymond Road, west of Lynwood Drive, Lacombe, S48, T8S, R12E, Ward 4, District 7.

Acres 2 acres

Petitioner: Karen Mathes

Owner: Karen Mathes

Council District 7
10.

2020-1770-ZC

Existing Zoning: A-1 (Suburban District) & RO (Rural Overlay)

Proposed Zoning: NC-5 (Retail and Service District) & RO (Rural Overlay)

Location: Parcel located on the east side of LA Highway 40, south of Sharp Chapel Road and north of Fairhaven Road, being 22318 Highway 40, Bush, S12, T5S, R11E, Ward 2, District 6.

Acres 5 acres

Petitioner: Andrew Albin

Owner: Mary Lou Albin

Council District: 6
- 11..

2020-1773-ZC

**WITHDRAWN**

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

Proposed Zoning: PF-1 (Public Facilities District)

Location: Parcel located on the south side of LA Highway 40, east of Bob Baxter Road, west of LA Highway 1083, Bush, S39, T5S, R12E, Ward 5, District 6.

Acres 129 acres

Petitioner: Integrisite, Inc. – Staci Matz

Owner: Michael Jenkins

Council District: 6
12.

2020-1782-ZC

Existing Zoning: A-3 (Suburban District)

Proposed Zoning: CBF-1 (Community Based Facilities District)

Location: Parcel located on the north side of Indian Village Road, east of Indian Mound Lane and west of Old Pearl River; Slidell, S15, T9S, R15E, Ward 8, District 13.

Acres .24 acres

Petitioner: Allen Walker

Owner: Alana Peltier, Amos McManus Sr., Durwin McManus, Sonya Mayo, and Rosemary McManus

Council District: 13
13.

2020-1784-ZC

Existing Zoning: HC-2(Highway Commercial District)

Proposed Zoning: HC-3 (Highway Commercial District)

Location: Parcel located on the southwest corner of Behrman Street and Garrett Road, east of I-10, and north of LA Highway 433; being 400 Garrett Road, Slidell, S23, T9S, R14E, Ward 8, District 12.

Acres 5.2 acres

Petitioner: Granville Semmes III - Billie Semmes

Owner: Garrett Motor Cars, LLC - Billie Semmes

Council District: 12
14.

2020-1785-ZC

Existing Zoning: HC-2(Highway Commercial District)

Proposed Zoning: HC-3 (Highway Commercial District)

Location: Parcel located on the southwest corner of Behrman Street and Garrett Road, east of I-10, and north of LA Highway 433; being 400 Garrett Road, Slidell, S23, T9S, R14E, Ward 8, District 12.

Acres 2.15 acres

Petitioner: Granville Semmes III - Billie Semmes

Owner: OST Dealership - Billie Semmes

Council District: 12

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15.     2020-1786-ZC  
      Text Change:   Ordinance amending the St. Tammany Parish Unified Development Code, Section 130-5  
                          Definitions - to amend the language and to add to the Definition of Automotive Sales.

**NEW BUSINESS**

**OLD BUSINESS**

**ADJOURNMENT**

**MINUTES OF THE  
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KOOP DRIVE OFF OF HIGHWAY 59  
MANDEVILLE, LOUISIANA**

**ROLL CALL**

Present: Seeger, Ress, McInnis,, 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 Drumm

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

Fitzmorris made a motion to approve, seconded by Drumm

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

**ELECTION OF OFFICERS:**

Dave Doherty was nominated for Chairman of the Planning and Zoning Commission.

Fitzmorris made a motion to approve, seconded by Randolph.

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

Todd Richard was nominated for Vice-Chairman

Fitzmorris made a motion to approve, seconded by Randolph

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

Patrick Fitzmorris was named as Parliamentarian by Doherty

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KOOP DRIVE OFF OF HIGHWAY 59  
MANDEVILLE, LOUISIANA**

**POSTPONING OF CASES**

**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

Willie made a motion to approve postponing of this case for 1 month, seconded by Randolph

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

**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

Randolph made a motion to postpone for 1 month, seconded by Willie

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

**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.

**MINUTES OF THE  
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MANDEVILLE, LOUISIANA**

Council District: 2

Randolph made a motion to postpone for 1 month, seconded by Willie

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

A community meeting was set for February 20, at 6:00 pm in the Council Chambers to discuss these cases. Mr. Crawford, Seeger, Doherty and Ms. McInnis will attend.

**ZONING CHANGE REQUEST CASES:**

**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

Tara Easley came to the podium

Willie made a motion to approve, seconded by Seeger

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

**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

Larry Terrell came to the podium

**MINUTES OF THE  
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MANDEVILLE, LOUISIANA**

Wille made a motion to approve, seconded by Seeger

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

NAY: Ress and McInnis

ABSENT:

**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  
Brownswitch Road, being Lots 39 and 40, Ozone Pines Subdivision; also  
known as 61027 LA Highway 1090, Slidell

S31, T8S, R15E, Ward 9, District 9.

Council District: 9

Kasey Cole came to the podium

Randolph made a motion to postpone for 1 month, seconded by Seeger

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

NAY:

ABSENT:

A community meeting was set for Tuesday, February 18 to discuss this case. Doherty, Fitzmorris and Randolph will attend.

**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

Mike Saucier came to the podium representing Northpointe Business Park, LLC

Fitzmorris made a motion to approve, seconded by Randolph

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



**MINUTES OF THE  
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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

Jeff Schoen came to the podium

John Martin and Philip Latapie, Jr. spoke in favor of this request

Willie made a motion to approve, seconded by Fitzmorris.

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

NAY:

ABSENT:

**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

Willie made a motion to approve, seconded by Fitzmorris

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

NAY:

ABSENT:

Motion to adjourn was made by Fitzmorris



**ZONING STAFF REPORT**

**Date:** 02/21/2020  
**Case No.:** 2019-1745-ZC  
**Posted:** 02/21/2020

**Meeting Date:** March 3, 2020  
**Determination:** Approved, Amended, Postponed, Denied  
**Prior Action:** 2/4/2020 - Postponed

**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.

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. As such, staff is opposed to the requested HC-2 zoning designation.

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

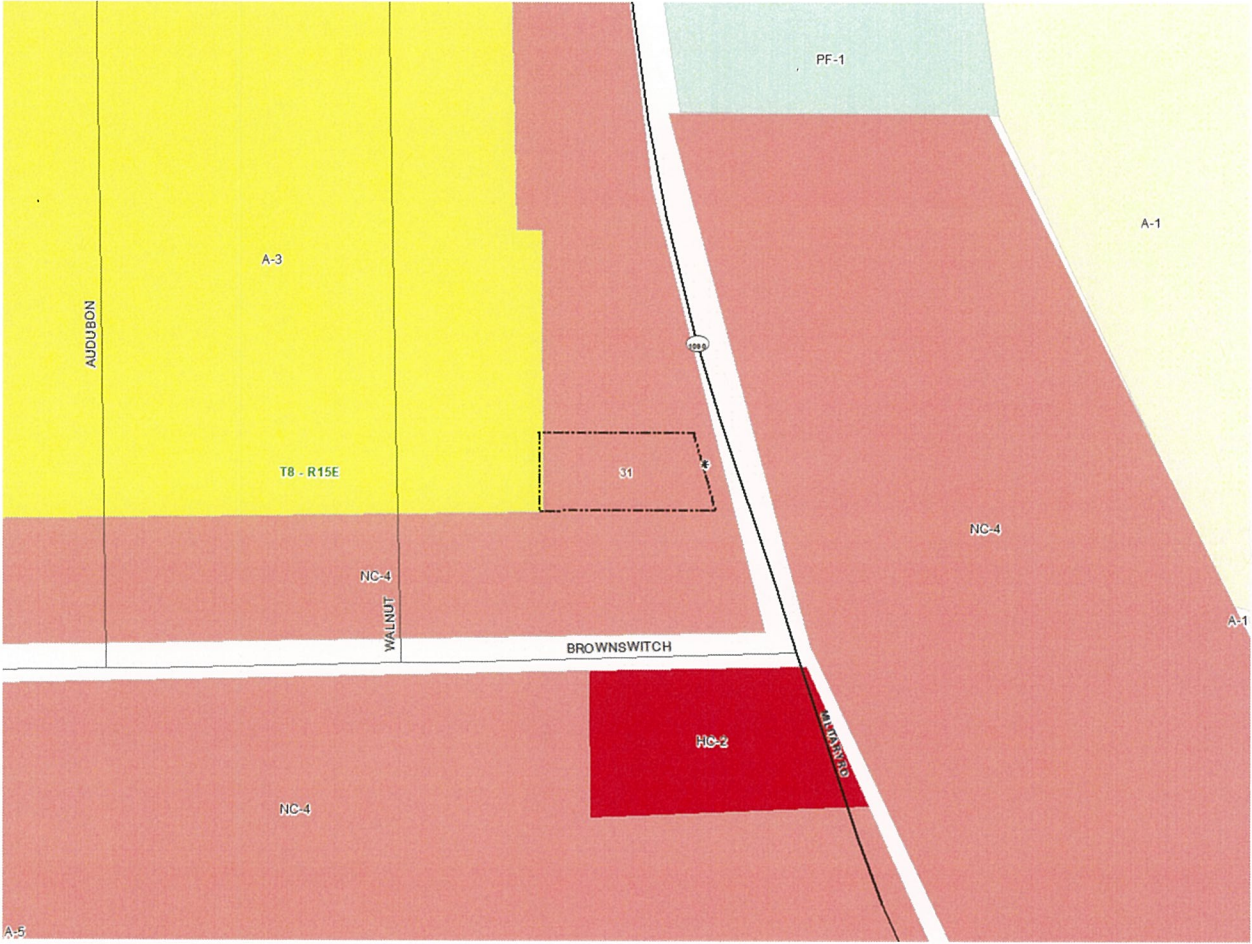
**PETITIONER:** No Limit Investments, LLC – Kasey Cole

**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 Brownswitch 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

WILKINSON RD

NC-4

NC-4

T8S - R15E

WALNUT

BROWNSWICH

HC-2

NC-4

A-5

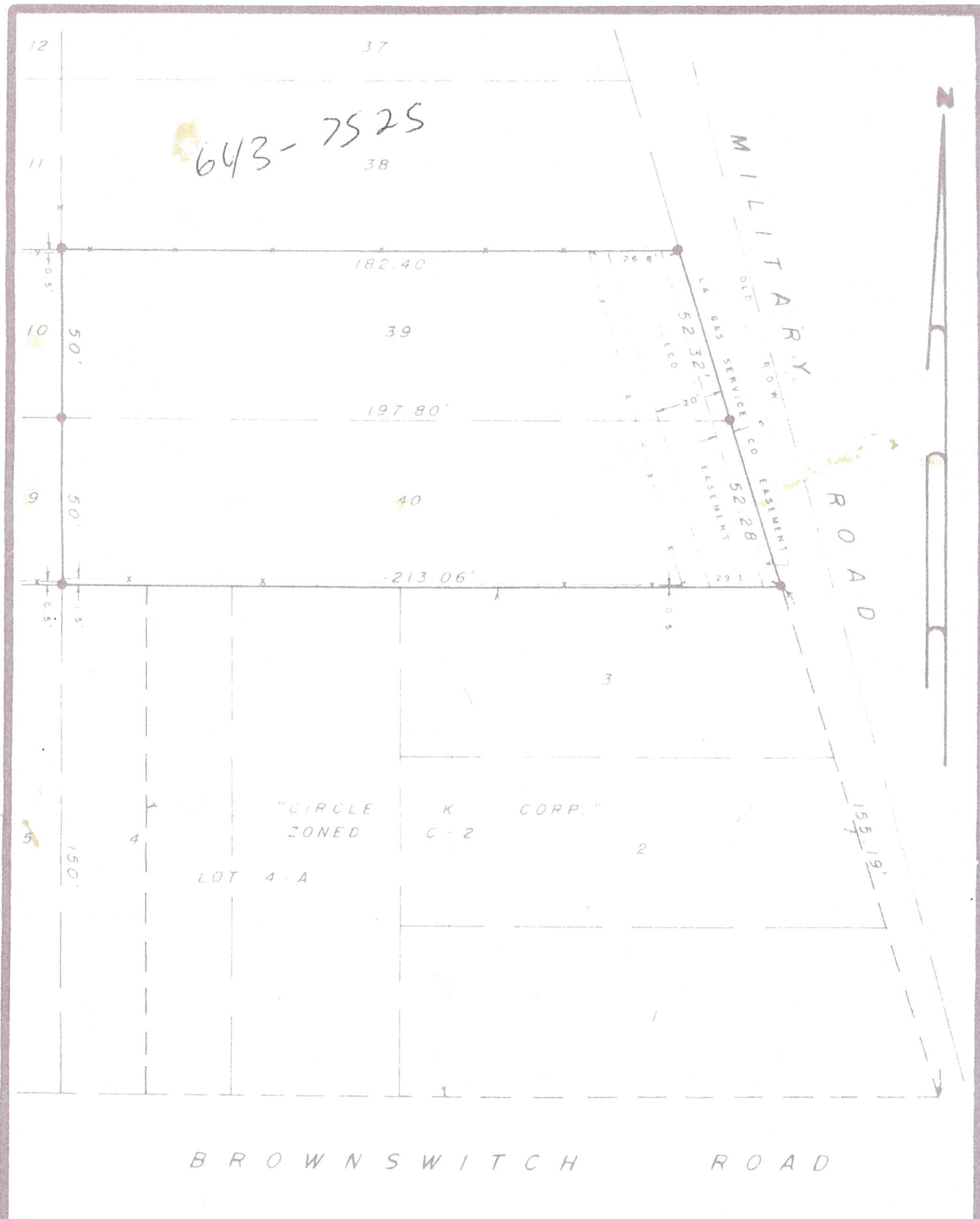
MHO

1090

SOUTHERN OAK

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:** 02/21/2020  
**Case No.:** 2019-1751-ZC  
**Posted:** 02/21/2020

**Meeting Date:** March 3, 2020  
**Determination:** Approved, Amended, Postponed, Denied  
**Prior Action:** 2/4/2020 - Postponed

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### GENERAL INFORMATION

**PETITIONER:** Jones Fussell, L.L.P. - Jeff Schoen  
**OWNER:** St. Tammany Land Co., LLC, Poitevent Interests, LLC, PF Monroe Properties, LLC, and Markle Interests, LLC  
**REQUESTED CHANGE:** A-1 Suburban District, A-1A Suburban District, A-2 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

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### 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-2 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) for the same site.

The petitioned site is adjacent to an approved residential PUD with an A-4 underlying zoning designation. A zoning change from the current partial I-1 Industrial District to a residential zoning designation will allow for more compatible uses along Dove Park Road. A concern is the potential increase in density that the A-4 Zoning District will bring to the area, considering that most of Dove Park Road is currently developed with residential uses at a lower density.

**Case No.:** 2019-1751-ZC

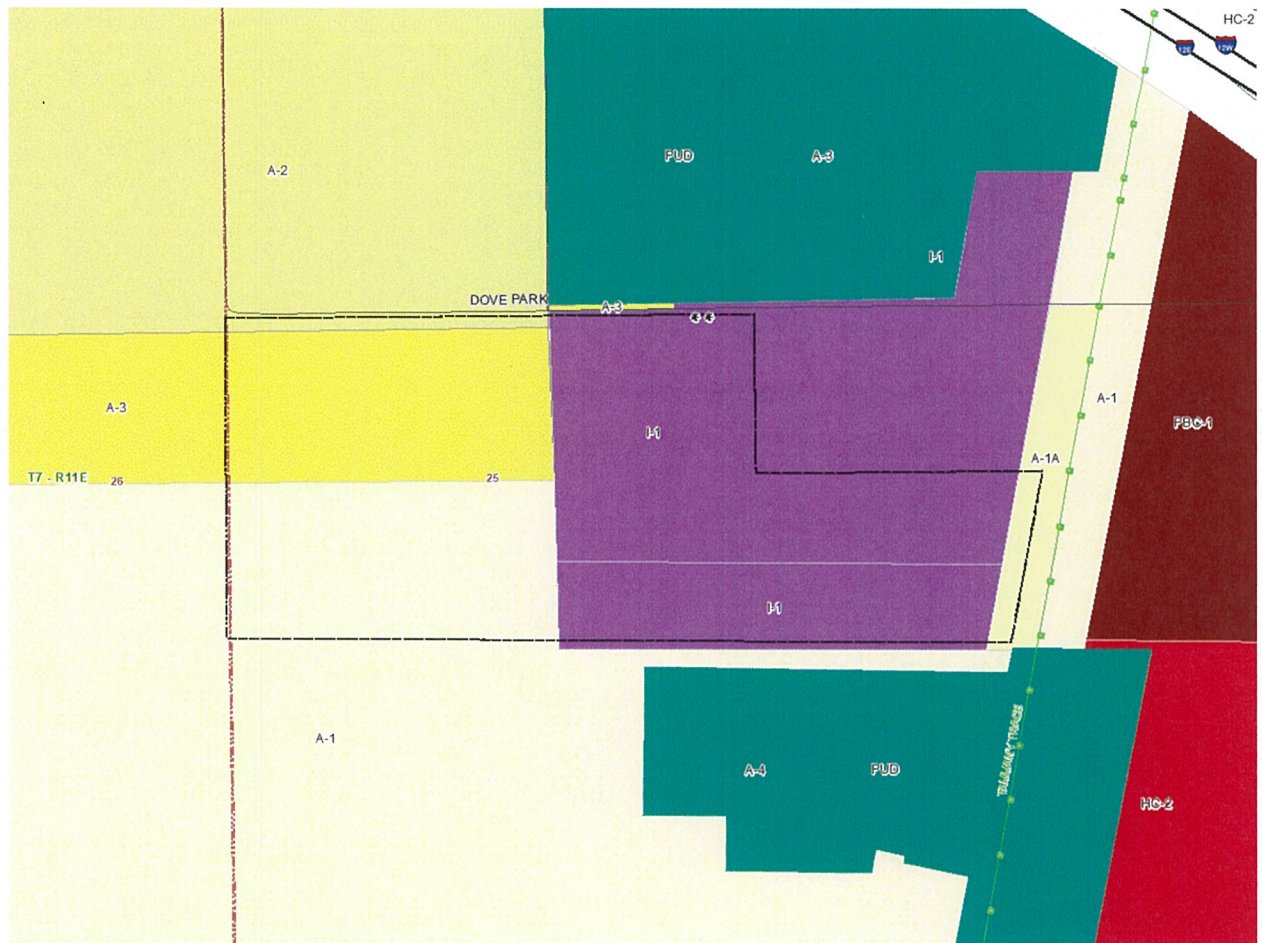
**PETITIONER:** Jones Fussell, L.L.P. - Jeff Schoen

**OWNER:** St. Tammany Land Co., LLC, Poitevent Interests, LLC, PF Monroe Properties, LLC, and Markle Interests, 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









VICINITY MAP

N 00°25'12" W 1306.08'

## SECTION 25

1/4 CORNER  
AND P.O.B.

N 89°45'00" W 3208.23

83.51 ACRES

N 89°27'11" E 2173.57"

DOVE PARK RD

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'

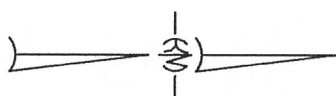
TAMMANY TRACE

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.

**Legal Description:**



PREPARED FOR: DOVE PARK RIDGE LLC

KELLY J. McHUGH & ASSOC., INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE:	1" = 400'	DATE:	DRJ
DRAWN:	DRJ	JOB NO.:	19-164-ZONING
REVISED:			

lots2019/A19-164 DOVE PARK RIDGE ZONING



ZONING STAFF REPORT

Date: 02/21/2020

Case No.: 2019-1752-ZC

Posted: 02/21/2020

Meeting Date: March 3, 2020

Determination: Approved, Amended, Postponed, Denied

Prior Action: 2/4/2020 - Postponed

GENERAL INFORMATION

**PETITIONER:** Jones Fussell, L.L.P. - Jeff Schoen  
**OWNER:** St. Tammany Land Co., LLC, Poitevent Interests, LLC, PF Monroe Properties, LLC, and Markle Interests, 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:

Direction	Surrounding Use	Surrounding Zone
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-2 Suburban District, A-3 Suburban District, and I-1 Industrial to the A-4 Single Family-Residential District (2019-1751-ZC). This zoning change is requested to establish the underlying zoning/density of the proposed residential subdivision.

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. Temporary “T” turnarounds have been provided as required.

DENSITY

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

The 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 for 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 a separate application will have to be submitted to go through the “Enter the Tammany Trace Right-of-Way” process.
  - 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 most 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. There is a concern regarding the high density that the proposed development will bring to the area.

**Case No.:** 2019-1752-ZC

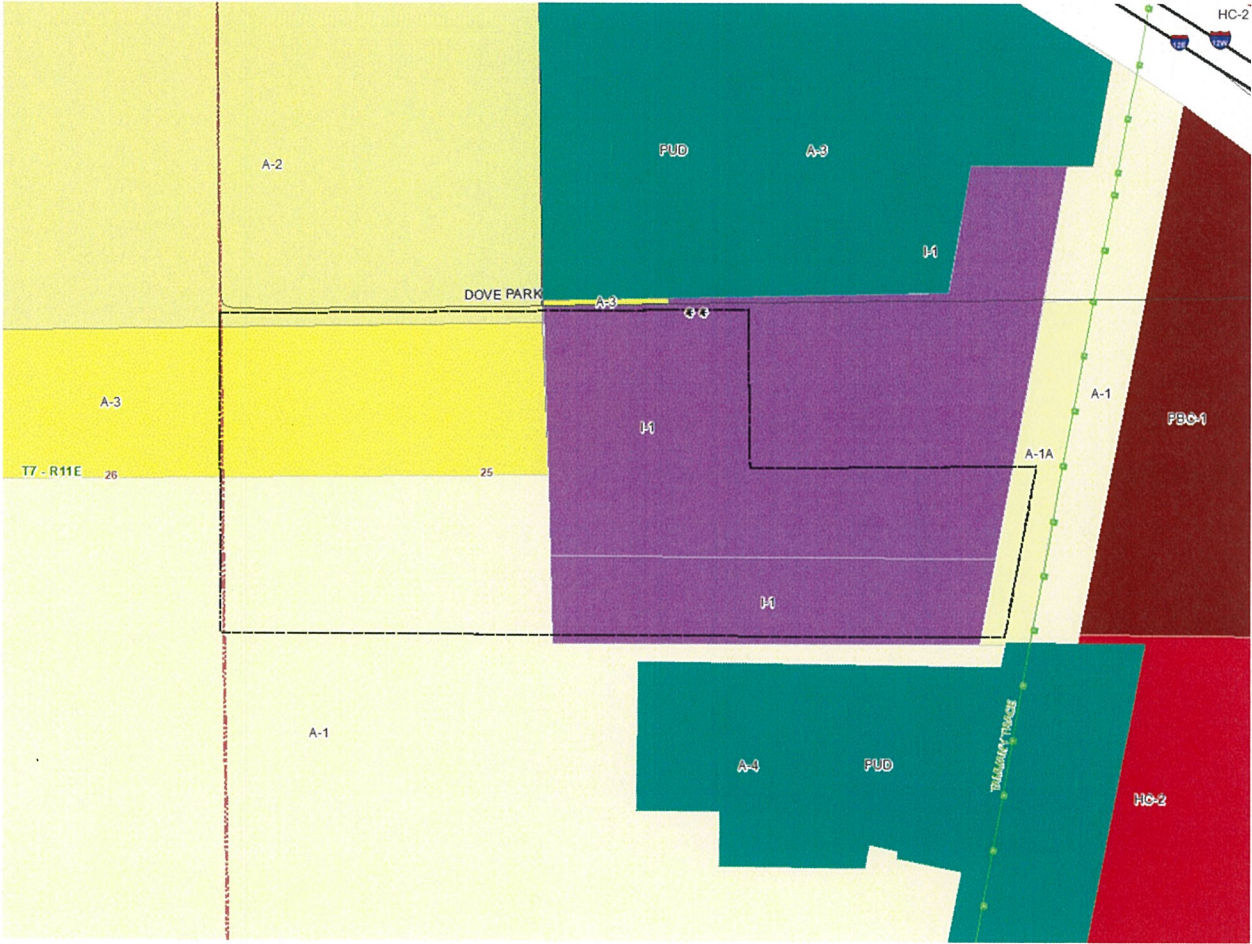
**PETITIONER:** Jones Fussell, L.L.P. - Jeff Schoen

**OWNER:** St. Tammany Land Co., LLC, Poitevent Interests, LLC, PF Monroe Properties, LLC, and Markle Interests, 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



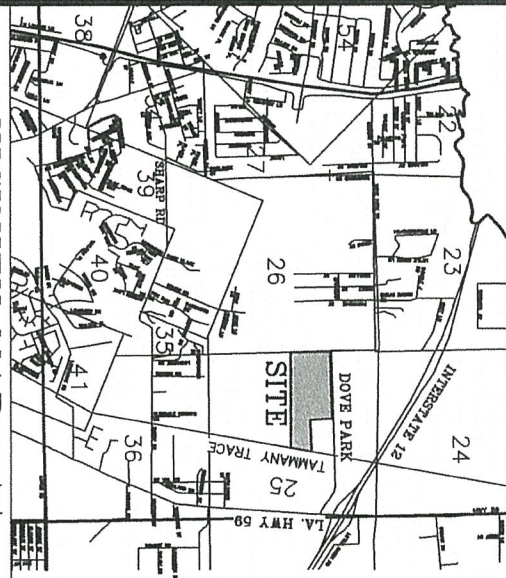






2019-1752-ZC

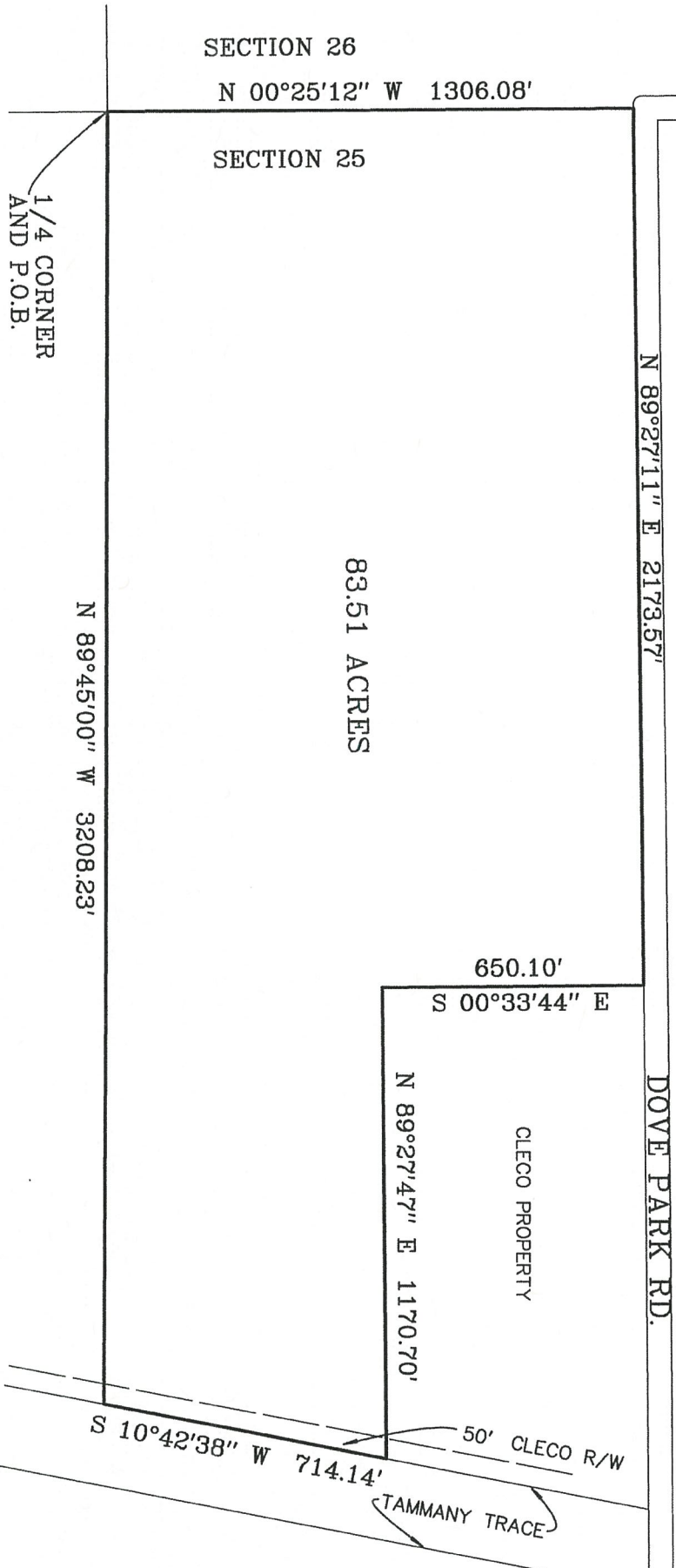
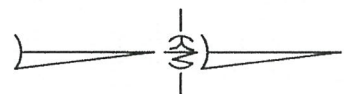
VICINITY MAP



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.



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 & LAND SURVEYORS  
845 GALVEZ ST., MANDEVILLE, LA. 626-5611

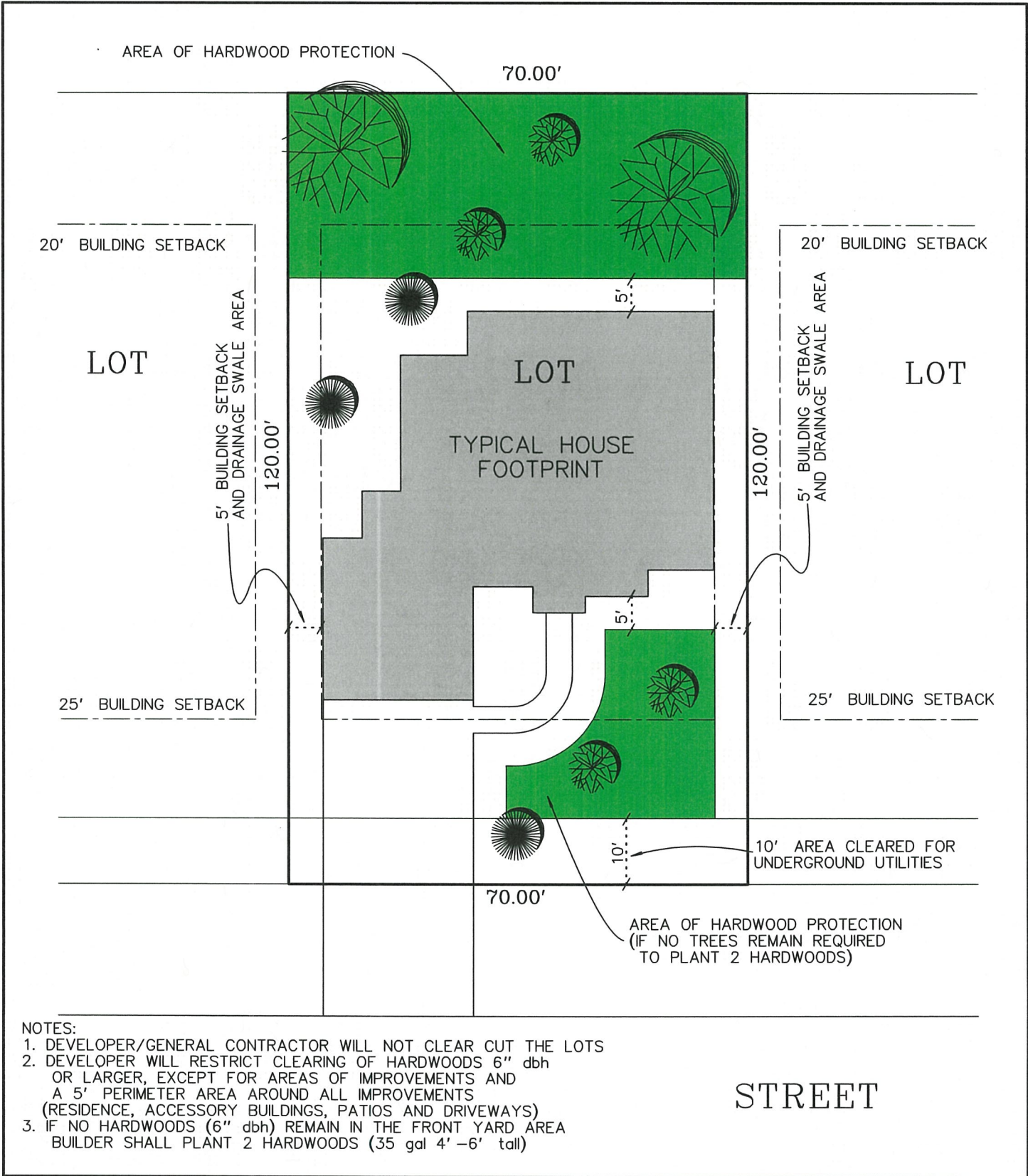
SCALE: 1" = 400'	DATE: DRJ
DRAWN: DRJ	JOB NO.: 19-164-ZONING
REVISED:	







2019-1752-ZC



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

LOT CLEARING DETAIL

SCALE:	1" = 20'	DATE:	06-26-19
DRAWN:	DRJ	JOB NO.:	19-164
REVISED:			

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? \_\_\_\_\_



2019-1752-ZC

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

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

- |   |   |
|---|---|
| • air Quality   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • noise   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • water Quality   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • contamination of any public or private water supply                             | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • ground water levels   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • flooding/inundation   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • erosion   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • sedimentation   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • rare and/or endangered species of animal or plant habitat                       | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • interfering with any movement of resident or migratory fish or wildlife species | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • inducing substantial concentration of population                                | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • dredging and spoil placement  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

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

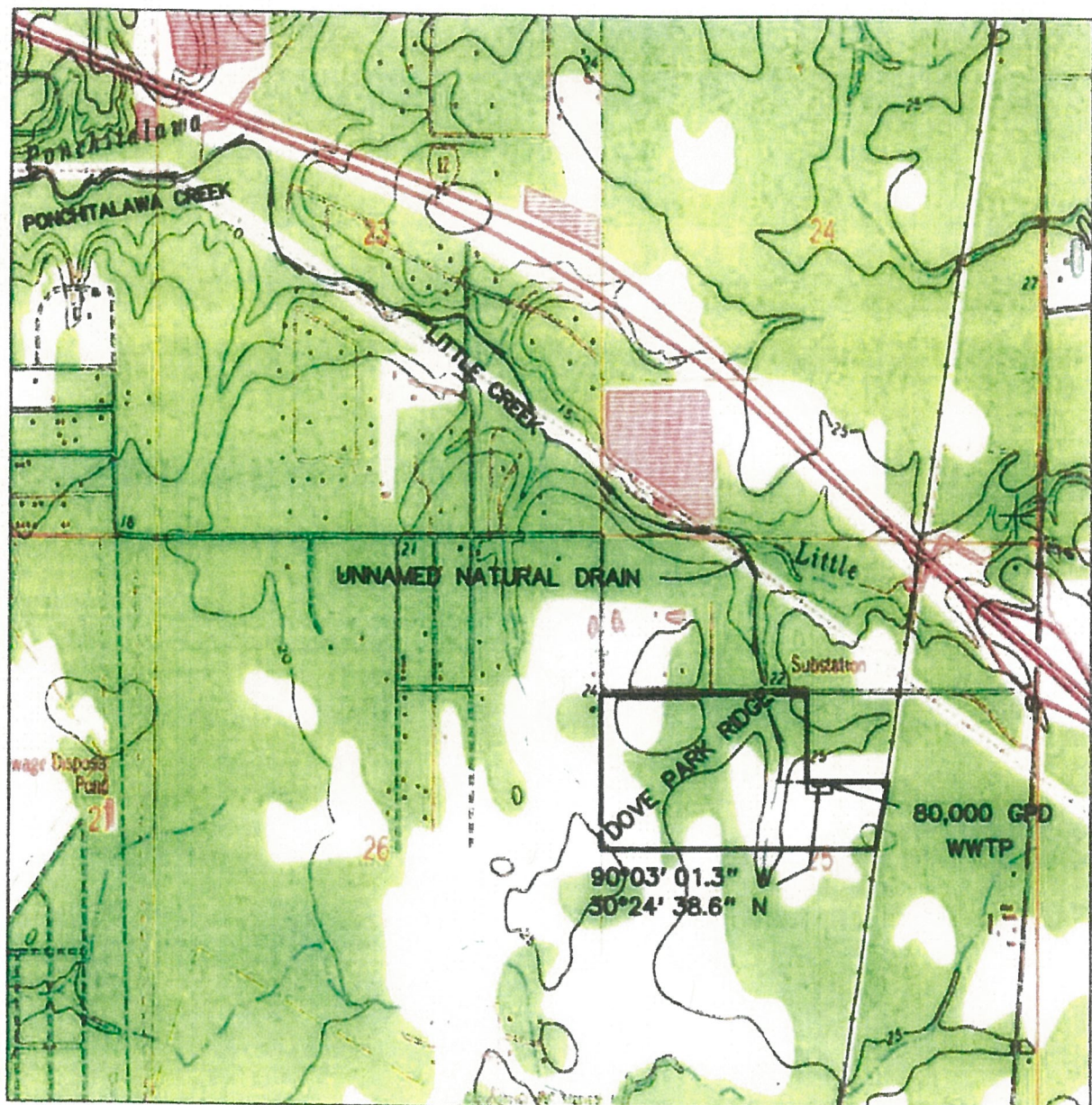
  
ENGINEER/SURVEYOR/OR DEVELOPER  
(SIGNATURE)

12-16-19  
DATE



2019-1752-ZC

TO THE TCHOUFONTE 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:			

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

ZONING STAFF REPORT

**Date:** 2/21/2020  
**Case No.:** 2016-155-ZC  
**Posted:** 02/21/2020

**Meeting Date:** March 3, 2020  
**Determination:** Approved, Amended, Postponed, Denied  
**Prior Action:** 2/4/2020

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:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
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:

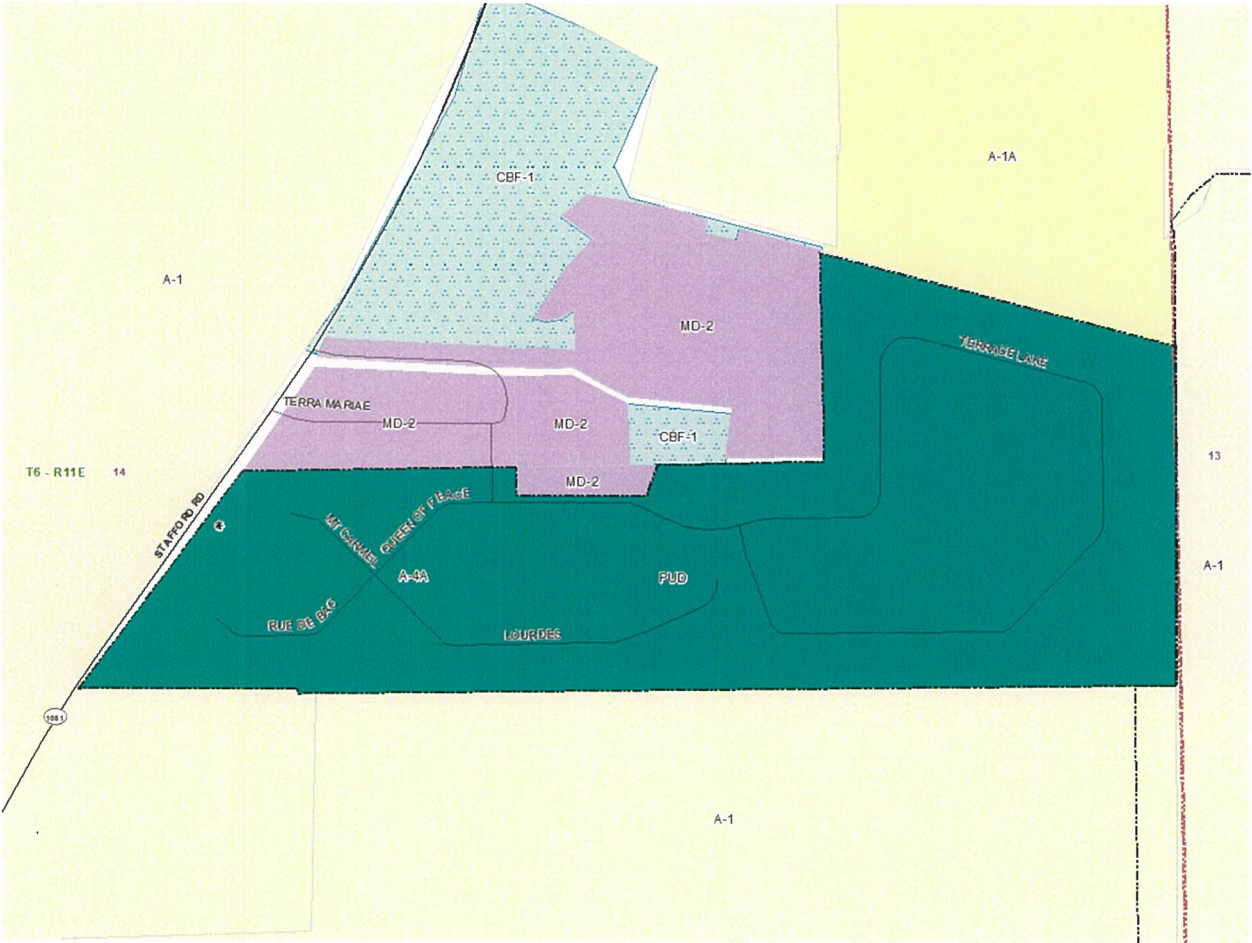
The petitioner is requesting a Major Amendment to the PUD Planned Unit Development Overlay. The site is located on the east side of LA Highway 1081, south of Smith Road, Covington. The request consists of the removal of Lot 116 in Alexander Ridge: Phase 3-B in favor of a new access road extending from 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 will meet all greenspace requirements. The proposed roads will also allow for efficient and effective traffic circulation.



**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







11

12

DANIELSON

HIDDEN OAKS

SMITH

1081

STAFFORD RD

TERRA MARIAE

MT CARMEL  
QUEEN OF PEACE

RUE DE BAC

LOURDES

PUD

TERRACE LAKE

13

14

T6S - R11E

THIBODEAUX

DEMUS JENKINS

HOUSE

DELTA

EPSILON

ZETA

PALM

ETA

THETA

IOTA

CENTANNI

23

24

43

24





# ZONING STAFF REPORT

**Date:** 2/21/2020  
**Case No.:** 2019-1753-ZC  
**Posted:** 02/21/2020

**Meeting Date:** March 3, 2020  
**Determination:** Approved, Amended, Postponed, Denied  
**Prior Action:** 2/4/2020

## 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:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped and Residential	A-1 Suburban District and RO Rural Overlay
South	Undeveloped and Residential	A-1 Suburban District, A-1A Suburban District, and RO Rural Overlay
East	Undeveloped and Residential	A-1 Suburban District, A-2 Suburban District, and RO Rural Overlay
West	Residential (Terra Mariae Subdivision)	A-4A Single-Family Residential District, MD-2 Medical Clinic District, CBF-1 Community Based Facilities District, and RO Rural Overlay

#### EXISTING LAND USE:

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

#### COMPREHENSIVE PLAN:

**Planned Districts** - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, e.g.) uses, as well as the supporting infrastructure and public services they will require (See “Small Area Plans,” below). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

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#### STAFF COMMENTS:

The petitioner is requesting to change the zoning classification on a 98 acre site from A-1 Suburban District and RO Rural Overlay to A-3 Suburban District. The subject property is currently undeveloped and is located to the east of the existing Terra Mariae and Alexander Ridge subdivisions off of LA Highway 1081, south of Smith Road, and north of Thibodeaux Road. The objective of the request is to increase the density of the underlying zoning classification from the existing A-1 Suburban District which permits one residential unit per every five acres to A-3 Suburban District which permits two residential units per acre. This request will establish the underlying zoning designation of a proposed residential subdivision. Note that a concurrent application has also been made to establish the PUD Planned Unit Development Overlay (2019-1754-ZC) which will allow the developer to construct Phase 4 of the Alexander Ridge subdivision

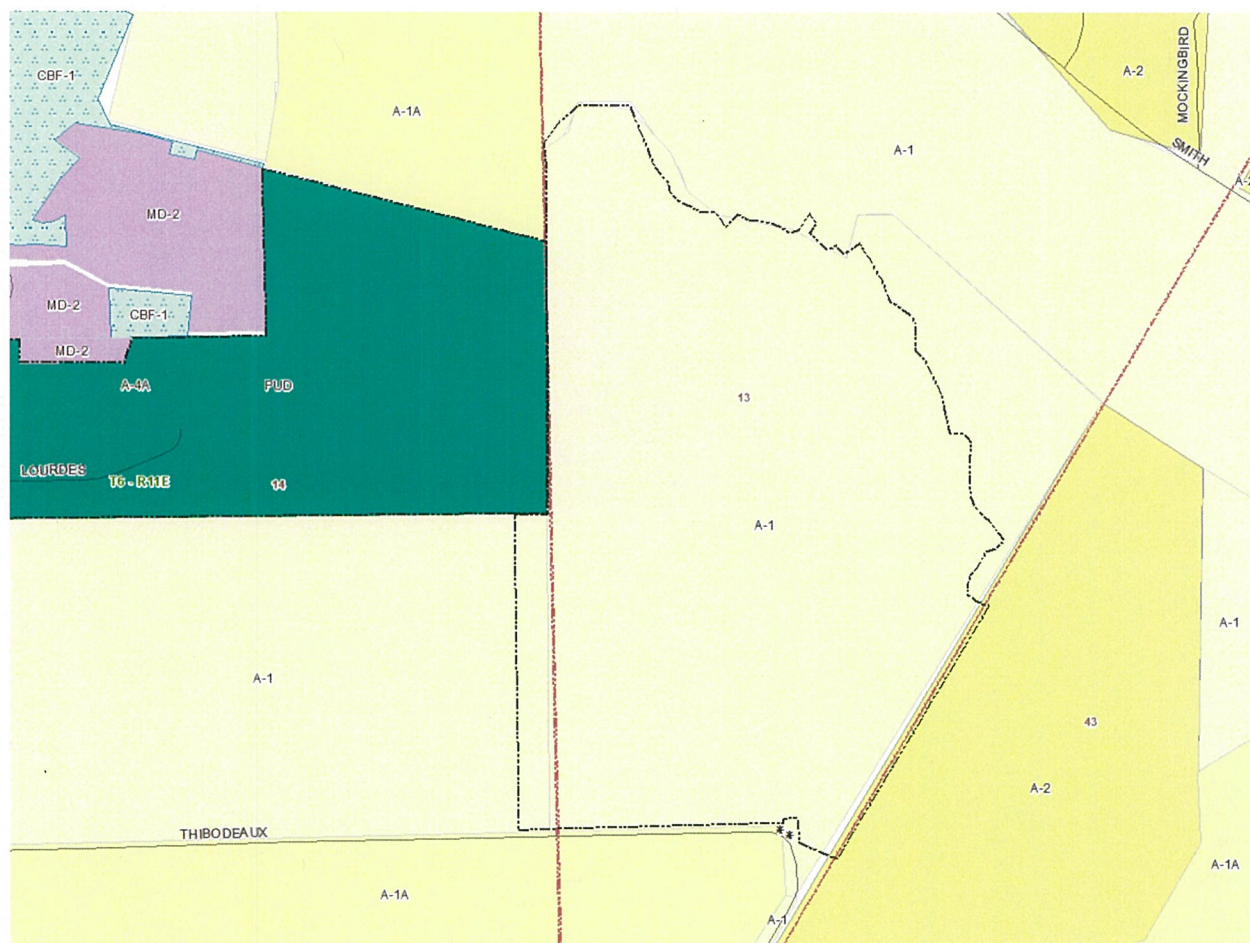
The adjoining PUD has an underlying zoning designation of A-4A Single-Family Residential making the current request less dense than the existing Terra Mariae and Alexander Ridge developments.







**SIZE:** 98 acres



A Sketch Map of a 141.0 Acre Parcel of Land (More or Less)  
in Sections 13, 14 & 43, T-6-S, R-11-E, St. Tammany Parish  
Louisiana

\*This Map is for Zoning Purposes Only

Reference:

- 1) A Survey Plat by John Bonneau, Dated 5-31-1996, #96022, in Inst. #1011625, Clerk of Courts Office
- 2) A Survey Plat by John Bonneau, Dated 11-28-2012, #1996022 Property
- 3) A Deed of a 60' Servitude of Passage in Inst. #1019065, Clerk of Courts Office
- 4) A Deed of 29.32 Acres to Andree G. Planche, in Inst. #1019065, Clerk of Courts Office

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



Land Surveying, LLC  
518 N. Columbia Street  
Covington, LA 70433  
(985) 892-6277 office (985) 892-6277 cell

MAP PREPARED FOR

MILITARY ROAD LAND CO., LLC

SCALE: 1" = 350'	DRAWN BY JWK

DATE: 11-19-2019

In Sections 13, 14 & 43, T6S-R11E, St. Tammany Parish, La.

Revised: 12-11-2019 (11x17)	19550
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Ferris/Military Road Land Company zoning 11-11-17

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE INSURANCE POLICIES MAY BE SUPERSEDED BY INSTRUMENT REQUESTING THE UNDERSIGNED TO RECONSTRUCT THE RECORD OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED FEDESTALS.

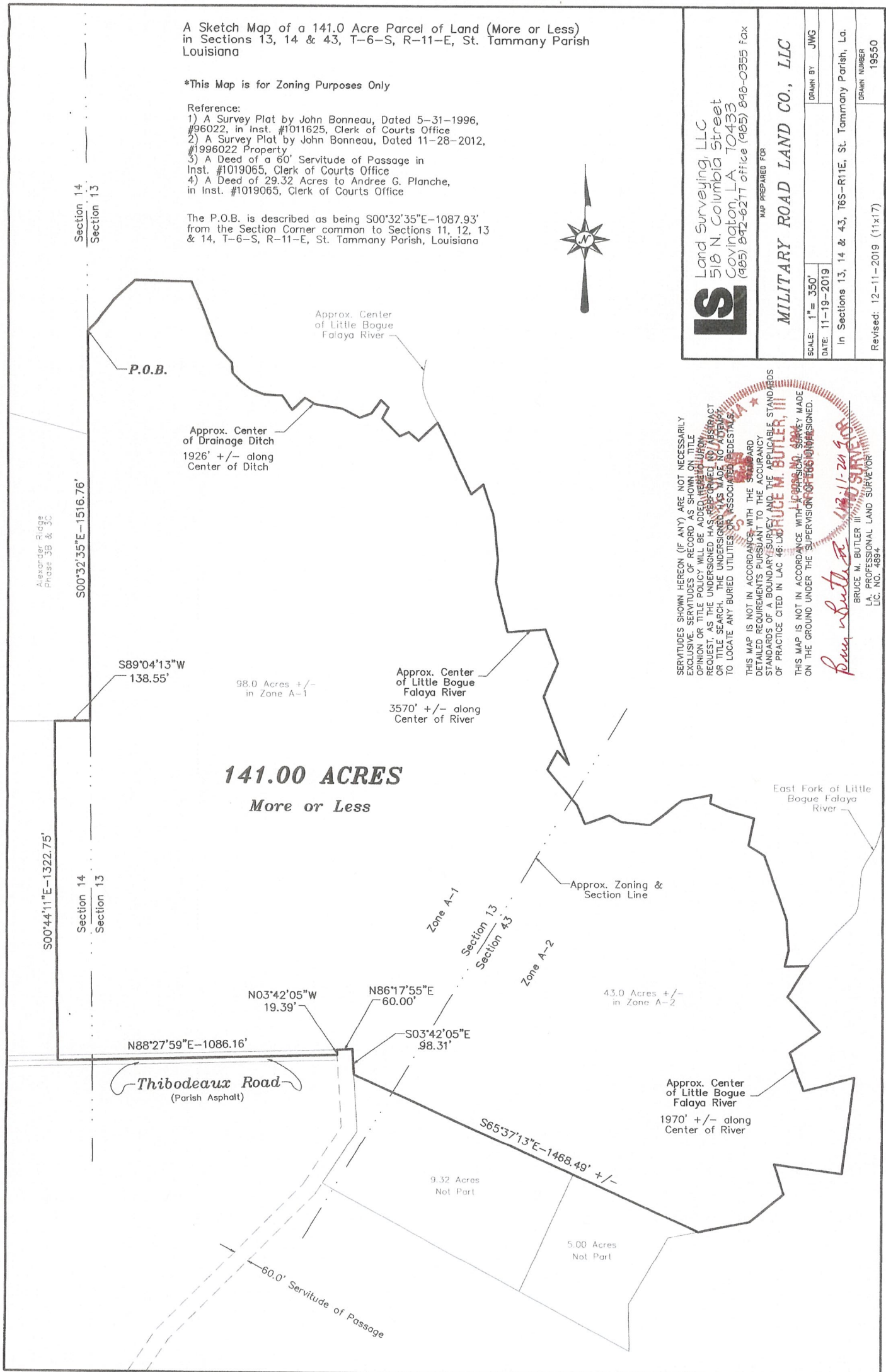
THIS MAP IS NOT IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE OCCUPANCY STANDARDS OF A BOUNDARY SURVEY, AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 48:14.00.

THIS MAP IS NOT IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

BRUCE M. BUTLER III  
L.A. PROFESSIONAL LAND SURVEYOR  
LIC. NO. 4894

LA. PROFESSIONAL LAND SURVEYOR  
LIC. NO. 4894

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ZONING STAFF REPORT

Date: 2/21/2020

Case No.:2019-1754-ZC

Posted: 02/21/2020

Meeting Date: March 3, 2020

Determination: Approved, Amended, Postponed, Denied

Prior Action: 2/4/2020

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

Road Surface: 1 Lane Asphalt

Condition: Good

Type: Thibodeaux Road – Parish

Road Surface: 1 Lane Asphalt

Condition: Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction	Surrounding Use	Surrounding Zone
North	Undeveloped and Residential	A-1 Suburban District and RO Rural Overlay
South	Undeveloped and Residential	A-1 Suburban District, A-1A Suburban District, and RO Rural Overlay
East	Undeveloped and Residential	A-1 Suburban District, A-2 Suburban District, and RO Rural Overlay
West	Residential (Terra Mariae Subdivision)	A-4A Single-Family Residential District, MD-2 Medical Clinic District, CBF-1 Community Based Facilities District, and RO Rural Overlay

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

**Planned Districts** - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, e.g.) uses, as well as the supporting infrastructure and public services they will require (See “Small Area Plans,” below). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

**Single Family Residential – Conservation** - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification to PUD Planned Unit Development Overlay. The subject property is currently undeveloped and is located east of the existing Terra Mariae and Alexander Ridge Subdivisions off of LA Highway 1081, south of Smith Road, and north of Thibodeaux Road. A concurrent request been submitted (2019-1753-ZC) to change the zoning classification from A-1 Suburban District to A-3 Suburban District to establish the underlying zoning of the proposed residential PUD. While the applicant has not yet revised their initial request for the A-3 Zoning Designation, the most recent PUD plan has been calculated using a yield plan for the A-2 Suburban District zoning designation.

SUBDIVISION INFORMATION

The Alexander Ridge Phase 4 Subdivision is proposed to be developed with 141 residential lots (see table below).

Type	Proposed Number of Lots	Lot Size
Alexander Ridge: Phase 4-A	49	55’ x 110’
Alexander Ridge: Phase 4-B	32	55’ x 110’
Alexander Ridge: Phase 4-C	55	55’ x 110’
Estates at Alexander Ridge	5	1.86 acres
Total	141	

ACCESS

Entrance to the site will be provided through the extension of Terrace Lake Drive which is currently accessed from Terra Mariae Boulevard and Louisiana Highway 1081. A second access is proposed from Thibodeaux Road along the southern border of the site.

DENSITY

Per Sec. 130-1674(4)(b), the number of lots/units may be established by a yield plan consisting of conventional street layouts including but not limited to basic topography, soil conditions, drainage, vegetative cover, locations of wetlands, and 100-year floodplains. Said yield plan shall be based upon the standards of the underlying zoning district and comply with all meet all applicable development standards.

The maximum net density permitted within the A-2 Suburban designation allows one unit per acre. The applicant has provided a yield plan that meets the density of the A-2 Suburban District standards and complies with the minimum area regulations including lot width and minimum setback requirements.

GENERAL PUD CRITERIA

Required information	Staff Comments
Title of the project, name of the developer, legal description	Provided as Required
Existing Land Use within 500' of all boundaries on the plan	Provided as Required
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Provided by Terra Mariae (on site)
Wetland Delineations	Provided as Required
Flood Zone Demarcation Lines	Provided as Required
Ultimate Disposal of Surface Drainage	Provided as Required
Environmental Assessment Data Form	Provided as Required

GREENSPACE

Per Sec. 125-95(b), subdivisions with more than 25 lots shall provide greenspace area at a ratio of not less than 580 sq. ft. per residential lot. The applicant is proposing 141 lots which will require 81,780 sq. ft. of greenspace, or 1.88 acres. The applicant is providing 46.41 acres of greenspace which exceeds the aforementioned requirements.

