

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. - TUESDAY, OCTOBER 4, 2016
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LA

ROLL CALL

CALL TO ORDER

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 SEPTEMBER 6, 2016 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. **2016-329-ZC**
Existing Zoning: A-3 Suburban District
Proposed Zoning: A-3 Suburban District & MHO Manufactured Housing Overlay
Acres: 22,500 sq. ft.
Petitioner: Roby Maser
Owner: Barbara A. Garcia
Location: Parcel located on the south side of Cypress Drive, west of Peach Tree Drive, being lot 20A, Square 23, River Gardens Subdivision, S32, T8S, R15E, Ward 8, District 9

 Council District: 9

POSTPONED FROM THE 9/06/2016 MEETING

2. **2016-368-ZC**
Existing Zoning: A-6(Multiple Family District)
Proposed Zoning: A-5(Two-Family District)
Acres: 12,000 sq. ft.
Petitioner: Scotty & Veronica Eymard
Owner: Scotty & Veronica Eymard
Location: Parcel located on the north side of Lakeview Drive, east of US Hwy 11, west of Harbor View Court, being lot 80, Unit 2, Eden Isles Subdivision, 292 Lakeview Drive, Slidell, S33, T9S, R14E, Ward 9, District 13.

 Council District: 13

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- 3. 2016-370-ZC**
Existing Zoning: A-3(Suburban District)
Proposed Zoning: A-3(Suburban District) & MHO(Manufactured Housing Overlay)
Acres: 670.78 acres
Petitioner: Council Motion
Location: Parcels located on the south side of Hwy 435, east and west of Hillcrest Blvd, S22, 23, 26&27, T6S, R11E &12E, Ward 6 & 10, District 6.

Council District: 6
- 4. 2016-380-ZC**
Existing Zoning: Text Change Mobile Food Truck
Proposed Zoning: Ordinance to amend the St. Tammany Parish Unified Development Code, Volume 1 (Zoning) various to add mobile food trucks as Administrative Permit.
- 5. 2016-381-ZC**
Existing Zoning: Text Change Behavioral Healthcare Facility
Proposed Zoning: An Ordinance amending the test of the Unified Development Code, Volume 1 (Zoning) to add a new use "Behavioral Healthcare Facility" to Section 2 Definitions and as a permitted use in Section 5.29 MD-3 Medical Facilities District.
- 6. 2016-385-ZC**
Existing Zoning: A-4(Single Family Residential)
Proposed Zoning: A-4(Single Family Residential) & MHO(Manufactured Housing Overlay)

Acres: 10,042.5sqft
Petitioner: Louise Matthews
Owner: Wade & Louise Matthews
Location: Parcel located on the east side of Sunset Road, north of US Hwy 190, being lot 18 & the north half of lot 17, Square 2, Shady Acres Subdivision, S18, T9S, R15E, Ward 9, District 9

Council District: 9
- 7. 2016-386-ZC**
Existing Zoning: A-3(Suburban District)
Proposed Zoning: I-3(Heavy Industrial District)
Acres: 2.928 acres
Petitioner: Michael Breeding
Owner: Venora M. Galatas
Location: Parcel located at end of Sloat Road, along Bayou Bonfouca, S9, T9S, R14E, Ward 9, District 12

Council District: 12
- 8. 2016-387-ZC**
Existing Zoning: A-1(Suburban District)
Proposed Zoning: A-1(Suburban District) & MHO(Manufactured Housing Overlay)
Acres: 1.86 acres
Petitioner: Manuel & Kathy Hoffman
Owner: Manuel & Kathy Hoffman
Location: Parcel located on the east side of Dreamland Court, north of Bruhl Road, S19, T5S, R11E, Ward 2, District 3

Council District: 3

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9. 2016-388-ZC

Existing Zoning: HC-2(Highway Commercial District)
Proposed Zoning: HC-3(Highway Commercial District)
Acres: 1.43 acres
Petitioner: Marcia & Raymond Williams
Owner: Marcia & Raymond Williams
Location: Parcel located on the south side of East Gause Blvd, east of Amber Street, being lots 11 & 12, Square 26, Pearl Acres Subdivision, S6, T9S, R15E, Ward 8, District 13
Council District: 13

10. 2016-389-ZC

Existing Zoning: NC-4(Neighborhood Institutional District) & A-4(Single Family Residential District)
Proposed Zoning: NC-4(Neighborhood Institutional District), A-4(Single Family Residential District), & PUD(Planned Unit Development Overlay)
Acres: 28.06 acres
Petitioner: Kyle Associates/Franklin Kyle
Owner: James E. Shields, Sr.
Location: Parcel located on the south side of LA Hwy 1088, east of Trinity Drive, west of Forest Brook Blvd, S5, T8S, R12E, Ward 4, District 7.
Council District: 7

11. ZC06-02-011 -WITHDRAWN

Major amendment to PUD (Planned Unit Development Overlay)
Acres: 285.96 acres
Petitioner: Kyle Associates, LLC
Owner: 285 LLC.
Location: Parcel located on the east and west sides of LA Highway 1077, north of US Highway 190 , S21, T6S, R10E, Ward 1, District 3.
Council District: 3

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

Corridor: Planned Corridor Overlay
Zoning: HC-2 Highway Commercial District
Use Size: 9000 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

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT