

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION MEETING**  
**6:00 P.M. - TUESDAY, JUNE 6<sup>TH</sup>, 2017**  
**ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**  
**KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA**

**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 MAY 2<sup>ND</sup>, 2017 MINUTES**

**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 4/4/2017 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 Highway 1077, north of US Highway 190, S21, T6S, R10E, Ward: 1, District 3  
Council District: 3

**POSTPONED FROM THE 5/2/2017 MEETING**

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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 Highway 1077, north of US Highway 190, S21, T6S, R10E, Ward: 1, District 3  
Council District: 3

**POSTPONED FROM THE 5/2/2017 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

**POSTPONED FROM THE 5/2/2017 MEETING**

**5. 2017-561-ZC**

Existing Zoning: PUD (Planned Unit Development)  
Proposed Zoning: A-1 (Suburban District)  
Acres: 3 acres  
Petitioner: Kyle Associates LLC/Franklin Kyle  
Owner: 285, LLC/Richard Murphy  
Location: Parcel located east of LA Hwy 1077, identified as Surface Servitude Site #1, S21, T6S, R10E, Ward 1, District 3  
Council District: 3

**POSTPONED FROM THE 5/2/2017 MEETING**

**6. 2017-562-ZC**

Existing Zoning: PUD (Planned Unit Development)  
Proposed Zoning: A-1 (Suburban District)  
Acres: 3 acres  
Petitioner: Kyle Associates/Franklin Kyle  
Owner: 285 LLC/Richard Murphy  
Location: Parcel located east of LA Hwy 1077, identified as Surface Servitude Site #3, S21, T6S, R10E, Ward 1, District 3  
Council District: 3

**POSTPONED FROM THE 5/2/2017 MEETING**

**7. 2017-568-ZC**

Existing Zoning: A-4A (Single Family Residential District)  
Proposed Zoning: HC-3 (Highway Commercial District)  
Acres: 1 acre  
Petitioner: Joe Malone  
Owner: Indian Village Two, LLC/Joe Malone  
Location: Parcel located on the west side of US Hwy 190 East, north of Woodhaven Drive, south of Indian Village Road, S20, T9S, R15E, Ward 8, District 13  
Council District: 13

**POSTPONED FROM THE 5/2/2017 MEETING**

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

**8. 2017-636-ZC**

Existing Zoning: A-2 (Suburban District), RO (Rural Overlay) & MHO  
(Manufactured Housing Overlay)  
Proposed Zoning: A-2 (Suburban District) & RO (Rural Overlay)  
Acres: 146.38 acres  
Petitioner: Star Partners LLC/Vincent Centanni  
Owner: St. Tammany Parish Council Motion  
Location: Parcel located on the north side of Pratts Road, east of LA Hwy 59,  
S30, T6S, R12E, Ward 10, District 6  
Council District: 6

**9. 2017-637-ZC**

Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)  
Acres: 2.81 acres  
Petitioner: Loretta Taylor  
Owner: Loretta Taylor  
Location: Parcel located on the north side of Horseshoe Island Road, east of  
LA Hwy 434, being 30565 Horseshoe Island Rd, Lacombe, S33,  
T7S, R13E, Ward 6, District 11  
Council District: 11

**10. 2017-642-ZC**

Existing Zoning: A-3 (Suburban District)  
Proposed Zoning: A-3 (Suburban District) & MHO (Manufactured Home Overlay)  
Acres: 5900 sqft  
Petitioner: Robert & Jacqueline Steel  
Owner: Robert & Jacqueline Steel  
Location: Parcel located on the south side of Howard Street, east of Hardin  
Road, being lot 9, Ozone Air Subdivision, S18, T9S, R15E, Ward  
8, District 14  
Council District: 14

**11. 2017-643-ZC**

Existing Zoning: A-1 (Suburban District)  
Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)  
Acres: 3 acres  
Petitioner: Ronald & Cinnamen Peterson  
Owner: Ronald & Cinnamen Peterson  
Location: Parcel located on the west side of Peterson Road, south of LA Hwy  
40, being 82269 Peterson Rd, Folsom, S10, T5S, R10E, Ward 2,  
District 3  
Council District: 3

**12. 2017-644-ZC**

Existing Zoning: A-1 (Suburban District) & MHO (Manufactured Housing Overlay)  
Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)  
Acres: 10.64 acres  
Petitioner: Denick Spell  
Owner: Gregory & Paula Sharp  
Representative: Kelly Sharp Rogers  
Location: Parcel located on the southeast corner of Robert Road & Rob  
Road, S15, T5S, R11E, Ward 2, District 6  
Council District: 6

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**13. 2017-647-ZC**

Existing Zoning: A-3 (Suburban District) and I-1 (Industrial District)  
Proposed Zoning: A-3 (Suburban District - 56.29 acres) and I-1 (Industrial District- 1.43 acres)  
Acres: 57.75 acres  
Petitioner: Dove Park Estates, LLC/Corie Herberger  
Owner: Poitevent Interests LLC  
Location: Parcel located on the north side of Dove Park Road, west of US Hwy 59, S13, T7S, R11E, Ward 4, District 5  
Council District: 5

**14. 2017-648-ZC**

Existing Zoning: A-3 (Suburban District) and I-1 (Industrial District)  
Proposed Zoning: A-3 (Suburban District), I-1 (Industrial District), & PUD (Planned Unit Development)  
Acres: 57.72 acres  
Petitioner: Dove Park Estates, LLC/Corie Herberger  
Owner: Poitevent Interests, LLC  
Location: parcel located on the north side of Dove Park Road, west of US Hwy 59, S13, T7S, R11E, Ward 4, District 5  
Council District: 5

**15. ZONING CASE NO. ZC12-10-104**

Major Amendment to the PUD (Planned Unit Development Overlay)  
WARD 1, DISTRICT 3  
Parcel located on the north side of LA Highway 1085, west of Tallow Creek Blvd  
S2, T7S, R10E  
Acres: 53.5 acres  
Petitioner: Hidden Creek, LLC  
Owner: Joseph Mistich  
Council District: 3

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**