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
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: A-1A(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
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
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
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 Brownswitch Road, east of Pearl Street, west of St. Louis Street, lots 1 to 6, Square 6, Ozone Pines Subdivision, being 1100 Brownswitch 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 4
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**