

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. - TUESDAY, SEPTEMBER 6, 2016
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 MINUTES FOR THE AUGUST 2, 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. 2016-294-ZC

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District)
Acres: 89.5501 acres
Petitioner: Jeffrey D. Schoen
Owner: Archdiocese of New Orleans - John L. Eckholdt
Location: Parcel located on the north side of Sharp Road, east of Westwood Drive, S39, T7S, R11E, Ward 4, District 5
Council District: 5

POSTPONED FROM 08/02/2016 MEETING

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2. 2016-295-ZC

Existing Zoning: A-1 (Suburban District) & (A-2 Suburban District)
Proposed Zoning: A-2 (Suburban District) & PUD (Planned Unit Development Overlay)
Acres: 104.17 acres
Petitioner: Jeffery D. Schoen
Owner: Archdiocese of New Orleans - John L. Eckholdt
Location: Parcel located on the north side of Sharp Road, east of Westwood Drive, S39, T7S, R11E, Ward 4, District 5
Council District: 5

POSTPONED FROM 08/02/2016 MEETING

3. 2016-325-ZC

Existing Zoning: A-4 Single-Family Residential District
Proposed Zoning: HC-1 Highway Commercial District
Acres: 20,000 sq.ft.
Petitioner: Richard A. Trask
Owner: Richard A. Trask
Location: Parcel located on the west side of US Highway 11, north of North 2nd Avenue, south of North 3rd Avenue, being lots 6, 7, 12 & 13, Square 40, Town of Alton, S23, T8S, R14E, Ward 8, District 14
Council District: 14

POSTPONED FROM 08/02/2016 MEETING

4. 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

5. 2016-330-ZC

Existing Zoning: A-2 Suburban District
Proposed Zoning: PF-1 Public Facilities District
Acres: 7.08 acres
Petitioner: Jeffrey Schoen
Owner: Lambert Investments, Inc - Donald G. Lambert
Location: Parcel located on the north side of Harrison Avenue, west of Flowers Drive, S2, T7S, R11E, Ward 3, District 2
Council District: 2

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- 6. 2016-345-ZC**
Existing Zoning: A-1 Suburban District
Proposed Zoning: A-2 Suburban District
Acres: 5 acres
Petitioner: Robert A. & Dionne D. Mefford
Owner: Dionne J. Prestenback & Robert A. & Dionne D. Mefford
Location: Parcel located on the west side of LA Highway 25, north of LA Highway 450, being 85275 & 85271 Highway 25, Franklinton, S28, T4S, R10E, Ward 2, District 3
Council District: 3
- 7. 2016-346-ZC**
Existing Zoning: A-1 Suburban District & RO Rural Overlay
Proposed Zoning: A-2 Suburban District, RO Rural Overlay & MHO Manufactured Housing Overlay
Acres: 1 acre
Petitioner: Louis H. Bonneval
Owner: Louis H. Bonneval
Location: Parcel located on the northeast corner of Green Valley Road & Major Lane, south of Stewart Road, S10, T6S, R10E, Ward 3, District 3
Council District: 3
- 8. 2016-351-ZC**
Existing Zoning: A-4 Single-Family Residential District
Proposed Zoning: ED-1 Primary Education District
Acres: 0.574 acres
Petitioner: Jeffrey D. Schoen
Owner: St. Tammany Parish School Board - W.L. "Trey" Folse
Location: Parcel located on the northeast corner of N. 5th Avenue & N. 8th Street, being lots 10-14, Square 5, Alton, S23, T8S, R14E, Ward 8, District 9
Council District: 9
- 9. 2016-352-ZC**
Existing Zoning: A-2 Suburban District
Proposed Zoning: A-4 Single-Family Residential District
Acres: 16.77 acres
Petitioner: Jim Lark
Owner: Larine B. Hart
Location: Parcel located on the south side of Brewster Road, east of Dummyline Road, west of Tchefuncte Park Drive, S15, T7S, R10E, Ward 1, District 4
Council District: 4

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- 10. 2016-353-ZC**
Existing Zoning: A-1 Suburban District
Proposed Zoning: A-2 Suburban District
Acres: 2 acres
Petitioner: Colman Nave
Owner: Glen & Chris Nave
Location: Parcel located on the north side of Theresa Nave Road, west of LA Highway 25, S15, T5S, R10E, Ward 2, District 3
Council District: 3
- 11. 2016-355-ZC**
Existing Zoning: A-1 Suburban District
Proposed Zoning: A-3 Suburban District
Acres: 82.759 acres
Petitioner: Toby Easterly
Owner: The Marietta Trust
Location: Parcel located on the south side of US Highway 190, west of LA Highway 1077, S29, T6S, R10E, Ward 1, District 3
Council District: 3
- 12. 2016-357-ZC**
Existing Zoning: A-1 Suburban District
Proposed Zoning: A-3 Suburban District & PUD Planned Unit Development Overlay
Acres: 82.759 acres
Petitioner: Toby Easterly
Owner: The Marietta Trust
Location: Parcel located on the south side of US Highway 190, west of LA Highway 1077, S29, T6S, R10E, Ward 1, District 3
Council District: 3
- 13. ZC04-04-032**
Proposed Zoning: Major Amendment to the PUD Planned Unit Development Overlay
Acres: 32 acres
Petitioner: Penn Mill Place LLC
Owner: Penn Mill Place LLC
Location: Parcel located on the west side of Penn Mill Road, north of US Highway 190, S25, T6S, R10E & S30, T6S, R11E, Ward 3, District 3
Council District: 3
- 14. ZC12-08-076**
Proposed Zoning: Major Amendment to the PUD Planned Unit Development Overlay
Acres: 14.6 acres
Petitioner: Paul Mayronne
Owner: The Garden Walk, LLC
Location: Parcel located on the north of Emerald Forest Blvd, east of Falconer Drive, S29, T6S, R10E, Ward 3, District 5
Council District: 5

CONDITIONAL USE PERMIT REQUEST CASES - APPLICATIONS REQUIRING REVIEW AND APPROVAL OF THE USE BY THE ZONING COMMISSION BEFORE ISSUANCE OF A PERMIT ARE AS FOLLOWS:

1. CP07-06-096PR - Use: Commercial Building - Variance Request

Zoning: HC-2 (Highway Commercial) District
Use Size: 5477 sq.ft.
Petitioner: Duplantis Design Group/ Thomas Buckel
Owner: 3Z's Building Company, LLC
Location: Parcel located on the west side of LA Highway 21, north Ochsner Boulevard; S47, T7S, R11E; Ward 1, District 1

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT