

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - TUESDAY, APRIL 7, 2015
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 Card

Ten (10) minutes of each side and five (5) minutes for rebuttal

Please exit the building

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE MINUTES OF THE MARCH 3, 2015 MEETING

POSTPONING OF CASES

PUBLIC HEARING

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. ZC15-01-007

Existing Zoning: A-4 (Single Family Residential District)

Proposed Zoning: A-4 (Single Family Residential District) & MHO (Manufactured Housing Overlay)

Acres: 7.47 acres

Petitioner: Parish Council by motion 11/06/14

Location: Parcel located on the south side of Powell Drive, west of Grace Drive, S34, T8S, R14E, Ward 9, District 14

Council District: 14

POSTPONED FROM 3/3/15 MEETING

2. ZC15-01-009

Text Change Ordinance to amend the St. Tammany Parish Unified Development Code, Volume I (Zoning), Article 2 Definitions, to add the definition of breezeway.

POSTPONED FROM 3/3/15 MEETING

3. ZC15-03-019

Text Change Ordinance to amend St. Tammany Parish Unified Development Code by creating Section 6.09 Entertainment Overlay.

POSTPONED FROM 3/3/15 MEETING

4. ZC15-03-021 - (Requested to be withdrawn)

Existing Zoning: A-3 (Suburban District)

Proposed Zoning: A-4A (Single Family Residential District)

Acres: 34.07 acres

Petitioner: JMB Development, LLC

Owner: FMG / LTL, L.L.C

Representative: Paul Mayronne

Location: Parcel located on the north and south sides of Dean Road, east of Robert Road, S25, T8S, R14E, Ward 8, District 8 & 9

Council District: 8 & 9

POSTPONED FROM 3/3/15 MEETING

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- 5. ZC14-10-093**
Existing Zoning: HC-3 (Highway Commercial District)
Proposed Zoning: A-8 (Multiple Family Residential District)
Acres: 11 acres
Petitioner: Parish Council by motion 08/07/14
Location: Parcel located on the west side of US Highway 11, north of Pine Place, south of Hunter Street, S26, T8S, R14E, Ward 8, District 14

Council District: 14

POSTPONED FROM 3/3/15 MEETING

- 6. ZC14-12-104**
Existing Zoning: I-4 (Heavy Industrial District)
Proposed Zoning: A-4 (Single Family Residential District)
Acres: 49.21 acres
Petitioner: Parish Council by motion 10/02/14
Location: Parcel located on the east side of US Highway 11, south of Robert Road, north of Hass Road, S23, T8S, R14E, Ward 8, District 14.

Council District: 14

- 7. ZC15-04-024**
Existing Zoning: A-3 (Suburban District)
Proposed Zoning: A-3 (Suburban District) & RO (Rural Overlay)
Acres: 27.39 acres
Petitioner: Toni & Anthony Rossi
Owner: Toni & Anthony Rossi
Location: Parcel located on the east side of Bunny Lane, south of Joiner Wymer Road, being 72195 Bunny Lane, Covington, S33, T6S, R10E, Ward 1, District 3.

Council District: 3

- 8. ZC15-04-025**
Text Change Ordinance to amend the St. Tammany Parish Unified Development Code, Volume1 (Zoning) Section 6.06 R (Rural Overlay) relative to adding farm winery as an Administrative Permit.

- 9. ZC15-04-026**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
Acres: 40,000 sq.ft.
Petitioner: Elizabeth Jones
Owner: Josh & Elizabeth Jones
Location: Parcel located on the west side of Avery Drive, south of Heathermist Drive, being 209 Avery Drive, Slidell , S29, T9S, R15E, Ward 8, District 13.

Council District: 13

- 10. ZC15-04-027**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: HC-2 (Highway Commercial District)
Acres: 1.32 acres
Petitioner: Thomas Martin
Owner: Thomas & Donna Martin
Location: Parcel located on the west side of LA Highway 437, south of Dream Court, north of 1st Avenue, being 55197 LA Highway 433, Slidell, S25, T9S, R14E, Ward 9, District 13.

Council District: 13

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- 11. ZC15-04-028**
Existing Zoning: HC-2 (Highway Commercial District)
Proposed Zoning: I-1 (Industrial District)
Acres: 0.361 acres
Petitioner: Stephen Schwartz
Owner: SVS Tangi I, LLC/ Stephen Schwartz
Representative: Jeff Schoen
Location: Parcel located on the west side of N. Collins Blvd, south of N. Columbia Street, being 1930 N. Collins, Covington, S45, T6S, R11E, Ward 3, District 2.
Council District: 2
- 12. ZC15-04-029**
Existing Zoning: A-1 (Suburban District) & RO (Rural Overlay)
Proposed Zoning: A-1A (Suburban District) & RO (Rural Overlay)
Acres: 4.12 acres
Petitioner: Parish Council by motion 2/5/15
Location: Parcel located at the end of Normandie Drive, south of Marguerite Street, being Lot 12B, Block 9, Merrywood Estates, Addition 2, S19, T5S, R11E, Ward 2, District 6.
Council District: 6
- 13. ZC15-04-030**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
Acres: 1.33 acres
Petitioner: Parish Council by motion 2/5/15
Location: Parcel located on the north side of Little Fawn Run, north of Choctaw Drive, being Lot 39, Square 7, Choctaw Springs Addition No. One, S23, T8S, R12E, Ward 7, District 7.
Council District: 7
- 14. ZC15-04-031**
Existing Zoning: NC-4 (Neighborhood Industrial District)
Proposed Zoning: PF-1 (Public Facilities District), HC-1 (Highway Commercial District) & HC-2 (Highway Commercial District)
Acres: 11.68 acres
Petitioner: Parish Council by motion 2/5/15
Location: Parcels located on the east side of LA Highway 59, north of Grande Maison Blvd, west of Fontainebleau Schools , S25, T7S, R11E, Ward 4, District 5.
Council District: 5
- 15. ZC15-04-032**
Existing Zoning: A-4 (Single Family Residential District)
Proposed Zoning: AT-1 (Animal Training/Housing District)
Acres: 2.152 acres
Petitioner: Tori & Blaze Guidry
Owner: Tori & Blaze Guidry
Location: Parcel located on the north side of Herwig Bluff Road, east of Herwig Road, being 41449 Herwig Bluff Rd., Slidell, S37, T9S, R15E, Ward 8, District 9.
Council District: 9
- 16. ZC15-04-033**
Existing Zoning: AT-1 (Animal Training/Housing District)
Proposed Zoning: CB-1 (Community Based Facilities District)
Acres: 2.812 acres
Petitioner: Carrie A. Vicari
Owner: Carrie A. Vicari
Location: Parcel located on the north side of Voters Road, west of Allen Road, being 850 Voters Road, Slidell, S13, T9S, R14E, Ward 8, District 14.
Council District: 14

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- 17. ZC15-04-034**
Existing Zoning: A-4 (Single Family Residential District) & A-6 (Multiple Family Residential District)
Proposed Zoning: A-7 (Multiple Family Residential District)
Acres: 21.22 acres
Petitioner: Mark Salvetti
Owner: Maurmont Properties, LLC
Location: Parcel located on the south of Brewster Road, east of River Chase Drive, south of Interstate 12, S47, T7S, R11E, Ward 1, District 1.
Council District: 1
- 18. ZC15-04-035**
Proposed Zoning: PUD (Planned Unit Development Overlay)
Acres: 71 acres
Petitioner: Brian Intravia
Owner: Trepagnier, L.L.C. & Wanda & Kevin Wager
Representative: Brian Intravia
Location: Parcel located on the south side of Highway 22, west of Trepagnier Road and east of Helen Drive, S16 & 21, T7S, R10E, Ward 1, District 4.
Council District: 4
- 19. ZC15-04-036**
Existing Zoning: A-2 (Suburban District) & HC-1 (Highway Commercial District)
Proposed Zoning: A-4 (Single Family Residential District)
Acres: 71 acres
Petitioner: Brian Intravia
Owner: Trepagnier, L.L.C. & Wanda & Kevin Wager
Representative: Brian Intravia
Location: Parcel located on the south side of LA Highway 22, west of Trepagnier Road, S16 & 21, T7S, R10E, Ward 1, District 4.
Council District: 4
- 20. ZC15-04-037**
Existing Zoning: A-2 (Suburban District) & HC-1 (Highway Commercial District)
Proposed Zoning: A-5 (Two Family Residential District)
Acres: 23.37 acres
Petitioner: Greg Intravia
Owner: GBG, LLC
Representative: Paul Mayronne
Location: Parcel located at the southwest intersection of Interstate 12 & LA Highway 1085, across from Perrilloux Road , S4, T7S, R10E, Ward 1, District 1.
Council District: 1
- 21. ZC15-04-038**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-1A (Suburban District)
Acres: 163.45 acres
Petitioner: 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
- 22. ZC15-04-039**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: CB-1 (Community Based Facilities District) & RO (Rural Overlay)
Acres: 1.327 acres
Petitioner: Chuck Hickman
Owner: Candice & Chuck Hickman
Location: Parcel located on the south side Galatas Road, west of C.S.Owens Road, S14, T7S, R10E, Ward 1, District 1.
Council District: 1

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- 23. ZC15-04-040**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
Acres: 31,680 sq.ft.
Petitioner: Dallen Buras
Owner: Dallen Buras
Location: Parcel located on the south side of West Main Street, west of Transmitter
 Road, being lots 190, 191, 254, 255, Square 5, East Oaklawn Town Lots,
 S33, T8S, R13E, Ward 7, District 7.
Council District: 7

PLAN REVIEW CASES - APPLICATIONS REQUIRING REVIEW & APPROVAL OF SITE PLANS ALONG A PLANNED CORRIDOR DISTRICT BY THE ZONING COMMISSION ARE AS FOLLOWS:

- 1. PR15-04-003 - Use: Running Track, Football Field & Tennis Courts**
Corridor: Highway 21 Planned Corridor
Zoning: ED-2 (Higher Education District)
Use Size: 13.15 acres
Petitioner: John Pousson, Dir of Fin Ops
Owner: Christ Episcopal Church/Liz Taurman, Senior Warden
Representative: Bert Duvic
Location: Parcel located on the southeast corner of LA Highway 21 & Christwood
 Blvd, S41 & 46, T7S, R10E, Ward 1, District 1
Council District: 1

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT