AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. - TUESDAY, MARCH 7, 2017
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 FEBRUARY 7, 2017 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. 2016-522-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 2/7/2017 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 Hwy 1077, north of US Hwy 190, S21, T6S, R10E, Ward 1, District 3
   Council District: 3
   POSTPONED FROM THE 2/7/2017 MEETING
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 Hwy 1077, north of US Hwy 190, S21, T6S, R10E, Ward 1, District 3  
   **Council District:** 3  
   **POSTPONED FROM THE 2/7/2017 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 2/7/2017 MEETING**

5. **2017-542-ZC**  
   **Existing Zoning:** A-1 (Suburban District)  
   **Proposed Zoning:** A-1A (Suburban District)  
   **Acres:** 14.86 acres  
   **Petitioner:** Melvin Fortmayer Jr.  
   **Owner:** Melvin & Mara Fortmayer  
   **Location:** Parcel located on the south side of Hwy 435 & east of Peg Keller Rd, S18, T6, R13E, Ward 6, District 6  
   **Council District:** 6

6. **2017-543-ZC**  
   **Existing Zoning:** NC-2 (Indoor Retail & Service District)  
   **Proposed Zoning:** HC-2 (Highway Commercial District)  
   **Acres:** 1 acre  
   **Petitioner:** Jack Hopper  
   **Owner:** Craig Guidry  
   **Location:** Parcel located on the southwest corner of Forest Drive & Park Drive, S38, T7S, R11E, Ward 4, District 10  
   **Council District:** 10
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Koop Drive off of Highway 59, Mandeville, LA

7. **2017-544-ZC**
   - Existing Zoning: A-1A (Suburban District)
   - Proposed Zoning: A-3 (Suburban District)
   - Acres: 1.45 acres
   - Petitioner: Beth Turkin
   - Owner: Carolyn Sheppard Opsal
   - Representative: Charles L. Shepperd
   - Location: parcel located on the north side of Cusimano Rd, west of 24th Street, south of Pichon Road, being 27073 Cusimano Rd, Lacombe, S48, T8S, R12E, Ward 7, District 7
   - Council District: 7

8. **2017-545-ZC**
   - Existing Zoning: NC-6 (Public, Cultural & Recreational District) & A-2 (Suburban District)
   - Proposed Zoning: NC-6 (Public, Cultural & Recreational District)
   - Acres: 2.879 acres
   - Petitioner: Jeff Schoen
   - Owner: Hazel Fogg
   - Location: parcel located on the south side of Hwy 435, east of Murphy Singletary Road, S38, T6, R13, Ward 6, District 6
   - Council District: 6

9. **2017-548-ZC**
   - Existing Zoning: NC-4 (Neighborhood Institutional District
   - Proposed Zoning: HC-1 (Highway Commercial District)
   - Acres: 0.487 acre
   - Petitioner: Richard McCarron
   - Owner: Michael McCarron
   - Location: parcel located on the north side of Hwy 1088, east of Soult Street, being 22317 Highway 1088, Mandeville, S6, T8, R12E, Ward 4, District 5
   - Council District: 5

10. **2017-551-ZC**
    - Existing Zoning: A-2 (Suburban District)
    - Proposed Zoning: HC-2 (Highway Commercial District)
    - Acres: 3.7 acres
    - Owner: Robert & Elaine Galiano
    - Petitioner: Robert & Elaine Galiano
    - Location: parcel located at the southwest corner of Coci Road & Jack Crawford Rd, east of LA Highway 41, S27, T7, R14E, Ward 6, District 6
    - Council District: 6
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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: Highway 21 Planned Corridor Overlay
   Zoning: HC-2 Highway Commercial District
   Use Size: 9500 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 2/7/2016 MEETING

2. **PR15-04-003 - USE: Driveways, Parking lots and Outdoor Lighting for the**
   Running Track, Football Field & Tennis Courts
   Corridor: Highway 21 Planned Corridor Overlay
   Zoning: ED-2 (Higher Education District)
   Use Size: 13.15 acres
   Petitioner: John Pousson
   Owner: Chris Episcopal Church / Liz Taurman, Senior Warden
   Location: Parcel located on the southeast corner of LA Highway 21 & Christwood Blvd; S41 & 46, T7S, R10E; Ward 1, District 1.
   Council District: 1
   POSTPONED FROM THE 2/7/2017 MEETING

3. **PR17-02-01 - USE: Retail Building & Convenience Store**
   Corridor: Highway 21 Planned Corridor Overlay
   Zoning: HC-2
   Use Size: 2.82 acres
   Petitioner: Scott A. Ritter
   Owner: Diaz Realty Investments, Inc.
   Location: Parcel located of the southwest corner of Greenbriar Blvd. And Highway 21, S47, T7S, R11E, Ward 1, District 1
   Council District: 1

4. **CP02-08-076PR - USE: Ochsner Hospital - Variance to reduce the front buffer**
   along Hwy 21
   Corridor: Highway 21 Planned Corridor Overlay
   Zoning: MD-3 Medical Facility District
   Use Size: 98,000 sqft
   Petitioner: Duplantis Design Group/Thomas Buckel
   Owner: Ochsner Clinic Foundation/Erict Farris
   Location: Parcel located on the southwest corner of LA Highway 21 & Ochsner Blvd, S46, T7S, R10E & S47, T7S, R11E, Ward 1, District 1
   Council District: 1
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OLD BUSINESS

NEW BUSINESS

ADJOURNMENT