#### **AGENDA**

# ST. TAMMANY PARISH ZONING COMMISSION MEETING 6:00 P.M. -TUESDAY, JANUARY 9, 2018

# 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 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 DECEMBER 5, 2017 MINUTES**

#### 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. 2017-782-ZC

EXISTING ZONING: A-3 (Suburban District)

PROPOSED ZONING: A-3 (Suburban District) & MHO (Manufactured Housing Overlay)

LOCATION: Parcel located on the north side of Sisters Road, west of

Carroll Road, S38, T9S, R14E, Ward 9, District 12.

ACRES: 9300 sq. ft. PETITIONER: Erich Fuest

OWNER: Tamland Investments, Inc - James A. Lindsay

COUNCIL DISTRICT: 12

#### 2. <u>2017-835-ZC</u>

EXISTING ZONING: A-6 (Multiple Family Residential District)
PROPOSED ZONING: A-4A (Single-Family Residential District)

LOCATION: Parcel located on the north side of Lakeview Drive, being lot 52A1,

Eden Isles, Unit 2A & 226 Lakeview Drive, Slidell, S32, T9S, R14E,

Ward 9, District 13.

PETITIONER: James & Tammy Burns
OWNER: James & Tammy Burns

COUNCIL DISTRICT: 13

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**3.** <u>2017-845-ZC</u> Text Change: An Ordinance amending the Unified

Development Code – Volume I, (Zoning) relative to the definition and establishment of reception venues within

unincorporated St. Tammany Parish.

4. <u>2017-848-ZC</u>

EXISTING ZONING: A-1 (Suburban District)

PROPOSED ZONING: A-1 (Suburban District) & MHO (Manufactured Housing Overlay)

LOCATION: Parcel located on the south side of Philebar Road & Bennett Bridge

Road, S29 & 30, T5S, R10E, Ward 2, District 3.

ACRES: 4 acres

PETITIONER: Todd N. Leon OWNER: Todd N. Leon

COUNCIL DISTRICT: 3

5. <u>2017-851-ZC</u>

EXISTING ZONING: A-2 (Suburban District)

PROPOSED ZONING: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)

LOCATION: Parcel located on the south side of Wilson Road, east of

Plantation Street, west of Rangeline Road, being 21312 Wilson

Road, Covington, S25, T6S, R11E, Ward 10, District 2.

ACRES: 0.74 acres

PETITIONER: Michael D. Fletcher OWNER: Michael D. Fletcher

COUNCIL DISTRICT: 2

6. <u>2017-852-ZC</u>

EXISTING ZONING: CB-1 (Community Based Facilities District)

PROPOSED ZONING: MD-2 (Medical Clinic District)

LOCATION: Parcel located at the end of Terra Mariae Blvd, east of LA Highway

1081, S14, T6S, R11E, Ward 3 District 2

ACRES: 2.32 acres

PETITIONER: St. John 1427, LLC - Kenneth Lopiccolo

OWNER: Gary Richardson

COUNCIL DISTRICT: 2

7. <u>2017-853-ZC</u>

EXISTING ZONING: A-4 (Single-Family Residential District) & (PUD Planned Unit

Development Overlay)

PROPOSED ZONING: MD-2 (Medical Clinic District)

LOCATION: Parcel located on the east side of LA Highway 1081, south of Smith

Road, north of Planche Road, S14, T6S, R11E, Ward 3, District 2

ACRES: 6.78 acres

PETITIONER: Kenneth Lopiccolo

OWNER: Military Road Land Co, LLC - Kenneth Lopiccolo

COUNCIL DISTRICT: 2

8. <u>2017-854-ZC</u>

EXISTING ZONING: A-4 (Single-Family Residential District)

PROPOSED ZONING: A-4 (Single-Family Residential District) & MHO (Manufactured

Housing Overlay)

LOCATION: Parcel located on the southeast corner of Gardenia Drive & Nursery

Street, being lot 16-A, Square 13, Abita Nursery Subdivision, S36,

T6S, R11E, Ward 3, District 2

ACRES: 14,000 sq.ft.
PETITIONER: Clint R. Meche
OWNER: Joe & Ida James

COUNCIL DISTRICT: 2

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9. <u>2017-855-ZC</u>

EXISTING ZONING: A-2 (Suburban District)

PROPOSED ZONING: HC-2 (Highway Commercial District)

LOCATION: Parcel located on the north side of US Highway 190, west of N.

Mill Road, being lots 362 & 363, North Oaklawn Subdivision,

S39, T8S, R13E, Ward 7, District 7

ACRES: 9.63 acres

PETITIONER: James "Sonny" Salande

OWNER: Donald I. Geier, Thomas L. Hutchinson & Rebecca Hutchinson

COUNCIL DISTRICT: 7

10. <u>ZC01-11-072</u>

Major Amendment to PUD (Planned Unit Development Overlay)

LOCATION: Parcel located on the north side of Oak Harbor Blvd, east of I-10,

being Parcel C-2, Ward 9, District 13

ACRES: 2.19 acres

PETITIONER: Pfeifer Properties, LLC
OWNER: Tammany Holding Corp., et al

11. ZC04-08-067

Major Amendment to PUD (Planned Unit Development Overlay)

LOCATION: Parcel located on the south side of US Highway 190, east of

Transmitter Road and west of S. Tranquility Drive, S33, T8S, R13E,

Ward 7, District(s) 7 & 11

ACRES: 78.51 acres
PETITIONER: Kelly McHugh

OWNER: J/MAC Development LLC

12. <u>2016-155-ZC</u>

Major Amendment to PUD (Planned Unit Development Overlay)

LOCATION: Parcel located on the east side of LA Highway 1081, south of

Smith Road, S14, T6S, R11E, Ward 3, District 2

ACRES: 71.454 acres
PETITIONER: Paul J. Mayronne

OWNER: Military Road Land CO, LLC - Frank J. Lopiccolo

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

1. **PR17-12-002 - USE: Retail Center** 

CORRIDOR: <u>Highway 21 Planned Corridor Overlay</u> ZONING: <u>HC-2 Highway Commercial District</u>

USE SIZE: 54,000 sq. ft. PETITIONER: Scott M. Gros P.E.

OWNER: JSB Hwy 21 Lots, LLC – John S. Bowers III

LOCATION: Parcel located on the east side of LA Highway 21, south of Azalea Drive; S47,

T7S, R11E; Ward 1, District 1

POSTPONED FROM THE 12/5/2017 MEETING

**OLD BUSINESS** 

**NEW BUSINESS** 

**ADJOURNMENT**