

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. - TUESDAY, DECEMBER 6, 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. **2016-399-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

POSTPONED FROM THE 11/02/2016 MEETING

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2. 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

POSTPONED FROM THE 11/02/2016 MEETING

3. 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

POSTPONED FROM THE 11/02/2016 MEETING

4. 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

POSTPONED FROM THE 11/02/2016 MEETING

5. 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

POSTPONED FROM THE 11/02/2016 MEETING

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- 6. 2016-438-ZC**
Existing Zoning: A-6(Multiple Family District)
Proposed Zoning: A-4A(Single Family Residential District)
Acres: 0.51 acre
Petitioner: Wade A. Deslatte
Owner: Wade and Tonya S. Deslatte
Location: Parcel located on the north side of Northshore Circle, east of US Hwy 11, Lots 14A & 14B, Eden Isles Subdivision, Phase 1-A, Unit 1-A, being 128 Northshore Circle, Slidell, S32, T9, R14E, Ward 9, District 13
Council District: 13
- 7. 2016-446-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban district) & MHO (Manufactured Housing Overlay)
Acres: 28,800 sq. ft.
Petitioner: Stephanie Cyprian
Owner: Stephanie Cyprian
Location: Parcel located on the east side of Josephine Road, south of Mill Road, Lot 11, being 72152 Josephine Rd, Covington, S36, T6, R11E, Ward 3, District 2
Council District: 2
- 8. 2016-452-ZC**
Existing Zoning: NC-1 (Professional Office District)
Proposed Zoning: A-6 (Multi-Family Residential District)
Acres: 0.6523 acre
Petitioner: Marilyn Wenzel
Owner: Marilyn Wenzel
Location: Parcel located on the south side of Crawford Road, east of Ramos Street, S42, T6S, R11E, Ward 3, District 2
Council District: 2
- 9. 2016-458-ZC**
Existing Zoning: HC-1 (Highway Commercial District)
Proposed Zoning: HC-2 (Highway Commercial District)
Acres: 2.81 acres
Petitioner: Jones Fussell/Jeff Schoen
Owner: Nick & Marilyn Milazo
Location: Parcel located on the south side of Gause Blvd West, east of Camp Salmen Road, west of Banner Road, S5, T9S, R14E, Ward 9, District 14
Council District: 14

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10. 2016-459-ZC

Existing Zoning: A-3 (Suburban District)
Proposed Zoning: HC-2 (Highway Commercial District)
Acres: 1.033 acres
Petitioner: Truett B. Carter, Jr.
Owner: Truett B. Carter, Jr.
Location: Parcel located on the north side of Brownsitch Road, east of Pearl Street, west of St. Louis Street, lots 1 to 6, Square 6, Ozone Pines Subdivision, being 1100 Brownsitch Rd, Slidell, S31, T8S, R15E, Ward 8, District 9
Council District: 9

11. Zoning Case No. ZC08-01-007

Major Amendment to the PUD (Planned Unit Development Overlay)
Acres: 92.61 acres
Petitioner: Gulf State Services/ Mike Saucier
Owner: Lucky 7 Trust, Versailles Business Park, LLC, Versailles Land & Development Co., LLC
Location: Parcel located on the north of I-12, west of Holiday Square Blvd., south of Versailles Subdivision, S15 & 16, T7S, R11E, Ward 3, District 5
Council District: 9

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

POSTPONED FROM THE 11/02/2016 MEETING

2. CP07-06-096PR - Use: Commercial Building - Variance Request- Side Yard Greenspace

Zoning: HC-2 (Highway Commercial) District
Use Size: 53,628 sq.ft.
Petitioner: Duplantis Design Group/ Thomas Buckel
Owner: 3Z's Real Estate Company, LLC
Location: Parcel located on the west side of LA Highway 21, north Ochsner Boulevard; S47, T7S, R11E; Ward 1, District

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3. CP07-06-096PR - Use: Commercial Building - Variance Request – Lighting Requirements

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

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT