

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. - TUESDAY, MARCH 7, 2017
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LA

ROLL CALL

CALL TO ORDER

DRAFT

ANNOUNCEMENTS

- **Phones and Pagers**
- **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 MINUTES FOR THE FEBRUARY 7, 2017 ZONING MEETING

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. 2016-522-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: HC-2 (Highway Commercial District)
Acres: 1.93 acres
Petitioner: Tellus Management/Rebecca Rostrup
Owner: Earl & Mary Dufrene, Julio & Anne Arana
Location: Parcel located on the south side of Parker Drive, west of LA Hwy
 59, S12, T7S, R11E, Ward 3, District 5
Council District: 5

POSTPONED FROM THE 2/7/2017 MEETING

- 2. 2016-523-ZC**
Existing Zoning: PUD (Planned Unit Development Overlay)
Proposed Zoning: A-4A (Single Family Residential District), A-5 (Two Family
Residential District), A-8 (Multiple Family Residential District), &
 HC-2 (Highway Commercial District)
Acres: 157.31 acres
Petitioner: 285 LLC/Richard Murphy
Owner: 285 LLC/Richard Murphy
Location: Parcel located on the east side of LA Hwy 1077, north of US Hwy
 190, S21, T6S, R10E, Ward 1, District 3
Council District: 3

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3. **2016-524-ZC**
Existing Zoning: PUD (Planned Unit Development Overlay)
Proposed Zoning: A-4A (Single Family Residential District), A-5 (Two Family Residential District), A-8 (Multiple Family Residential District), & HC-2 (Highway Commercial District) & PUD (Planned Unit Development Overlay)
Acres: 157.31 acres
Petitioner: 285 LLC/Richard Murphy
Owner: 285 LLC/Richard Murphy
Location: parcel located on the east side of LA Hwy 1077, north of US Hwy 190, S21, T6S, R10E, Ward 1, District 3
Council District: 3

POSTPONED FROM THE 2/7/2017 MEETING

4. **Zoning Case No. ZC06-02-011**
Major Amendment to the PUD Planned Unit Development Overlay
Ward 1, District 3
Parcel located on the east and west sides of LA Highway 1077, north of US Highway 190
S21, T6S, R10E
SIZE – 122.93 acres
Petitioner – 285 LLC/Richard Murphy
Owner – 285 LLC/Richard Murphy

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5. **2017-542-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-1A (Suburban District)
Acres: 14.86 acres
Petitioner: Melvin Fortmayer Jr.
Owner: Melvin & Mara Fortmayer
Location: Parcel located on the south side of Hwy 435 & east of Peg Keller Rd, S18, T6, R13E, Ward 6, District 6
Council District: 6

6. **2017-543-ZC**
Existing Zoning: NC-2 (Indoor Retail & Service District)
Proposed Zoning: HC-2 (Highway Commercial District)
Acres: 1 acre
Petitioner: Jack Hopper
Owner: Craig Guidry
Location: Parcel located on the southwest corner of Forest Drive & Park Drive, S38, T7S, R11E, Ward 4, District 10
Council District: 10

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7. **2017-544-ZC**
Existing Zoning: A-1A (Suburban District)
Proposed Zoning: A-3 (Suburban District)
Acres: 1.45 acres
Petitioner: Beth Turkin
Owner: Carolyn Sheppard Opsal
Representative: Charles L. Shepperd
Location: parcel located on the north side of Cusimano Rd, west of 24th Street, south of Pichon Road, being 27073 Cusimano Rd, Lacombe, S48, T8S, R12E, Ward 7, District 7
Council District: 7
8. **2017-545-ZC**
Existing Zoning: NC-6 (Public, Cultural & Recreational District) & A-2 (Suburban District)
Proposed Zoning: NC-6 (Public, Cultural & Recreational District)
Acres: 2.879 acres
Petitioner: Jeff Schoen
Owner: Hazel Fogg
Location: parcel located on the south side of Hwy 435, east of Murphy Singletary Road, S38, T6, R13, Ward 6, District 6
Council District: 6
9. **2017-548-ZC**
Existing Zoning: NC-4 (Neighborhood Institutional District)
Proposed Zoning: HC-1 (Highway Commercial District)
Acres: 0.487 acre
Petitioner: Richard McCarron
Owner: Michael McCarron
Location: parcel located on the north side of Hwy 1088, east of Soult Street, being 22317 Highway 1088, Mandeville, S6, T8, R12E, Ward 4, District 5
Council District: 5
10. **2017-551-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: HC-2 (Highway Commercial District)
Acres: 3.7 acres
Owner: Robert & Elaine Galiano
Petitioner: Robert & Elaine Galiano
Location: parcel located at the southwest corner of Coci Road & Jack Crawford Rd, east of LA Highway 41, S27, T7, R14E, Ward 6, District 6
Council District: 6

DRAFT

PLAN REVIEW CASES - APPLICATIONS REQUIRING REVIEW & APPROVAL OF SITE PLANS ALONG A PLANNED CORRIDOR DISTRICT BY THE ZONING COMMISSION ARE AS FOLLOWS:

- 1. PR16-10-002 - USE: Retail Building & Restaurant** *DRAFT*
Corridor: Highway 21 Planned Corridor Overlay
Zoning: HC-2 Highway Commercial District
Use Size: 9500 sq. ft.
Petitioner: John S. Bowers III
Owner: JSB Hwy 21 Lots, LLC
Representative: G & S Engineering LLC
Location: Parcel located on the east side of LA Highway 21, south of Azalea Drive, S47, T7S, R11E, Ward 1, District 1.
Council District: 1

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- 2. PR15-04-003 - USE: Driveways, Parking lots and Outdoor Lighting for the Running Track, Football Field & Tennis Courts**
Corridor: Highway 21 Planned Corridor Overlay
Zoning: ED-2 (Higher Education District)
Use Size: 13.15 acres
Petitioner: John Pousson
Owner: Chris Episcopal Church / Liz Taurman, Senior Warden
Location: Parcel located on the southeast corner of LA Highway 21 & Christwood Blvd; S41 & 46, T7S, R10E; Ward 1, District 1.
Council District: 1

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- 3. PR17-02-01 - USE: Retail Building & Convenience Store**
Corridor: Highway 21 Planned Corridor Overlay
Zoning: HC-2
Use Size: 2.82 acres
Petitioner: Scott A. Ritter
Owner: Diaz Realty Investments, Inc.
Location: Parcel located of the southwest corner of Greenbriar Blvd. And Highway 21, S47, T7S, R11E, Ward 1, District 1
Council District: 1

- 4. CP02-08-076PR - USE: Ochsner Hospital - Variance to reduce the front buffer along Hwy 21**
Corridor: Highway 21 Planned Corridor Overlay
Zoning: MD-3 Medical Facility District
Use Size: 98,000 sqft
Petitioner: Duplantis Design Group/Thomas Buckel
Owner: Ochsner Clinic Foundation/Eric Farris
Location: Parcel located on the southwest corner of LA Highway 21 & Ochsner Blvd, S46, T7S, R10E & S47, T7S, R11E, Ward 1, District 1
Council District: 1

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OLD BUSINESS

DRAFT

NEW BUSINESS

ADJOURNMENT