

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. - WEDNESDAY, NOVEMBER 2ND, 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 , 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. 2016-185-ZC

Major Amendment to the PUD (Planned Unit Development Overlay)
Acres: 163.45 acres
Petitioner: Arrow Engineering - Darrell Fussell
Owner: Tammany North Properties LLC - Robert Bruno
Location: Parcel located at the end of Joiner Wymer Road, west of LA Highway 1077, S33, T6S, R10E, Ward 1, District 3
Council District: 3

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

POSTPONED FROM THE 10/04/2016 MEETING

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- 3. 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) to add mobile food trucks as administrative permit under various zoning districts

POSTPONED FROM THE 10/04/2016 MEETING

- 4. 2016-399-ZC**
Existing Zoning: A-3(Suburban District), I-1(Industrial District) & I-2 (Industrial District)
Proposed Zoning: I-2(Industrial District)
Acres: 15 acres
Petitioner: Chris Fernandez
Owner: Charles Ruffino
Representative: Warren Campagna
Location: Parcel located on the east side of Cabiran Dr, east of Camp Villere Road, south of Fleetwood Dr , S32, T8S, R14E, Ward 9, District 11
Council District: 11
- 5. 2016-408-ZC**
Existing Zoning: A-4(Single Family Residential District)
Proposed Zoning: PF-1(Public Facilities District)
Acres: 6.15 acres
Petitioner: St. Tammany Humane Society, INC
Owner: St. Tammany Humane Society, INC
Location: Parcel located on the south side of Harrison Avenue, and on the east & west sides of 6th Street., S11, T7S, R11E, Ward 3, District 2
Council District: 2
- 6. 2016-409-ZC**
Existing Zoning: CB-1(Community Based Facilities District)
Proposed Zoning: HC-2(Highway Commercial District)
Acres: 2 acres
Petitioner: Diane Troyer
Owner: Grace Disciples of Christ Church
Location: Parcel located on the east side of US Highway 190 East Service Road, north of Bodet Lane, south of Pontchitolawa Drive, being 975 U S Highway 190 East Service Road, Covington., S22, T7S, R11E, Ward 4, District 5
Council District: 5
- 7. 2016-410-ZC**
Existing Zoning: A-3(Suburban District)
Proposed Zoning: NC-4(Neighborhood Institutional District)
Acres: 1.1 acres
Petitioner: Bryan & Kallie Vallecillo
Owner: Bryan & Kallie Vallecillo
Location: Parcel located on the north side of LA Highway 22, east of Kathmann Drive, being Lot 8, Square 5, Live Oak Hills Subdivision, S18, T7, R10E, Ward 1, District 1
Council District: 1

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8. **2016-411-ZC**
Existing Zoning: A-2(Suburban District)
Proposed Zoning: A-2(Suburban District) & MHO(Manufactured Housing Overlay)
Acres: 1.42 acres
Petitioner: Verazonda & Robert Walker
Owner: Verazonda & Robert Walker
Location: Parcel located north side of Karrie Lane, east of Elaine Lane, S13, T6S, R10E, Ward 3, District 3
Council District: 3
9. **2016-414-ZC**
Existing Zoning: A-3(Suburban District)
Proposed Zoning: A-3(Suburban District) & MHO(Manufactured Housing Overlay)
Acres: 1.47 acres
Petitioner: Shelley Schmalz
Owner: Eljay Schmalz
Location: Parcel located on the south side of Cypress Street, east N. Tranquility Road, Lot 16, Uranium Park., S27, T8S, R13E, Ward 9, District 11
Council District: 11
10. **2016-415-ZC**
Existing Zoning: MD-3(Medical Facility District)
Proposed Zoning: MD-1(Medical Research District)
Acres: 2.55 acres
Petitioner: Jeffrey D. Schoen
Owner: NEWTRAC WEST LLC/Emerson P. Loga, III
Location: Parcel located at the end of Keystone Boulevard, east of US Highway 190 East Service Road, S37, T7S, R11E, Ward 4, District 5
Council District: 5
11. **2016-416-ZC**
Existing Zoning: A-2(Suburban District)
Proposed Zoning: A-4 (Single Family Residential District) & PUD(Planned Unit Development Overlay)
Acres: 17.81 acres
Petitioner: Jeffrey D. Schoen
Owner: 1781 Property LLC/Adam Henning
Location: Parcel located on the north side of LA Highway 22, west of Oak Park Drive, east of Grand Oaks Drive, S17, T7S, R10E, Ward 1, District 1
Council District: 1
12. **2016-417-ZC**
Existing Zoning: A-2(Suburban District)
Proposed Zoning: A-4(Single family Residential District)
Acres: 17.81 acres
Petitioner: Jeffrey D. Schoen
Owner: 1781 Property, LLC/Adam Henning
Location: Parcel located on the north side of LA Highway 22, west of Oak Park Drive, east of Grand Oaks Drive, S17, T7S, R10E, Ward 1, District 1
Council District: 1

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13. **2016-418-ZC**
Existing Zoning: A1A(Suburban District) & RO(Rural Overlay)
Proposed Zoning: A-4(Single Family Residential District)
Acres: 87.06 acres
Petitioner: Jeffrey D. Schoen
Owner: Lonesome Development LLC/Tim Henning
Location: Parcel located on the north side of Ronald Regan Highway, west of Oak Alley Boulevard, east of East Stadium Drive., S29 & 38, T6S, R11E, Ward 3, District 3
Council District: 3
14. **2016-419-ZC**
Existing Zoning: A-1A(Suburban District) & RO(Rural Overlay)
Proposed Zoning: A-4(Single Family Residential) & PUD(Planned Unit Development Overlay)
Acres: 87.06 acres
Petitioner: Jeffrey D. Schoen
Owner: Lonesome Development LLC/Tim Henning
Location: Parcel located on the north side of Ronald Regan Highway, west of Oak Alley Boulevard, east of East Stadium Drive, S29 & 38, T6S, R11E, Ward 3, District 3
Council District: 3
15. **2016-421-ZC**
Existing Zoning: A-1(Suburban District)
Proposed Zoning: A-1(Suburban District) with MHO(Manufactured Housing Overlay)
Acres: 2.21 acres
Petitioner: Dawn Marchand
Owner: Kim & Jason Best
Location: Parcel located on the west side of F. King Road, north of Maurice Taylor Road, S6, T5S, R12E, Ward 2, District 6
Council District: 6
16. **2016-422-ZC**
Existing Zoning: A-1A(Suburban District)
Proposed Zoning: A-2(Suburban District)
Acres: 163.45 acres
Petitioner: Darrell Fussell
Owner: Robert Bruno
Location: Parcel located at the end of Joiner-Wymer Road, west of LA Highway 1077, S33, T6S, R10E, Ward 1, District 3
Council District: 3
17. **2016-423-ZC**
Existing Zoning: A-6(Multiple Family Residential District)
Proposed Zoning: A-4A(Single Family Residential District)
Acres: 0.47 acres
Petitioner: Thomas R. Cathey
Owner: Thomas R. Cathey
Location: Parcel located on the north side of Lakeview Drive, east of US Highway 11, being lot 17, Pontlake Estates, 292 Lakeview Drive, Slidell, S32, T9S, R14E, Ward 9, District 13
Council District: 13

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**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