Amenities	Acreage	Type of Amenities
Passive	62 % (102.65)	Greenspace
Active	11% (1 acre)	Walking Trail, Nature Park, Pavilion/Exercise Station

- Comments:
- a. A complete Recreational Development Plan shall be submitted depicting the proposed amenities, a time schedule for development, and the entity whom shall be responsible for the liability and maintenance of the recreational amenities and greenspace areas.

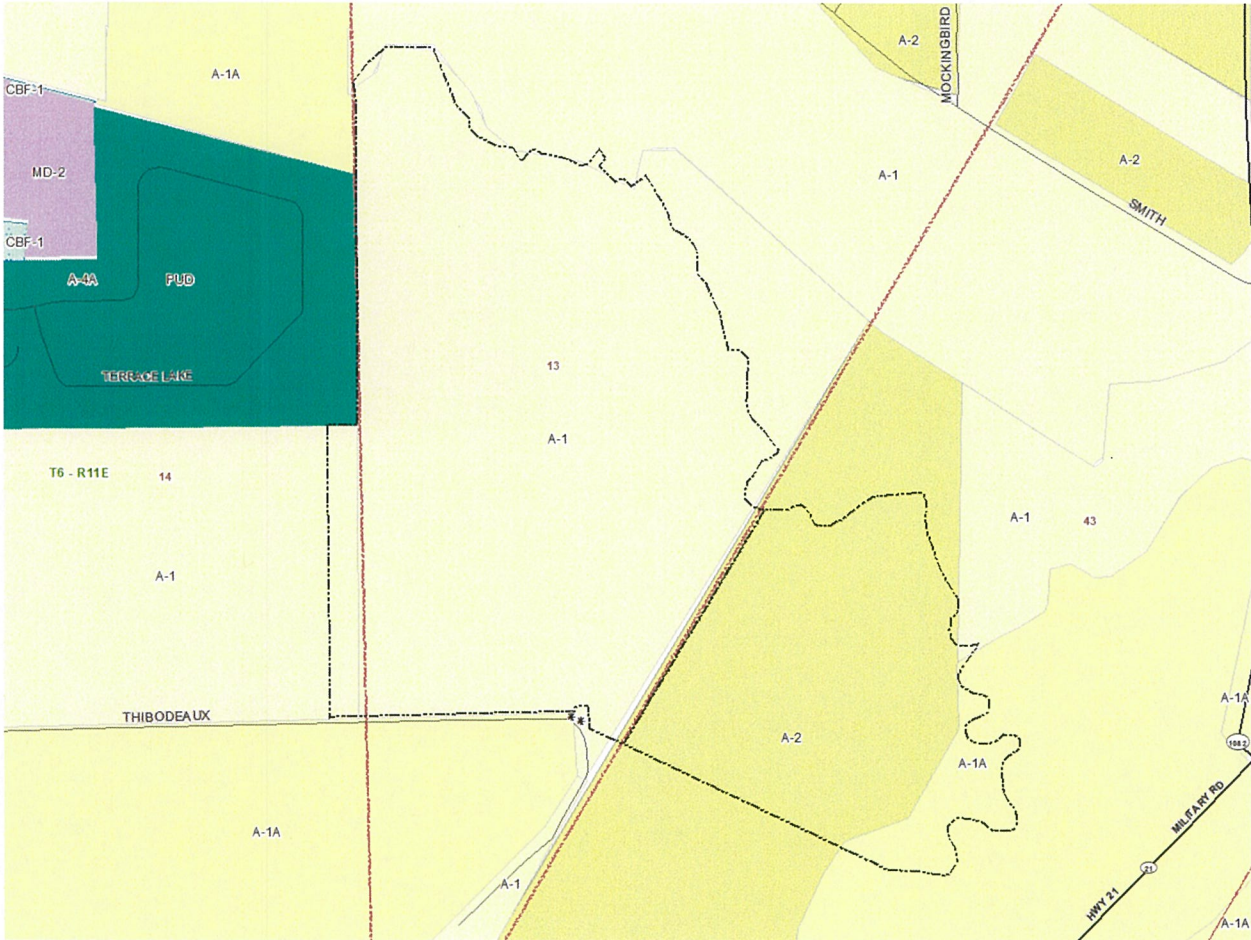
COMPREHENSIVE PLAN ANALYSIS

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

The proposed subdivision plat adheres to most of the general standards of the PUD designation, including environmentally sensitive design that is of a higher quality than would be possible under the regulations otherwise applicable to the property, and the preservation of natural features of a development site.



**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









2019-1754-ZC

A Sketch Map of a 141.0 Acre Parcel of Land (More or Less)  
in Sections 13, 14 & 43, T-6-S, R-11-E, St. Tammany Parish  
Louisiana

\*This Map is for Zoning Purposes Only

Reference:

- 1) A Survey Plat by John Bonneau, Dated 5-31-1996, #96022, in Inst. #1011625, Clerk of Courts Office
- 2) A Survey Plat by John Bonneau, Dated 11-28-2012, #1996022 Property.
- 3) A Deed of a 60' Servitude of Passage in Inst. #1019065, Clerk of Courts Office
- 4) A Deed of 29.32 Acres to Andree G. Planche, in Inst. #1019065, Clerk of Courts Office

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

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MAP PREPARED FOR  
MILITARY ROAD LAND CO., LLC

SCALE: 1" = 350'	DRAWN BY JW
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Revised: 12-11-2019 (11x17)	DRAWN NUMBER 19550
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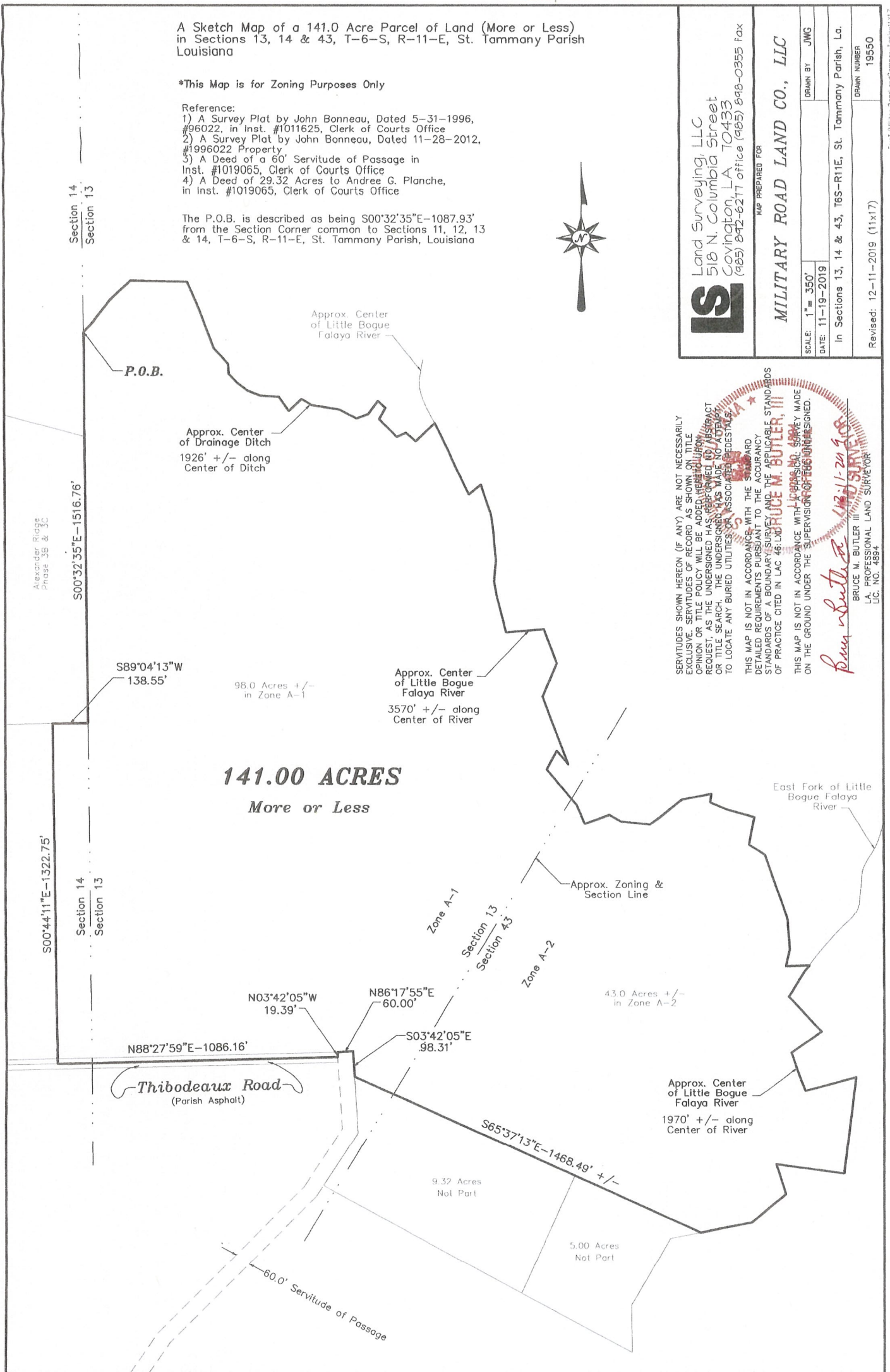
<http://www.miltonerickson.com>

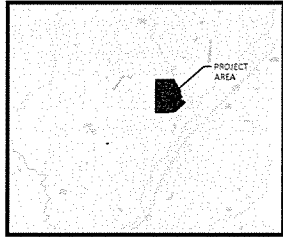
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BRUCE M. BUTLER III  
L.A. PROFESSIONAL LAND SURVEYOR  
LIC. NO. 4394





VICINITY MAP  
NOT TO SCALE

SITE DATA CALCULATION		
141.1 TOTAL ACRES	141 TOTAL ACRES	C TOTAL ACRES
55.5 ACRES IN GREENSPACE	110 ACRES IN GREENSPACE	6,050 ± 1.2 ACRES IN GREENSPACE
5898 LF LENGTH OF POND	CONCRETE ROAD WIDTH	A2-A3 PUD ZONING
1 NUMBER OF LOTS	60 NUMBER OF LOTS	PRIVATE ZONING
35 MINIMUM LOT SIZE	N/A MINIMUM LOT SIZE	N/A MINIMUM LOT SIZE
TERRA MARIE WATER SYSTEM	TERRA MARIE WATER SYSTEM	
LAKE PONCHARTRAIN ST. TAMMANY PARISH, LOUISIANA		

TOTAL GREEN SPACE PROVIDED	
TOTAL ACRES IN DEVELOPMENT: 141 ACRES	
ACRES IN GREENSPACE: 55.5 ACRES (NOT INCLUDING PONDS)	
ACRES IN POND AREA: 14.43 ACRES (50% 7.22 ACRES)	
TOTAL ACRES IN GREENSPACE AND POND AREA: 102.85 ACRES	
TOTAL PERCENTAGE GREENSPACE (50% CREDIT FOR PONDS): 73%	
TOTAL PERCENTAGE OF LAND FOR ACTIVE GREENSPACE: 11% (1.1 ACRES)	
TOTAL PERCENTAGE OF LAND FOR PASSIVE GREENSPACE: 62% (102.85 ACRES)	
MIN. LOT SIZE FOR PHASES 4A, 4B, 4C, & 4D: 55' X 110'	
AVERAGE ACREAGE OF ESTATE LOTS: 1.86 ACRES	
BUILDING SETBACK LINES IN PHASE 4A, 4B, & 4C	
FRONT: 20'	
LEFT: 5'	
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 110 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 128 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 SYSTEM(S). 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 NOXIOUS OR OTHERWISE 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 SERVITUDES 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 DECLARATION AND COVENANTS FILED UNDER C.O.B. \_\_\_\_\_, FOLIO \_\_\_\_\_, RECORDED IN THE ST. TAMMANY PARISH, CLERK OF COURSE.
- THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE DETERMINED FROM THE LATEST REVISION FEMA FLOOD INSURANCE RATE MAPS. THIS SUBDIVISION IS IN FIRM COMMUNITY PANEL 225205 0150C, REV. 10-17-89 AND IS CLASSIFIED AS FLOOD ZONE "C" AND SHALL BE AT LEAST 12" ABOVE THE CENTERLINE 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 10 FEET.

DESCRIPTION OF PROPERTY FOR A-4 PUD ZONING

LOCATED IN SECTIONS 13, 14 AND 43 TOWNSHIP 6 SOUTH RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

FROM THE SECTION CORNER COMMON TO SECTIONS 11, 12, 13 & 14 TOWNSHIP 6 SOUTH RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA RUN SOUTH 00 DEGREES 32 MINUTES 35 SECONDS EAST, 1087.93 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING RUN SOUTH 00 DEGREES 32 MINUTES 35 SECONDS EAST, 1516.76 FEET TO A POINT, THENCE SOUTH 89 DEGREES 04 MINUTES 13 SECONDS WEST, 138.55 FEET TO A POINT, THENCE SOUTH 00 DEGREES 44 MINUTES 11 SECONDS EAST, 1302.75 FEET TO A POINT, THENCE NORTH 88 DEGREES 27 MINUTES 59 SECONDS EAST, 1086.14 FEET TO A POINT, THENCE NORTH 03 DEGREES 42 MINUTES 05 SECONDS WEST, 19.39 FEET TO A POINT, THENCE NORTH 88 DEGREES 17 MINUTES 55 SECONDS EAST, 60.00 FEET TO A POINT, THENCE SOUTH 03 DEGREES 42 MINUTES 05 SECONDS EAST, 98.31 FEET TO A POINT, THENCE SOUTH 65 DEGREES 37 MINUTES 13 SECONDS EAST, 1468.49 FEET MORE OR LESS TO THE APPROXIMATE CENTER OF THE LITTLE BOGUE FALAYA RIVER, THENCE RUN UPSTREAM ALONG SAID CENTER OF THE LITTLE BOGUE FALAYA RIVER 1970 FEET MORE OR LESS TO INTERSECT THE APPROXIMATE CENTER OF THE EAST FORK OF THE LITTLE BOGUE FALAYA RIVER, THENCE RUN UPSTREAM ALONG THE CENTER OF THE LITTLE BOGUE FALAYA RIVER 3570 FEET MORE OR LESS TO INTERSECT THE APPROXIMATE CENTER OF A DRAINAGE DITCH, THENCE RUN UPSTREAM ALONG THE CENTER OF THE DRAINAGE DITCH 1926 FEET MORE OR LESS BACK TO THE POINT OF BEGINNING.

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

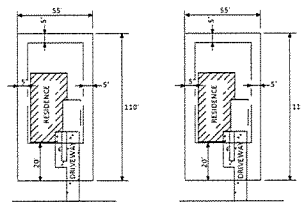
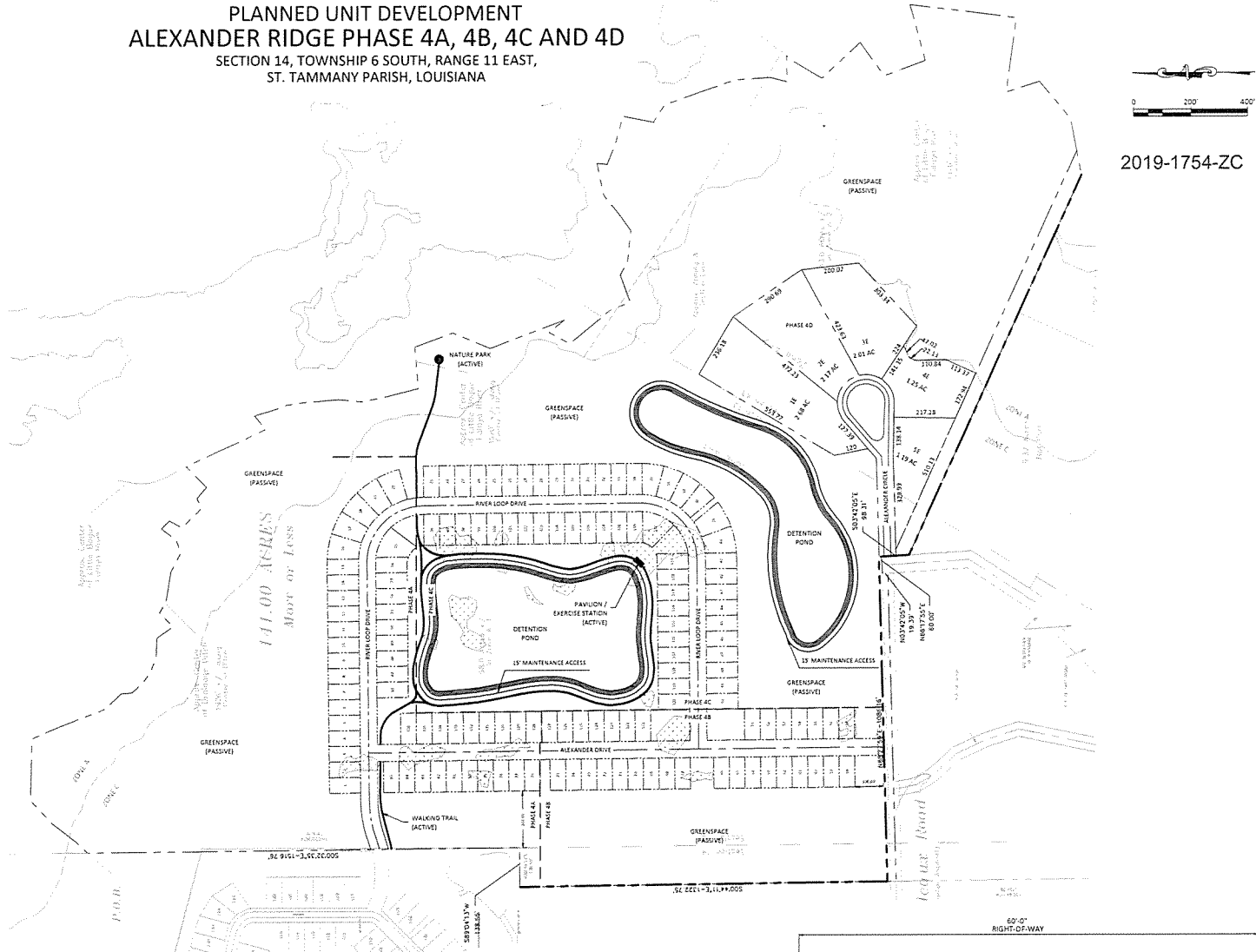
NOTE

THE STREETS AND RIGHTS OF WAY SET FORTH HEREON ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PRIVATE STREETS AND REPRESENT A PRELIMINARY SERVICE 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

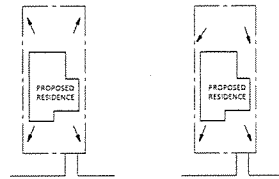
THE STREETS ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PRIVATE STREETS. THESE PRIVATE STREETS ARE TO BE MAINTAINED BY ALEXANDER RIDGE HOMEOWNER ASSOCIATION, INC. OR ITS SUCCESSORS AND/OR ASSIGNS. THESE STREETS CANNOT BE ACCEPTED INTO THE PARISH OF TAMMANY ROAD MAINTENANCE SYSTEM UNTIL THEY MEET THE REQUIRED 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 AND 4D  
SECTION 14, TOWNSHIP 6 SOUTH, RANGE 11 EAST,  
ST. TAMMANY PARISH, LOUISIANA



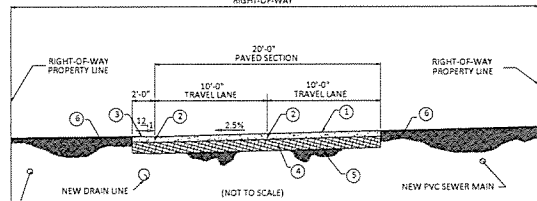
TYPICAL LOT LAYOUT  
PHASE 4B

TYPICAL LOT LAYOUT  
PHASE 4C/D



TYPICAL LOT DRAINAGE  
PERIMETER LOTS

TYPICAL LOT DRAINAGE  
INTERIOR LOTS



LEGEND

- 6" CONCRETE PAVEMENT, 4000 PSI @ 28 DAYS
- KEYWAY JOINT
- 6" THICK CONCRETE INTEGRAL DEPRESSED CURB - TRANSITION TO 6" BARRIER CURB AT CURB INLETS
- STABILIZED BASE (12" THICK, MIN.) - SOIL CEMENT, 10% BY VOLUME COMPACTED TO 95% MODIFIED PROCTOR
- 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 PLU OF LESS THAN OR EQUAL TO 8
- TURF SHOULDER (EACH SIDE)

2019-1754-ZC

CADD FILE NAME 19046-PL-PUO.dwg			
DESIGNED BY JEP	DRAWN BY MM	CHECKED BY JEP	DATE 12/16/2019
SCALE (FOOT) 1" = 200'	SCALE (FOOT) 1" = 400'	JOB NO. 19046	

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

SITE PLAN

REVISIONS		APD
NO.	DATE	

PRELIMINARY DOCUMENTS	
NO.	DATE



SHEET NO.

1.0



STAMP

PRELIMINARY DOCUMENTS

THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, CONTRACTS, EASES, OR AT THE BIDDING OR CONTRACTING PHASE OF A PROJECT. THIS DOCUMENT WILL BE PREPARED UNDER THE DIRECT SUPERVISION OF THE PROJECT MANAGER.

DATE: 02/19/20

NO. 19046-PL-YIELD.dwg

19046-PL-YIELD.dwg

DATE: 02/19/20

1" = 400'

1" = 200'

SCALE: (11x17)

SCALE: (22x34)

DESIGNED BY: JEP

DRAWN BY: MIM

CHECKED BY: JEP

19046

CO.0

SHEET NO.

Kyle Associates, LLC

Planning, Engineering and Landscape Architecture

328 Village Lane • Metairie, LA 70001 • 504.885.7273

The site plan illustrates the layout of Alexander Ridge Phase 4, a residential subdivision in Covington, LA. The plan features a grid of 142 lots, numbered 1 through 142. The lots are arranged in a roughly rectangular pattern, with some irregularities in shape and size. The plan includes several key features:

- Detention Ponds:** Three detention ponds are shown, each with a capacity of 10,000 cubic feet. They are located at the top left, bottom left, and bottom right of the site.
- Recreation Area:** A large recreation area is located in the center of the site, adjacent to the detention ponds.
- Streets:** The site is bounded by several streets, including Alexander Ridge, Alexander Ridge, and Alexander Ridge.
- Green Space:** The plan includes several areas of green space, including a large green space area at the top left and a smaller green space area at the bottom right.
- Typical Lot Layout:** A typical lot layout is shown, featuring a rectangular lot with a width of 125 feet and a depth of 125 feet. The lot is divided into a front yard, a side yard, and a rear yard.

The plan also includes a north arrow and a scale bar. The scale bar indicates that 1 inch equals 400 feet. The north arrow points towards the top of the page.

**NOTES:**

A-2 MINIMUM AREA REGULATIONS  
TOTAL LOT AREA = 187,500 SF  
TOTAL PARKING SPACE = 100 SPACES  
TOTAL PARKING SPACE INSIDE OF SETBACKS = 100 X 50' = 6000 SF  
TOTAL PARKING SPACE INSIDE OF SETBACKS = 100 X 50' = 6000 SF

A-2 MINIMUM PRINCIPAL & ACCESSORY BUILDING SIZE  
187,500 SF = 1011 SF

**GREENSPACE**  
REQUIRED GREENSPACE = 580 AC + 40 AC LOTS  
580 X 141 = 81,780 SF  
1.88 AC  
PROVIDED GREENSPACE = 2,021,608.20 SF  
40.41 AC

**TYPICAL LOT LAYOUT**

The diagram shows a typical lot layout with the following dimensions and setbacks:

- Lot width: 125 feet
- Lot depth: 125 feet
- Front setback: 15 feet
- Side setback: 15 feet
- Rear setback: 15 feet

2019-1754-ZC

2019-1754-ZC

ENVIRONMENTAL ASSESSMENT DATA FORM

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

Developer's Address: 21056 Smith Road Covington LA 70435

Street City State Zip Code

Developer's Phone No. -- (985) 966-5646

(Business) (Cell)

Subdivision Name: Alexander Ridge Phase 4

Number of Acres in Development: 141 Number of Lots/Parcels in Development: 141

Ultimate Disposal of Surface Drainage: Little Bogue Falaya River

Water Surface Runoff Mitigation Proposed: Detention Ponds

(Please check the following boxes below, where applicable:)

- Type of Sewerage System Proposed: ☒ Community ☐ Individual
- Type of Water System Proposed: ☒ Community ☐ Individual
- Type of Streets and/or Roads Proposed: ☒ Concrete ☐ Asphalt ☐ Aggregate ☐ Other
- Land Formation: ☒ Flat ☐ Rolling Hills ☐ Marsh ☐ Swamp ☐ Inundated ☐ Title Flow
- Existing Land Use: ☒ Undeveloped ☐ Residential ☐ Commercial ☐ Industrial ☐ Other
- Proposed Land Use: ☐ Undeveloped ☒ Residential ☐ Commercial ☐ Industrial ☐ Other
- Surrounding Land Use: ☐ Undeveloped ☒ Residential ☐ Commercial ☐ Industrial ☐ Other
- Does the subdivision conform to the major street plan? ☒ Yes ☐ No
- What will the noise level of the working development be? ☐ Very Noisy ☐ Average ☒ Very Little
- Will any hazardous materials have to be removed or brought on-site for the development? ☐ Yes ☒ No
- If yes, what are the hazardous materials?
- Does the subdivision front on any waterways? ☒ Yes ☐ No
- If yes, what major streams or waterways? Little Bogue Falaya River



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

If yes, which major arterial streets? \_\_\_\_\_

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

If yes, please explain? \_\_\_\_\_

- Is the subdivision subject to inundation? ☐ Frequently ☐ Infrequently ☒ None at all

- Will canals or waterways be constructed in conjunction with this subdivision? ☐ Yes ☒ No

**(Does the proposed subdivision development...)**

- |  |   |
|--|---|
| a.) have or had any landfill(s) located on the property?                                 | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| b.) disrupt, alter or destroy any historical or archeological sites or district?         | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| c.) have a substantial impact on natural, ecological recreation, or scenic resources?    | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| d.) displace a substantial number of people?   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| e.) conform with the environmental plans and goals that have been adopted by the parish? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| f.) cause an unwarranted increase in traffic congestion within or near the subdivision?  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| g.) have substantial esthetic or adverse visual impact within or near the subdivision?   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

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

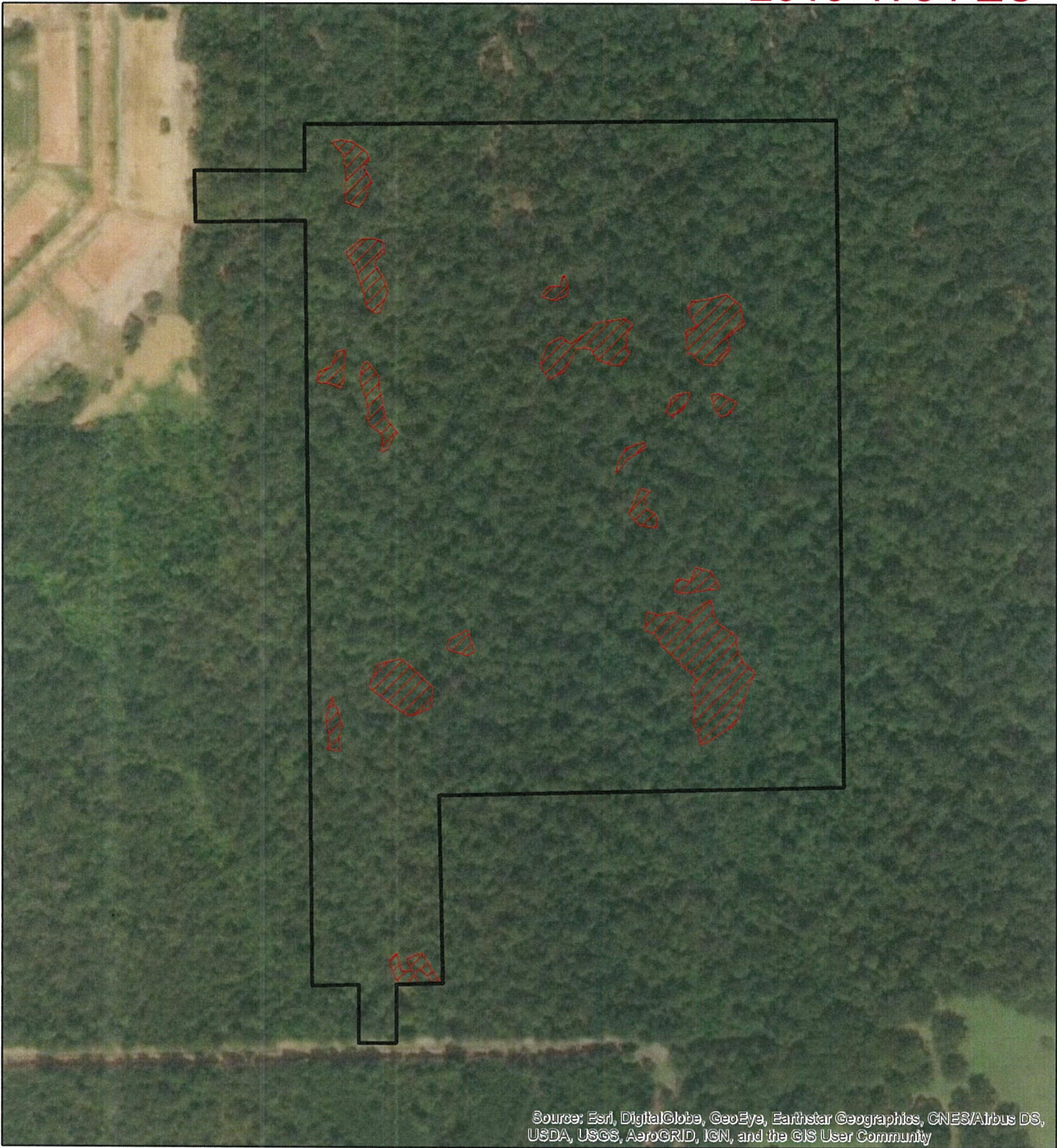
- |  |   |
|--|---|
| • air Quality .....  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • noise .....  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • water Quality .....  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |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

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

  
\_\_\_\_\_  
**ENGINEER/SURVEYOR/OR DEVELOPER**  
**(SIGNATURE)**

02.19.2020  
\_\_\_\_\_  
**DATE**

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



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

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

\*\*Note this is NOT a boundary survey  
or an official Jurisdictional Determination  
and should not be utilized as either.

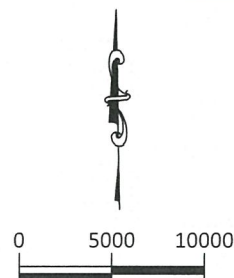
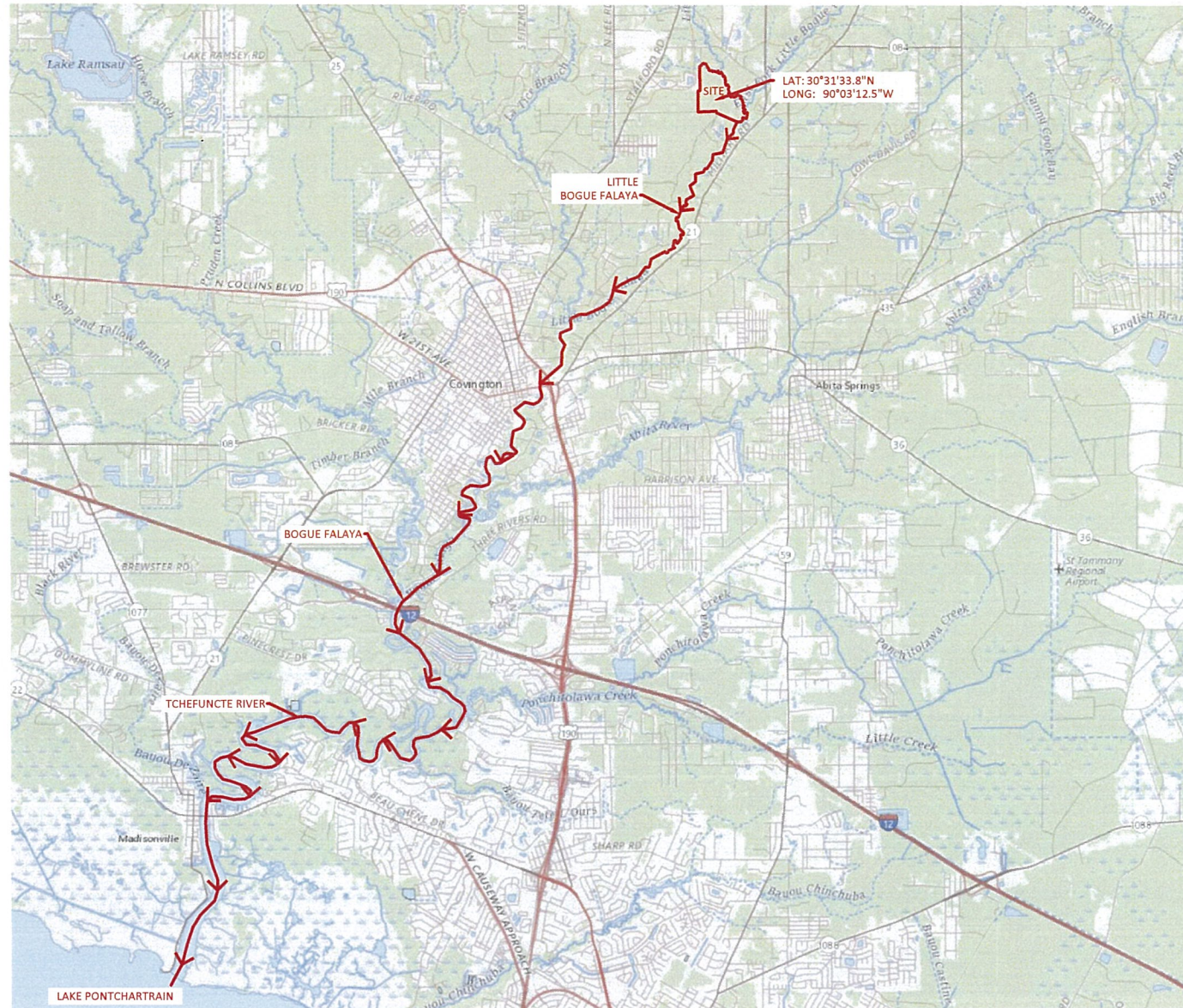
Legend

- Boundary
- Potentially Isolated Wetlands  $\pm 2.6$  Ac

0 250 500 1,000 Feet







# ALEXANDER RIDGE PHASES 4A-4D PUD RECEIVING WATERS

ST. TAMMANY PARISH, LOUISIANA

2019-1754-ZC

02-04-20



ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. \_\_\_\_\_ ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR MR. FITZGERALD PROVIDED BY: PARISH COUNCIL

INTRODUCED BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

ORDINANCE AMENDING THE St. TAMMANY PARISH UNIFIED DEVELOPMENT CODE, SECTION 130-1264, PF-1 (PUBLIC FACILITIES DISTRICT) TO ADD NEW (7) PRIVATE NON-PROFIT ANIMAL SERVICES, INCLUDING BUT NOT LIMITED TO VETERINARY CLINIC, KENNEL, BOARDING, GROOMING, ANIMAL TRAINING, DOG PARK, CREMATORIUM (ANIMAL ONLY) AND PET CEMETERY.

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law Case No. 2020-1712-ZC, and has recommended to the Council of the Parish of St. Tammany, Louisiana, that the Unified Development Code be amended relative to Private non-profit animal services;

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

Whereas, the St. Tammany Parish Council has found it necessary for the purpose of protecting the public health, safety and general welfare, to amend the Unified Development Code as outlined below,

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

SECTION I: The St. Tammany Parish Code of Ordinances, Division 38. – PF-1 Public Facilities District, Sec. 130-1264. - Permitted uses be amend as follows:

Use by right subject to any minimum standards as listed in section 130-2213:

- (1) Post office.
- (2) Funerary parlor, ~~crematoriums (animals only)~~, cemeteries.
- (3) Passengers transportation terminals.
- (4) Churches, temples and synagogues greater than 10,000 square feet.
- (5) Government offices.
- (6) Government maintenance facilities.
- (7) Private non-profit animal services, including but not limited to veterinary clinic, kennel, boarding, grooming, animal training, dog park and pet cemetery, crematorium (animal only).



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

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

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

MOVED FOR ADOPTION BY: \_\_\_\_\_, SECONDED BY: \_\_\_\_\_

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

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020; AND BECOMES ORDINANCE COUNCIL SERIES NO. 20-\_\_\_\_\_.

\_\_\_\_\_  
MICHAEL LORINO JR., COUNCIL CHAIRMAN

ATTEST:

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

\_\_\_\_\_  
MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: \_\_\_\_\_, 2020  
Published Adoption: \_\_\_\_\_, 2020  
Delivered to Parish President: \_\_\_\_\_, 2020 at \_\_\_\_\_  
Returned to Council Clerk: \_\_\_\_\_, 2020 at \_\_\_\_\_

**ZONING STAFF REPORT**

**Date:** 02/21/2020  
**Case No.:** 2020-1768-ZC  
**Posted:** 02/21/2020

**Meeting Date:** 3/3/2020  
**Determination:** Approved, Amended, Postponed, Denied

**GENERAL INFORMATION**

**PETITIONER:** Damon Cousin  
**OWNER:** Damon Cousin  
**REQUESTED CHANGE:** From A-3 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay  
**LOCATION:** Parcel located on the south side of Oak Street, west of Beach Street and I-10, Slidell  
**SIZE:** .11 acres

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Parish

**Road Surface:** 1 Lane Asphalt

**Condition:** Fair

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-3 Suburban District
South	Undeveloped	A-3 Suburban District
East	Undeveloped	A-3 Suburban District
West	Undeveloped	A-3 Suburban District

**EXISTING LAND USE:**

**Existing development:** No

**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-3 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay. The site is located on the south side of Oak Street, west of Beach Street and I-10, Slidell. 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 an objection to the request as it adheres to the petitioned property’s future land use designation.



**Case No.:** 2020-1768-ZC

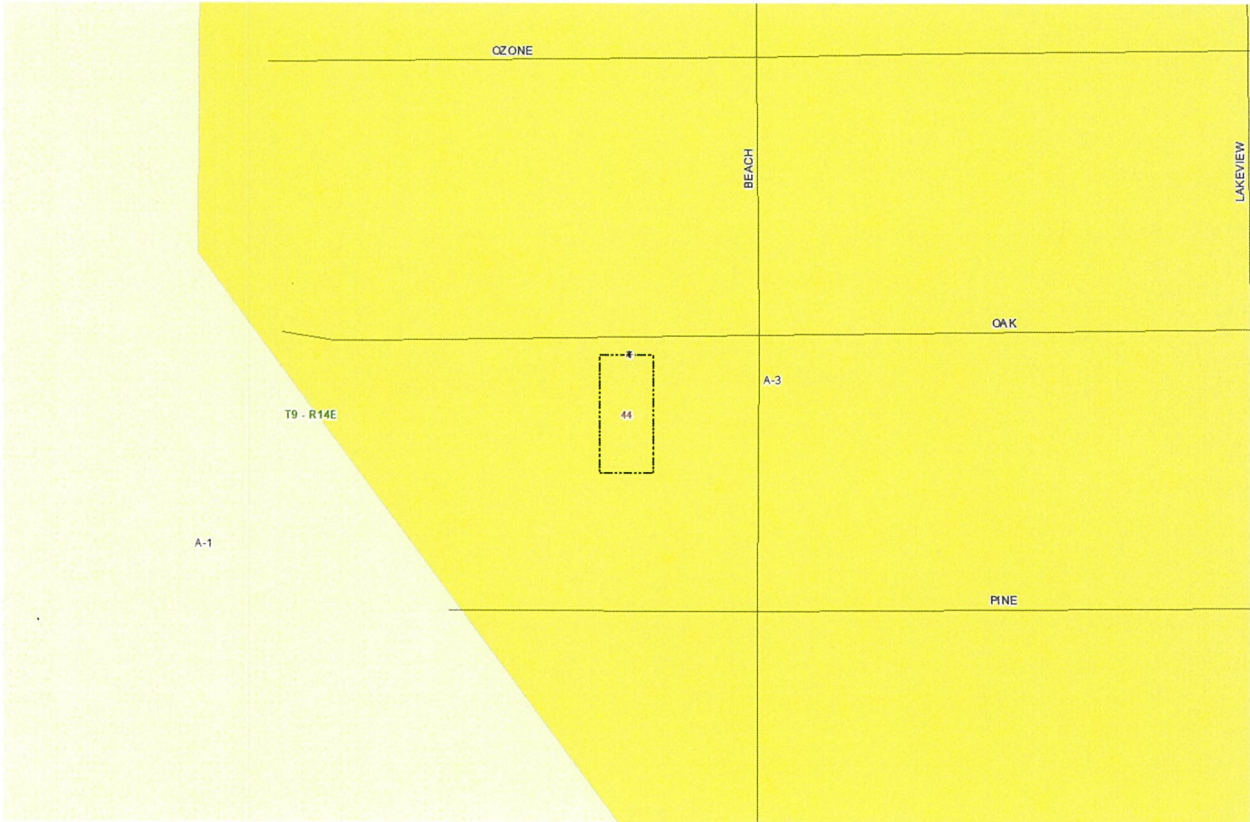
**PETITIONER:** Damon Cousin

**OWNER:** Damon Cousin

**REQUESTED CHANGE:** From A-3 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the south side of Oak Street, west of Beach Street and I-10, Slidell

**SIZE:** .11 acres









2020-1768-ZC

OAK STREET

40' R/W

50.00'

50.00' Plat

1/2" Iron Rod  
(Set)

1/2" Iron Rod  
(Set)

12

15-16

110' Plat  
109.83' Actual

110.00'

MOBILE HOME

SQ.

1" Iron Pipe  
(Fnd)

3/4" Iron Pipe  
(Fnd)

12

20

19

18

APPROVED:

*Ron Kellan*

SECRETARY OF PLANNING COMMISSION

DATE

PARISH ENGINEER, *Viktor*

DATE

CLERK OF COURT

DATE

9-22-2016

DATE FILED

5572A

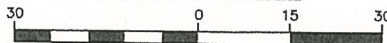
FILE NO.

This parcel contains  
5,499.77 Sq.Ft.  
or  
0.1263 ACRES

LEGEND

- 1/2" Iron Rod Set
- 1/2" Iron Rod Found
- ⊕ Cross

GRAPHIC SCALE



( IN FEET )

1 INCH = 30 FEET

BUILDING SETBACKS  
(\* Verify Prior to Construction)

- Front Setback..... \*
- Side Setback..... \*
- Rear Setback..... \*

ADDRESS: 38142 OAK STREET

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. No. 225205 0535 D

F.I.R.M. Date 4/02/91

ZN: A5 B.F.E. 9'

\* Verify prior to construction with Local Governing Body.

DRAWING NO.

1061469

DATE:

5/18/06

**J.V. Burkes & Associates, Inc.**

SURVEYING

ENGINEERING • ENVIRONMENTAL

1805 HWY. 190 EAST

Slidell, Louisiana 70458

E-mail: jvbassoc@jvburkes.com

Phone: 985-649-0075 Fax: 985-649-0154

Mississippi Phone: 228-435-5800

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

DRAWN BY:

BC

CHECKED BY:

MD

SCALE:

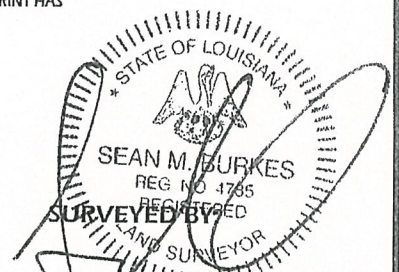
1" = 30'

RESUBDIVISION OF LOTS 13 & 14 INTO  
LOT 13-A, SQ. 4

HOWZE BEACH SUBDIVISION,  
LOCATED NEAR THE CITY OF SLIDELL  
IN SECTION 44, T-9-S, R-14-E  
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED

TO: DAMON COUSIN



SEAN M. BURKES  
LA REG. No. 4785

**ZONING STAFF REPORT**

**Date:** 2/21/2020  
**Case No.:** 2020-1769-ZC  
**Posted:** 2/21/2020

**Meeting Date:** 3/03/2020  
**Determination:** Approved, Amended, Postponed, Denied

**GENERAL INFORMATION**

**PETITIONER:** Karen Mathes  
**OWNER:** Karen Mathes  
**REQUESTED CHANGE:** From A-2 Suburban District to HC-1 Highway Commercial District  
**LOCATION:** Parcel located on the north side of US Highway 190, east of Raymond Road, west of Lynwood Drive, Lacombe  
**SIZE:** 2 acres

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** State

**Road Surface:** 2 Lane Asphalt

**Condition:** Fair

**LAND USE CONSIDERATIONS**  
**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-2 Suburban District
South	Mobile Home Park	A-4 Suburban District and MHO Manufactured Housing Overlay
East	Residential	A-2 Suburban District
West	Undeveloped	HC-2 Highway Commercial

**EXISTING LAND USE:**

**Existing development:** No

**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-2 Suburban District to HC-1 Highway Commercial District. The site is located on the north side of US Highway 190, east of Raymond Road, west of Lynwood Drive, Lacombe. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The petitioned site is surrounded by residential zoning designations on the north, east and south sides of the property. A change in zoning would allow for limited-scale commercial uses that are inconsistent with the surrounding residentially zoned property. As such, staff opposed the requested HC-1 Highway Commercial District designation.



**Case No.:** 2020-1769-ZC

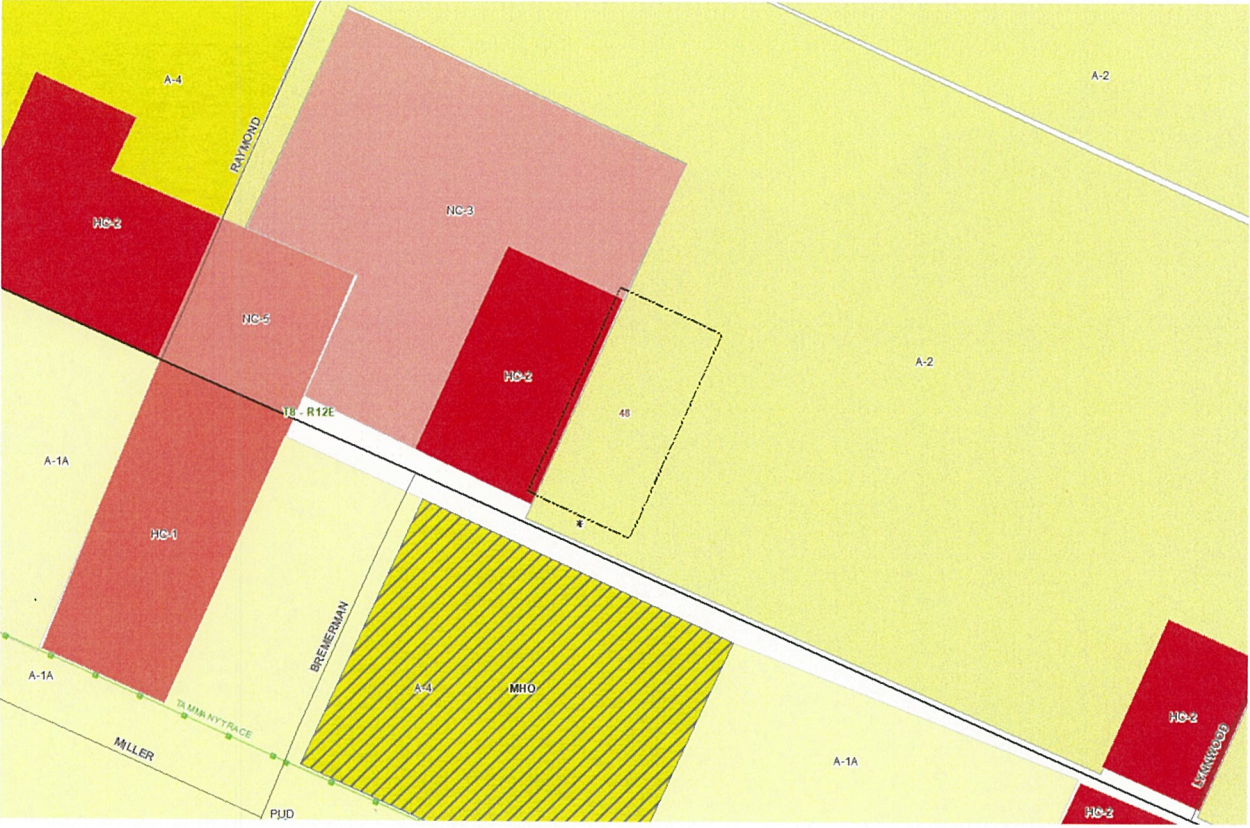
**PETITIONER:** Karen Mathes

**OWNER:** Karen Mathes

**REQUESTED CHANGE:** From A-2 Suburban District to HC-1 Highway Commercial District

**LOCATION:** Parcel located on the north side of US Highway 190, east of Raymond Road, west of Lynwood Drive, Lacombe

**SIZE:** 2 acres



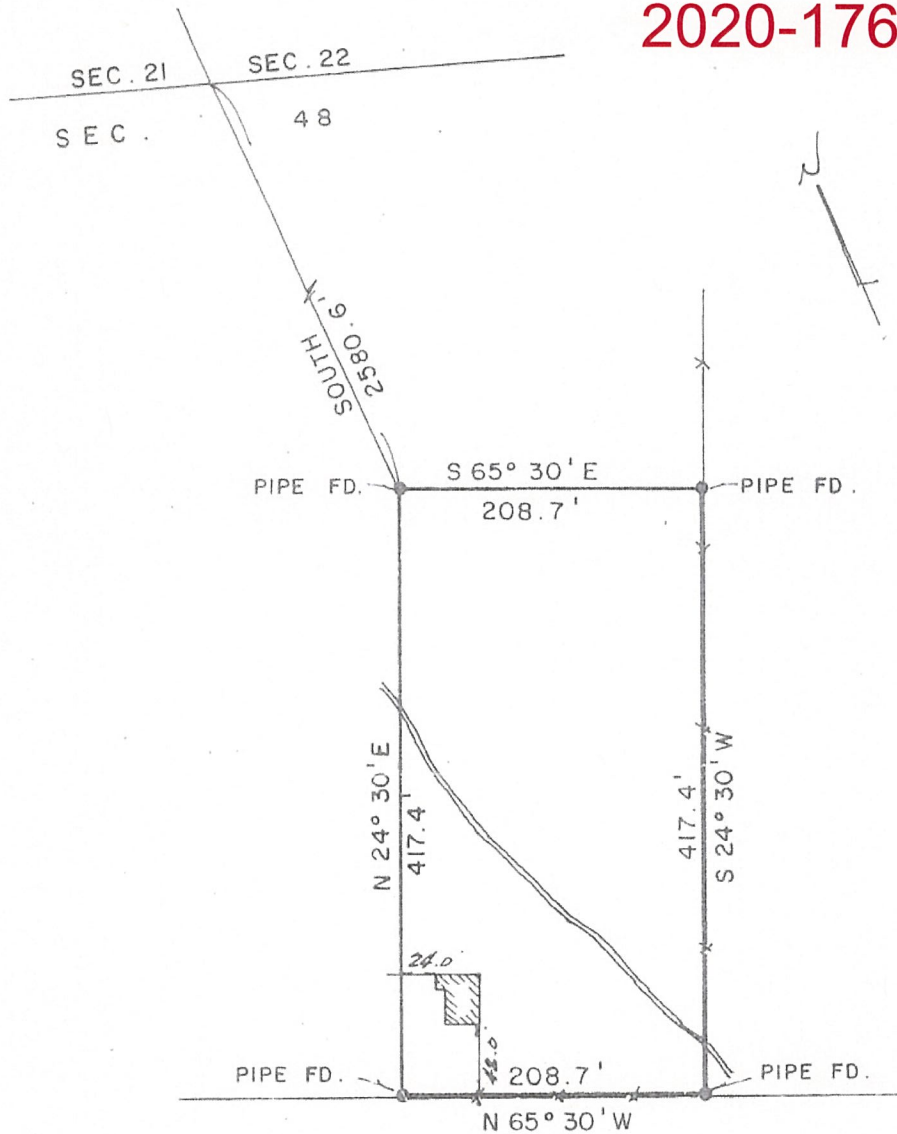






PORTION OF SEC. 48 T8S R12E  
GREENSBURG DISTRICT  
ST. TAMMANY PARISH, LA.

2020-1769-ZC



US ROUTE 190

NEW ORLEANS, LA.  
SURVEYED & CERTIFIED CORRECT

MAY 4, 1982



*Robert E. Oswald*  
ROBERT E. OSWALD, INC.  
REGISTERED LAND SURVEYOR

**ZONING STAFF REPORT**

**Date:** 2/21/2020  
**Case No.:** 2020-1770-ZC  
**Posted:** 2/21/2020

**Meeting Date:** 3/3/2020  
**Determination:** Approved, Amended, Postponed, Denied

**GENERAL INFORMATION**

**PETITIONER:** Andrew Albin  
**OWNER:** Mary Lou Albin  
**REQUESTED CHANGE:** From A-1 Suburban District and RO Rural Overlay to NC-5 Retail and Service District and RO Rural Overlay  
**LOCATION:** Parcel located on the east side of LA Highway 40, south of Sharp Chapel Road and north of Fairhaven Road, being 22318 Highway 40, Bush  
**SIZE:** 5 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	A-1 Suburban District and RO Rural Overlay
South	Commercial	A-1 Suburban District and RO Rural Overlay
East	Undeveloped	A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
West	Undeveloped	A-1 Suburban District and RO Rural Overlay

**EXISTING LAND USE:**

**Existing development:** Food Store                                      **Multi occupancy development:** No

**COMPREHENSIVE PLAN:**

**Residential/ Agricultural** - Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses – widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning classification from A-1 Suburban District and RO Rural Overlay to NC-5 Neighborhood Commercial and RO Rural Overlay. The site is located on the east side of LA Highway 40, south of Sharp Chapel Road and north of Fairhaven road, being 22318 Highway 40, Bush. The 2025 Future Land Use plan designates the site to be developed with residential and agricultural uses. The purpose of the NC-5 zoning classification is to provide for the location of small-scale retail services near residential neighborhoods.

Note that the objective of the request is to allow for the existing food store to become a legal conforming use.



**Case No.:** 2020-1770-ZC

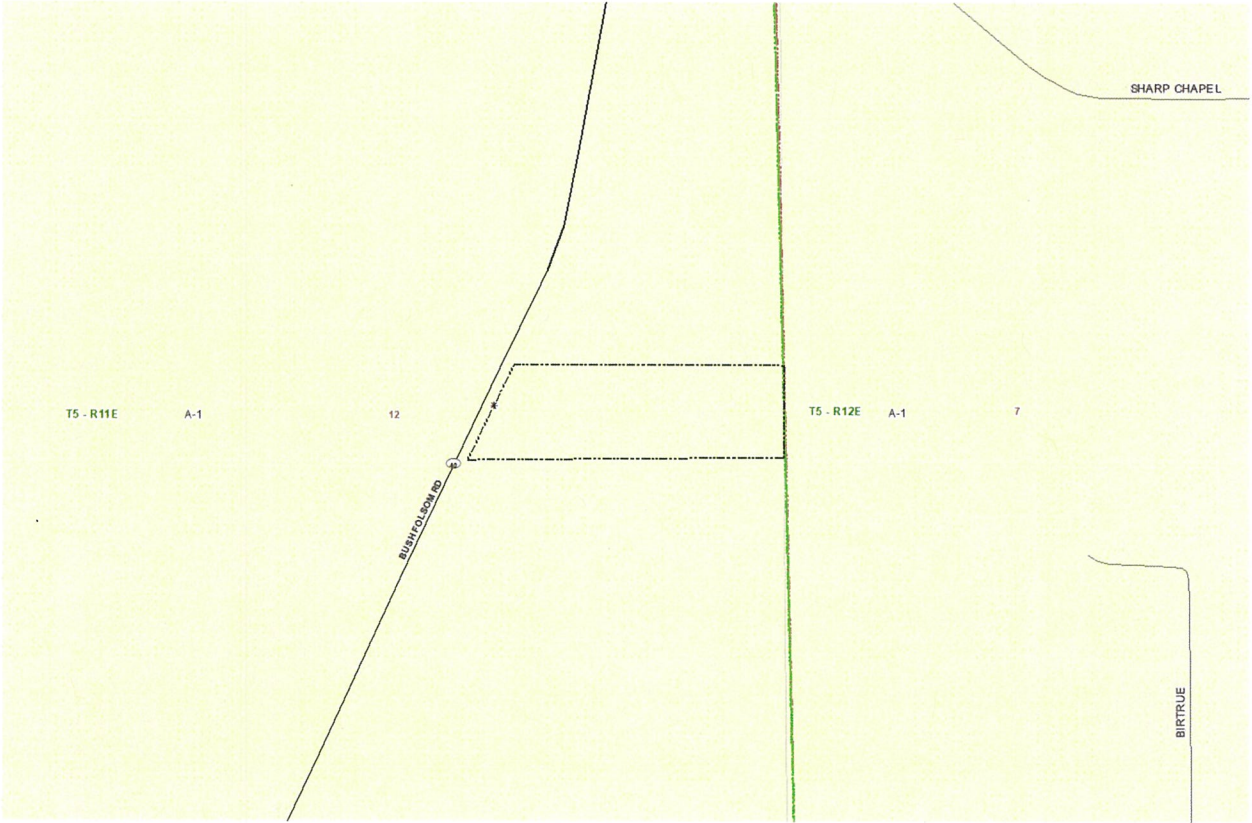
**PETITIONER:** Andrew Albin

**OWNER:** Mary Lou Albin

**REQUESTED CHANGE:** From A-1 Suburban District and RO Rural Overlay to NC-5 Retail and Service District and RO Rural Overlay

**LOCATION:** Parcel located on the east side of LA Highway 40, south of Sharp Chapel Road and north of Fairhaven Road, being 22318 Highway 40, Bush

**SIZE:** 5 acres

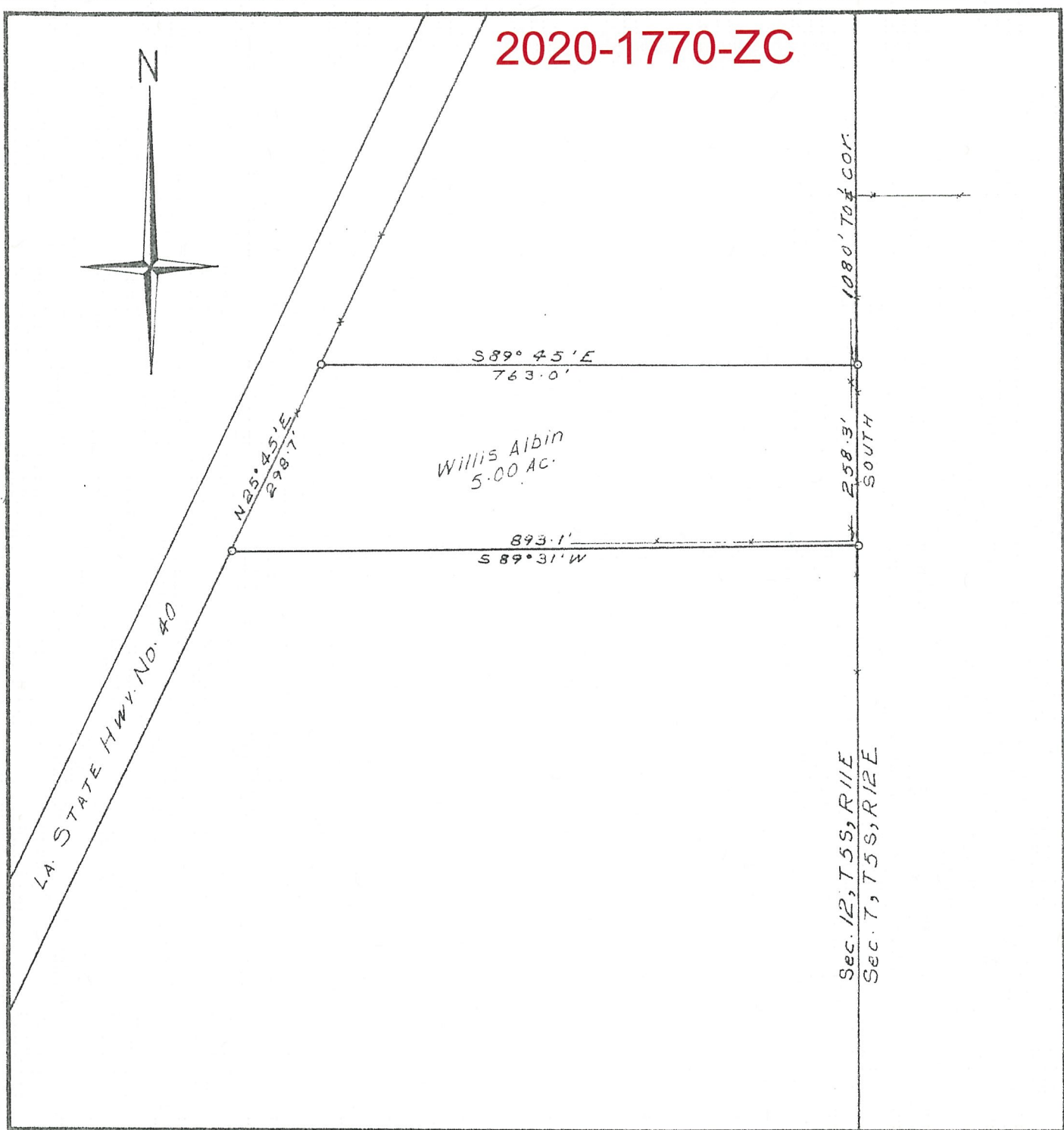
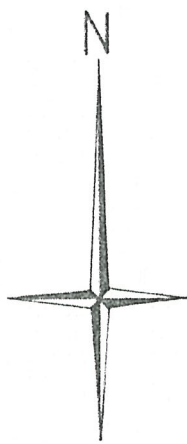








2020-1770-ZC



MAP PREPARED FOR THE EXCLUSIVE USE OF

**MR. WILLIS ALBIN**

SHOWING A SURVEY MADE OF PROPERTY LOCATED IN

Section 12, Township 5 South, Range 11 East  
St. Tammany Parish, Louisiana

THIS MAP IS CERTIFIED TO BE CORRECT AND IN ACCORDANCE  
WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED

*Donald J. Smith* C.E.

LOUISIANA REGISTERED LAND SURVEYOR CIVIL ENGINEER

COVINGTON, LOUISIANA

SCALE: 1"=200'

DATE: MAY 28, 1970

NUMBER:

LAND ENGINEERING SERVICES, INC., COVINGTON, LOUISIANA

**ZONING STAFF REPORT**

**Date:** 2/21/2020  
**Case No.:** 2020-1782-ZC  
**Posted:** 2/21/2020

**Meeting Date:** 3/3/2020  
**Determination:** Approved, Amended, Postponed, Denied

**GENERAL INFORMATION**

**PETITIONER:** Allen Walker  
**OWNER:** Alana Peltier, Amos McManus Sr., Durwin McManus, Sonya Mayo, and Rosemary McManus  
**REQUESTED CHANGE:** From A-3 Suburban District to CBF-1 Community Based Facilities District  
**LOCATION:** Parcel located on the north side of Indian Village Road, east of Indian Mound Lane and west of Old Pearl River, Slidell  
**SIZE:** .24 acres

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Parish                      **Road Surface:** 1 Lane Asphalt                      **Condition:** Fair

**LAND USE CONSIDERATIONS**  
**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-3 Suburban Residential
South	Undeveloped	CBF-1 Community Based Facilities District
East	Undeveloped and the Pearl River	A-3 Suburban Residential
West	Undeveloped and Residential	A-3 Suburban Residential

**EXISTING LAND USE:**

**Existing development:** No                      **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-3 Suburban District to CBF-1 Community Based Facilities District. The site is located on the north side of Indian Village Road, east of Indian Mound Lane and west of Old Pearl River, Slidell. The 2025 Future Land Use Plan designates the site to be developed with residential units that vary in site design and density.

The objective of the request is to allow for the site to be developed with a swamp tour business.

Staff is not opposed to the request considering that the subject site is adjacent to a parcel currently zoned CBF-1 to the south. The request meets the objective of the CBF-1 zoning which is to provide for the location of public and quasi-public uses that are appropriate within close proximity to residential districts. These uses include recreational facilities, churches, fraternal and religious institutions. However, the small size of the site brings concerns regarding the possibility to meet the required setbacks and other Parish requirements.







**Case No.:** 2020-1782-ZC

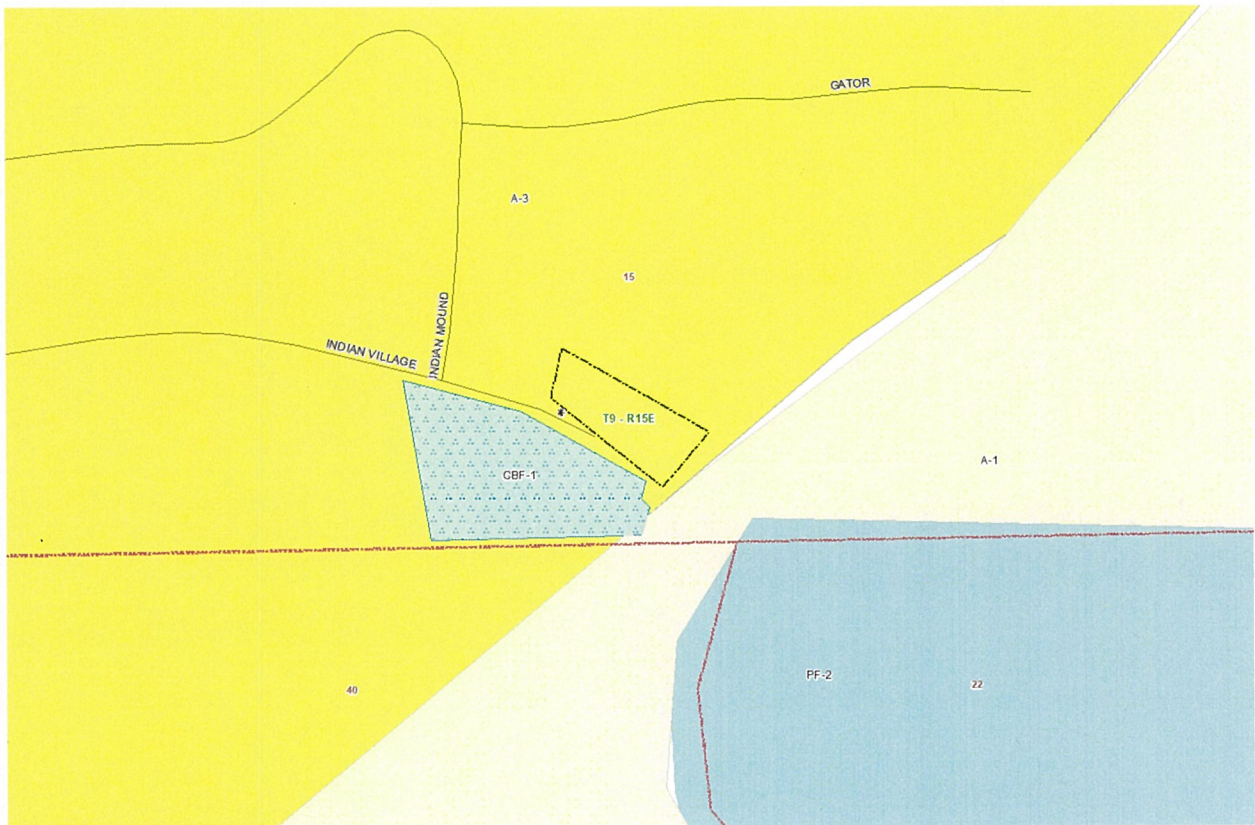
**PETITIONER:** Allen Walker

**OWNER:** Alana Peltier, Amos McManus Sr., Durwin McManus, Sonya Mayo, and Rosemary McManus

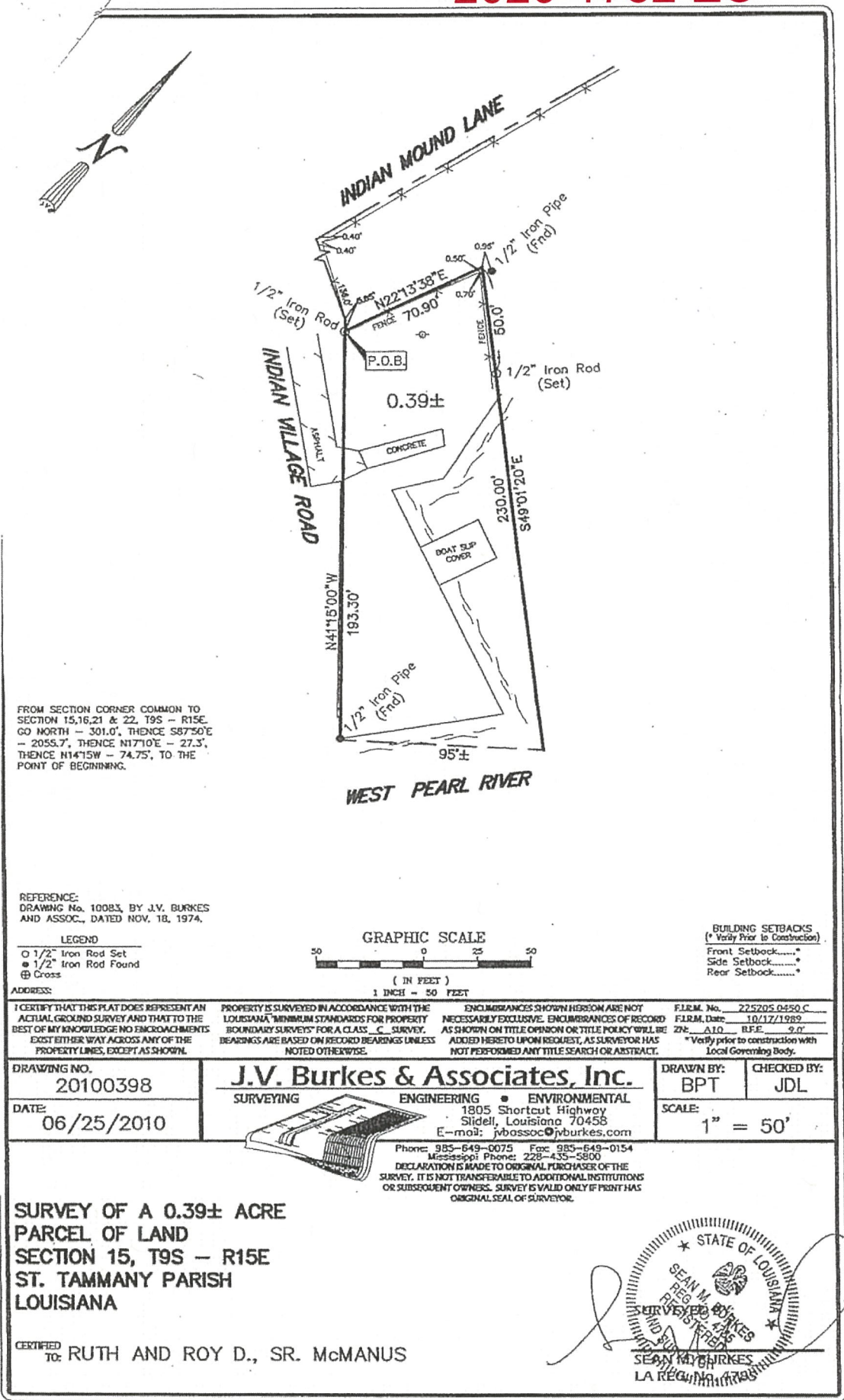
**REQUESTED CHANGE:** From A-3 Suburban District to CBF-1 Community Based Facilities District

**LOCATION:** Parcel located on the north side of Indian Village Road, east of Indian Mound Lane and west of Old Pearl River; Slidell

**SIZE:** .24 acres







**ZONING STAFF REPORT**

**Date:** 2/21/2020  
**Case No.:** 2020-1784-ZC  
**Posted:** 2/21/2020

**Meeting Date:** 3/3/2020  
**Determination:** Approved, Amended, Postponed, Denied

**GENERAL INFORMATION**

**PETITIONER:** Granville Semmes III - Billie Semmes  
**OWNER:** Garrett Motor Cars, LLC - Billie Semmes  
**REQUESTED CHANGE:** From HC-2 Highway Commercial District to HC-3 Highway Commercial District  
**LOCATION:** Parcel located on the southwest corner of Behrman Street and Garrett Road, east of I-10, and north of LA Highway 433; being 400 Garrett Road, Slidell  
**SIZE:** 5.2 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	Retail Sales	HC-2 Highway Commercial
South	Auto Sales	HC-2 Highway Commercial
East	I-10	N/A
West	Gas Station	Slidell City Limits

**EXISTING LAND USE:**

**Existing development:** Yes

**Multi occupancy development:** Yes

**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 HC-2 Highway Commercial District to HC-3 Highway Commercial District. The site is located on the southwest corner of Behrman Street and Garrett Road, east of I-10, and north of LA Highway 433; being 400 Garrett Road, Slidell. The 2025 Future Land Use Plan designates the site to be developed with commercial uses of varying degrees and intensity. The purpose of the existing HC-2 designation is to provide for the location of moderately scaled, more intense retail, office, and service uses. A change in use from HC-2 to HC-3 will allow for larger-scale, heavy commercial retail, office and service uses.

The development site as a whole functions as a multi-occupancy site and maintains several uses that are compatible with both the HC-2 and HC-3 zoning classifications. The site is adjacent to commercial uses to the north, south and west sides and I-10 to the east. As such, staff does not have an objection to the requested HC-3 Highway Commercial zoning designation.

This request is being considered alongside a concurrent application (2020-1785-ZC) to rezone the adjacent southern lot.



**Case No.:** 2020-1784-ZC

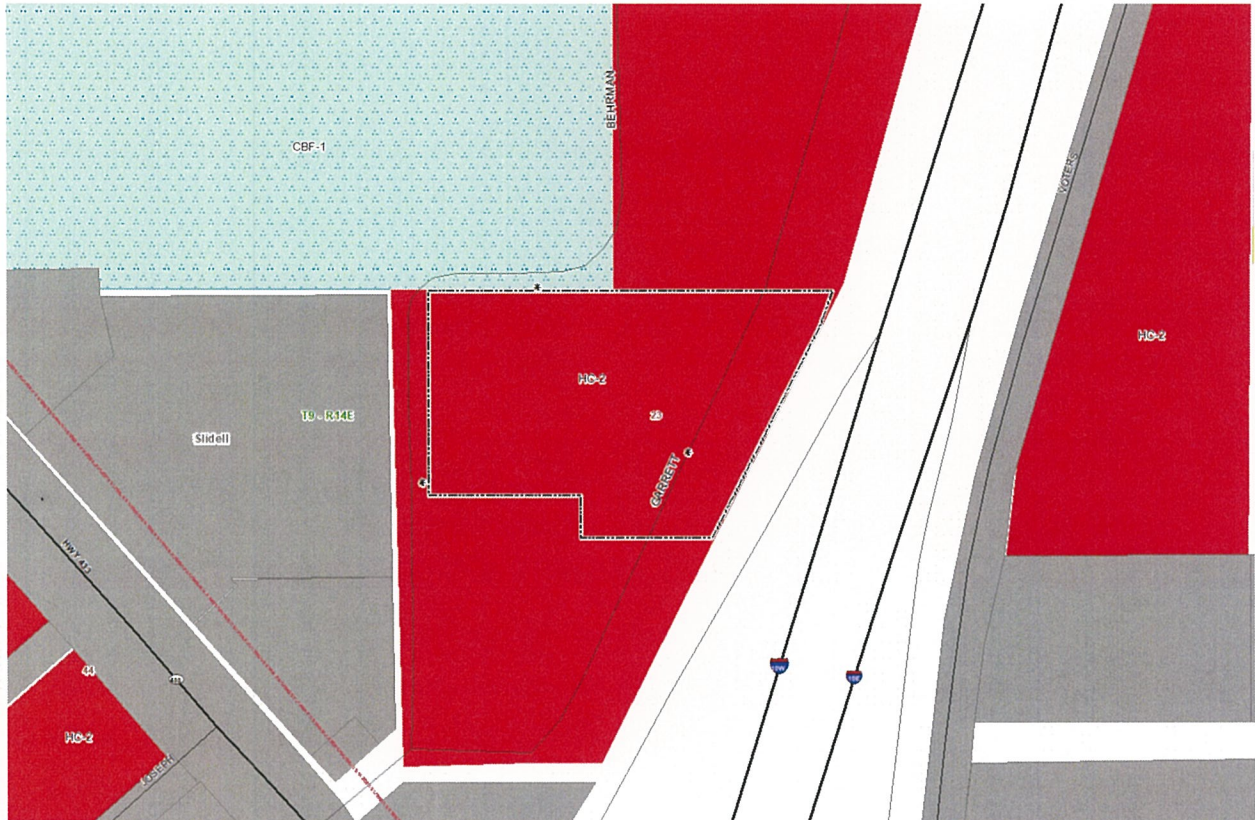
**PETITIONER:** Granville Semmes III - Billie Semmes

**OWNER:** Garrett Motor Cars, LLC - Billie Semmes

**REQUESTED CHANGE:** From HC-2 Highway Commercial District to HC-3 Highway Commercial District

**LOCATION:** Parcel located on the southwest corner of Behrman Street and Garrett Road, east of I-10, and north of LA Highway 433; being 400 Garrett Road, Slidell

**SIZE:** 5.2 acres

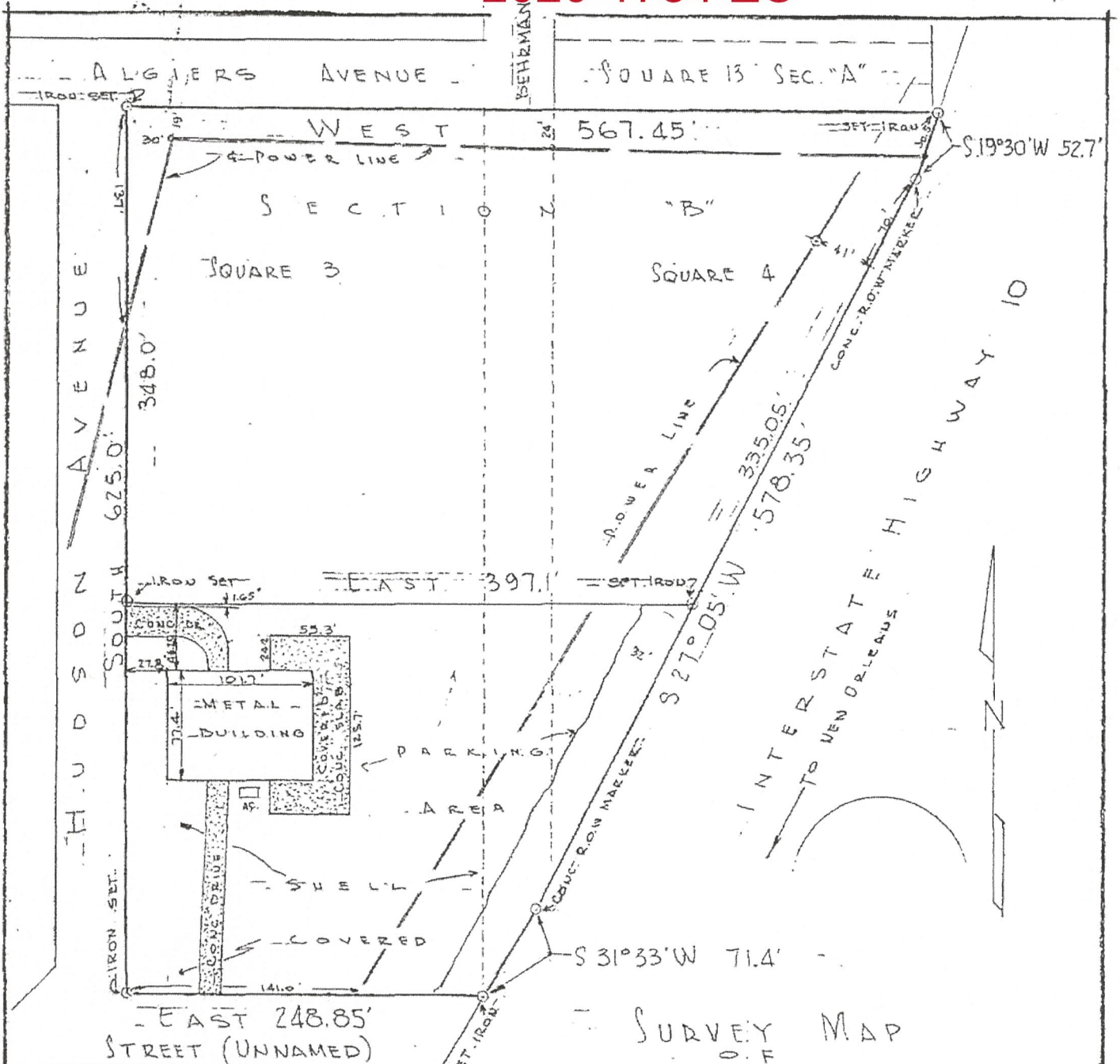








2020-1784-ZC



EAST 248.85'  
STREET (UNNAMED)

SURVEY MAP  
O.F.

SQUARES 3+4 SECTION "B" OF

CENTRAL PARK SUBDIVISION SEC. 23 T9S R14E

ST TAMMANY PARISH, LOUISIANA

FOR

BILL GARRETT

THIS SURVEY IS CERTIFIED  
TRUE AND CORRECT BY

*Ivan M. Borgen*

IVAN M. BORGAN

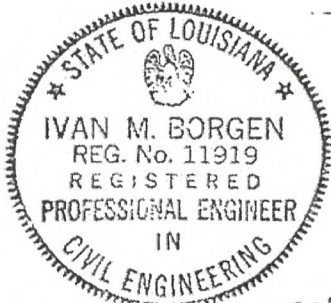
NO. 686

SURVEY NO. 1195

DATE: MARCH 28, 1973 JMB

REV. JUNE 11, 1973

SCALE: 1"=100'



ZONING STAFF REPORT

**Date:** 2/21/2020  
**Case No.:** 2020-1785-ZC  
**Posted:** 2/21/2020

**Meeting Date:** 3/3/2020  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Granville Semmes III - Billie Semmes  
**OWNER:** OST Dealership - Billie Semmes  
**REQUESTED CHANGE:** From HC-2 Highway Commercial District to HC-3 Highway Commercial District  
**LOCATION:** Parcel located on the southwest corner of Behrman Street and Garrett Road, east of I-10, and north of LA Highway 433; being 400 Garrett Road, Slidell  
**SIZE:** 2.15 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

**Type:** Parish

**Road Surface:** 2 Lane Gravel

**Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Event Center (non-conforming)	HC-2 Highway Commercial
South	Gas Station	Slidell City Limits
East	I-10	N/A
West	Gas Station	Slidell City Limits

EXISTING LAND USE:

**Existing development:** Yes

**Multi occupancy development:** Yes

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 HC-2 Highway Commercial District to HC-3 Highway Commercial District. The site is located on the southwest corner of Behrman Street and Garrett Road, east of I-10, and north of LA Highway 433; being 400 Garrett Road, Slidell. The 2025 Future Land Use Plan designates the site to be developed with commercial uses of varying degrees and intensity. The purpose of the existing HC-2 designation is to provide for the location of moderately scaled, more intense retail, office, and service uses. A change in use from HC-2 to HC-3 will allow for larger-scale, heavy commercial retail, office and service uses.

The development site as a whole functions as a multi-occupancy site and maintains several uses that are compatible with both the HC-2 and HC-3 zoning classification. The site is adjacent to commercial uses to the north, south and west sides and I-10 to the east. As such, staff does not have an objection to the requested HC-3 Highway Commercial zoning designation.

This request is being considered alongside a concurrent application (2020-1784-ZC) to rezone the adjacent northern lot.



**Case No.:** 2020-1785-ZC

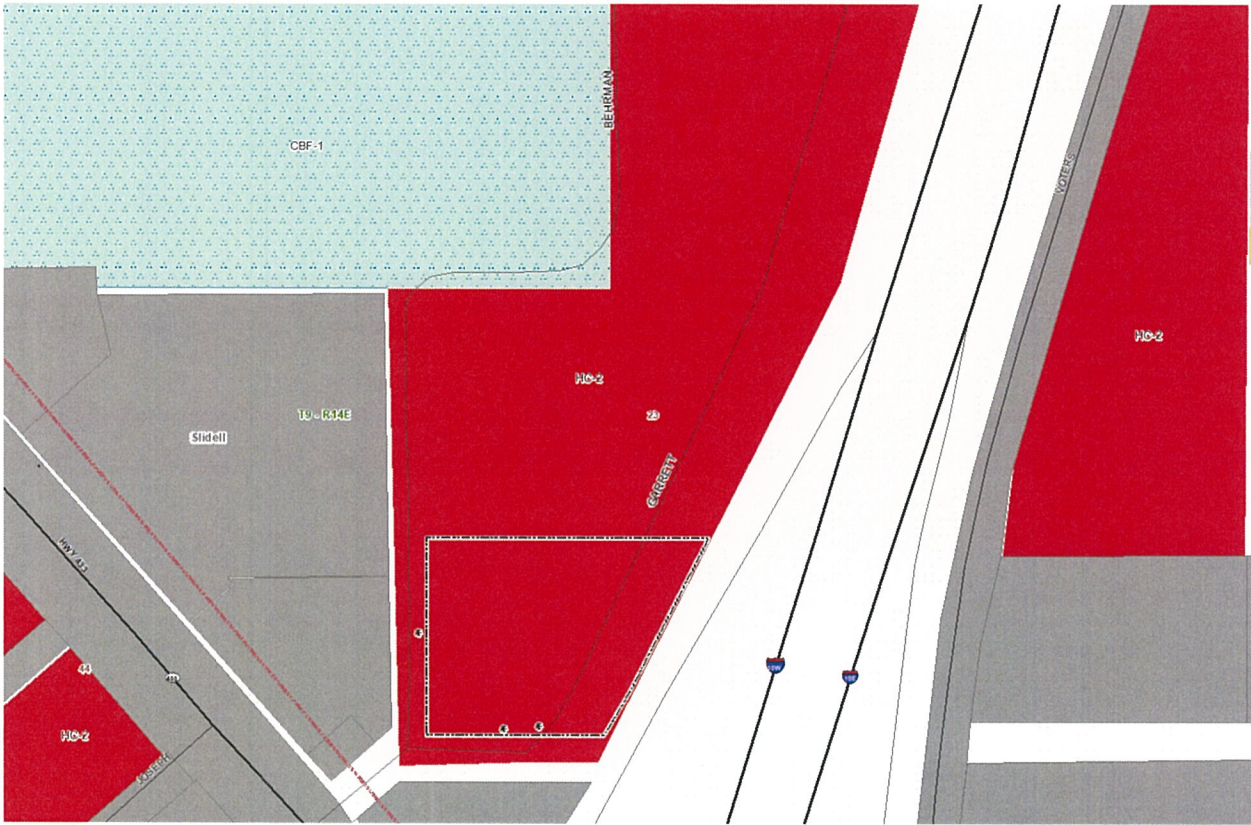
**PETITIONER:** Granville Semmes III - Billie Semmes

**OWNER:** OST Dealership - Billie Semmes

**REQUESTED CHANGE:** From HC-2 Highway Commercial District to HC-3 Highway Commercial District

**LOCATION:** Parcel located on the southwest corner of Behrman Street and Garrett Road, east of I-10, and north of LA Highway 433; being 400 Garrett Road, Slidell

**SIZE:** 2.15 acres

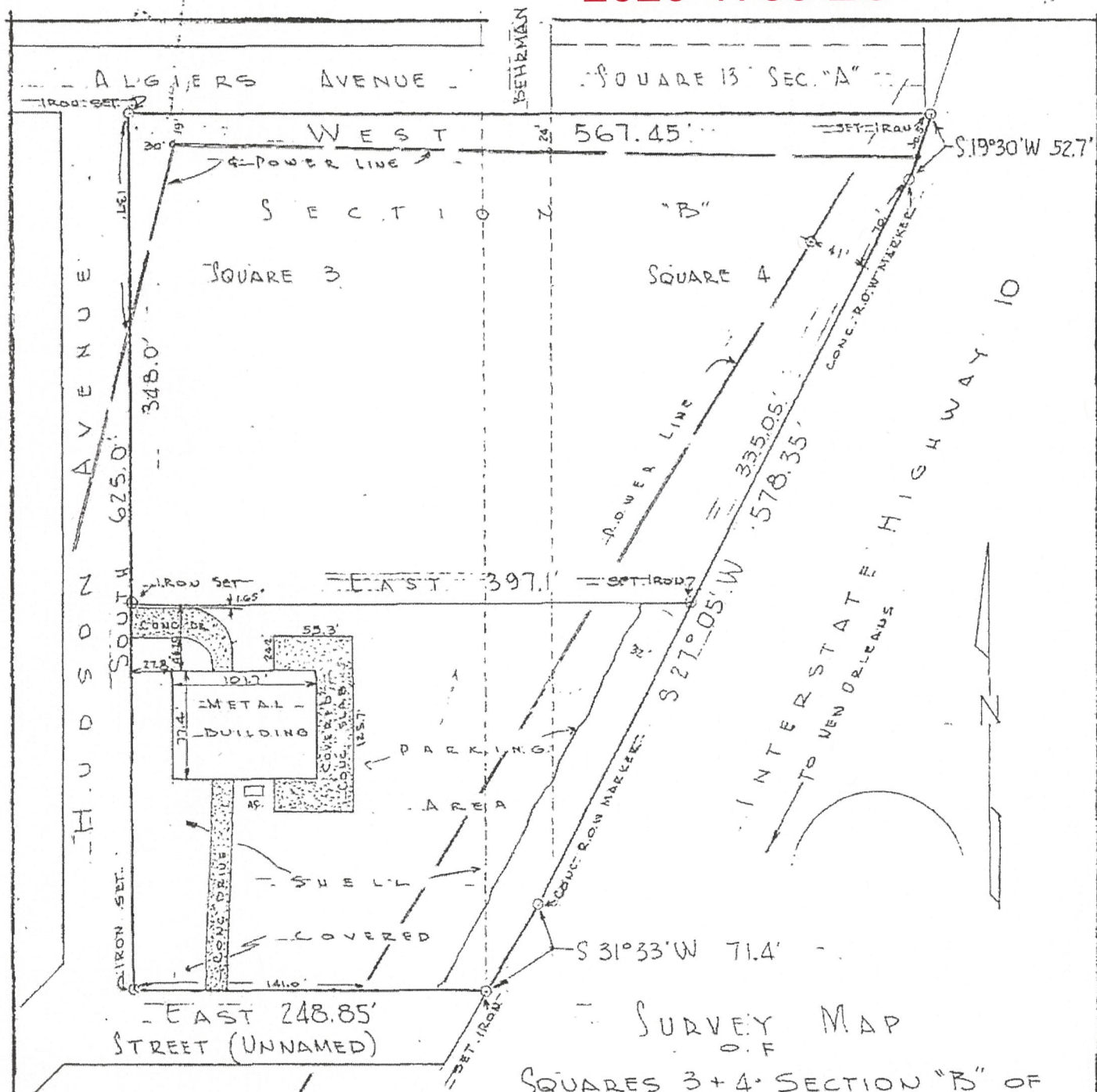








2020-1785-ZC



SQUARES 3+4 SECTION "B" OF  
CENTRAL PARK SUBDIVISION - SEC. 23, T9S, R14E.  
ST TAMMANY PARISH, LOUISIANA

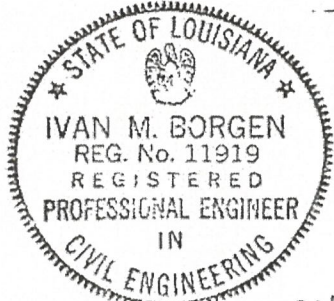
BILL GARRETT

**THIS SURVEY IS CERTIFIED  
TRUE AND CORRECT BY**

IVAN M. BORGES  
NO. 686

SURVEY NO. 1195  
DATE: MARCH 28, 1973 SWSB  
REV. JUNE 11, 1973

SCALE: 1" = 100'



ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. \_\_\_\_\_ ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR \_\_\_\_\_ PROVIDED BY: PLANNING & DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

ORDINANCE AMENDING THE ST. TAMMANY PARISH UNIFIED  
DEVELOPMENT CODE, SECTION 130-5- DEFINITIONS - TO  
AMEND THE LANGUAGE AND TO ADD TO THE DEFINITION OF  
AUTOMOTIVE SALES

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-1786-ZC, has recommended to the Council of the Parish of St. Tammany, Louisiana, that the text of the Unified Development Code be amended relative to the definition of Automotive Sales;

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

Whereas, the St. Tammany Parish Council has found it necessary for the purpose of protecting the public health, safety and general welfare, to amend the Unified Development Code as outlined below,

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that it amends the St. Tammany Parish Code of Ordinances, Chapter 130 Unified Development Code, as follows:

**Amend Section 130-5., Definitions:**

*Automobile sales under HC-2 Highway Commercial District* means the use of any building, land area or other premises for the display and sale of new or used automobiles, panel trucks, vans, trailers or recreational vehicles including warranty repair work and other repair services conducted as an accessory use.

**Amend Section 130-5., Definitions to add a definition:**

*Automobile sales under HC-3 Highway Commercial District* means the use of any building, land area or other premises for the display and sale of new or used automobiles, panel trucks, vans, trailers, recreational vehicles or operational equipment including warranty repair work and other repair services conducted as an accessory use.



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

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

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

MOVED FOR ADOPTION BY: \_\_\_\_\_, SECONDED BY: \_\_\_\_\_

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

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020; AND BECOMES ORDINANCE COUNCIL SERIES NO. 20-\_\_\_\_\_.

\_\_\_\_\_  
MICHAEL LORINO JR., COUNCIL CHAIRMAN

ATTEST:

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

\_\_\_\_\_  
MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: \_\_\_\_\_, 2020

Published Adoption: \_\_\_\_\_, 2020

Delivered to Parish President: \_\_\_\_\_, 2020 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2020 at \_\_\_\_\_