# ST. TAMMANY PARISH ZONING COMMISSION 6:00 P.M. - TUESDAY, AUGUST 5, 2014

# 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 JULY 1, 2014 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. <u>ZC08-01-007</u>

Major Amendment to the PUD (Planned Unit Development Overlay) & addition of 22.30 acres of PUD (Planned Unit Development Overlay)

Acres: 74.23 acres + adding 22.30 acres

Size: 92.610 acres

Petitioner: Gulf State Services/Mike Saucier

Owner: Trustee for Lucky 7 Irrevocable Trust & Versaille Land 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: 5

2. <u>ZC14-08-062</u>

Existing Zoning: NC-4 (Neighborhood Institutional District)
Proposed Zoning: HC-2 (Highway Commercial District)

Acres: 0.8535 acres
Petitioner: Jeff Schoen

Owner: Elegant Home Builders, Inc

Location: Parcel located on the north side of LA Highway 36, east of St. Landry

Street, being a portion of lot 4, Block 10, Garland's Covington &

Claiborne Addition, S42,T6S,R11E, Ward 3, District 2

Council District: 2

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KOOP DRIVE OFF OF HIGHWAY 59

MANDEVILLE, LOUISIANA

3. ZC14-08-063

Existing Zoning: NC-2 (Indoor Retail and Service District)
Proposed Zoning: NC-4 (Neighborhood Institutional District)

Acres: 4.48 acres

Petitioner: Tab Shepherd, Home Bank

Owner: Home Bank

Location: Parcel located on the west side of LA Highway 25, south of Thompson

Road, being 78263 Highway 25, Folsom, S36,T5S,R10E, Ward 2,

District 3

Council District: 3

4. ZC14-08-064

Existing Zoning: A-2 (Suburban District)

Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)

Acres: 4.736 acres

Petitioner: Parish Council by motion 6/5/2014

Location: Parcel located at the end of Okeefenokee Road, east of LA Highway 41,

S40, T8S,R14E, Ward 8, District 6

Council District: 6

5. <u>ZC14-08-065</u>

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District)

Acres: 4.906 acres

Petitioner: Parish Council by motion 6/5/2014

Location: Parcel located at the northwest corner of Shelby Road & Section Road,

S16,T5S,R11E, Ward 2, District 6

Council District: 6

6. ZC14-08-066

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District)

Acres: 10.92 acres

Petitioner: David W. & Joanne V. Morere Owner: David W. & Joanne V. Morere

Location: Parcel located on the south side of Willie Garrett Road, west of LA

Highway 450, being 11630 Willie Garrett Road, Folsom, S29,T4S,R10E,

Ward 2, District 3

Council District: 3

7. <u>ZC14-08-067</u>

Existing Zoning: NC-4 (Neighborhood Institutional District)
Proposed Zoning: HC-1 (Highway Commercial District)

Acres: 0.43 acres
Petitioner: Robert Traina

Owner: RA Traina Construction LLC/Robert & Pamela Traina

Location: Parcel located on the northeast corner of LA Highway 40 & LA Highway

41, being 81718 Highway 41, Bush, S42, T5S, R13E, Ward 5, District 6

Council District: 6

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MANDEVILLE, LOUISIANA

8. ZC14-08-068

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: I-2 (Industrial District)

Acres: 4.83 acres

Petitioner: Claude Sanders, Jr

Owner: Old Captains LLC/Claude S. Sander, Jr. & Nolan J. Trosclair Location: Parcel located on the east side of Apple Pie Ridge Road, south of US

Highway 190 East, being 54262 Apple Pie Ridge Road, Slidell & being a portion of Square 17 & 20 & a portion of the revoked Louis Street, Blue

Haven Subdivision, S33,T9S,R15E, Ward 8, District 13

Council District: 13

9. ZC14-08-069

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

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

Overlay)

Acres: 0.37 acres
Petitioner: Roger Warner
Owner: Roger Warner

Location: Parcel located on the east side of Oak Avenue, south of Sycamore Street,

being 57370 Oak Avenue Slidell and being lots 17, 18, 19, 20, 21 & 22, Square 9, Beverly Hills Subdivision, S13, T9S,R14E, Ward 8, District 14

Council District: 14

10. ZC14-08-070

Existing Zoning: A-2 (Suburban District)

Proposed Zoning: NC-2 (Indoor Retail and Service District)

Acres: 0.34 acre
Petitioner: Robert F. Cheek
Owner: Jacqueline Vidrine

Location: Parcel located at the northwest corner of US Highway 190 &

Pontchartrain Drive, being lots 1, 2, 8 & 9, Block 23, Forest Glen

Addition, S48, T8S, R12E, Ward 4, District 7

Council District: 7

11. ZC14-08-071

Existing Zoning: HC-2 (Highway Commercial District)
Proposed Zoning: HC-2A (Highway Commercial District)

Acres: 1.54 acres
Petitioner: Jeff Schoen
Owner: McCalman, LLC

Location: Parcel located at the southeast corner of US Highway 190 Service Road

East & Bodet Lane, S22,T7S,R11E, Ward 4, District 5

Council District: 5

**12.** <u>ZC14-08-072</u>

Existing Zoning: HC-2 (Highway Commercial District)
Proposed Zoning: HC-2A (Highway Commercial District)

Acres: 2.210 acres
Petitioner: Jeff Schoen
Owner: McCalman, LLC

Location: Parcel located at the northeast corner of US Highway 190 Service Road

East & Bodet Lane, S22, T7S, R11E, Ward 4, District 5

Council District: 5

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MANDEVILLE, LOUISIANA

13. ZC14-08-073

Existing Zoning: NC-4 (Neighborhood Institutional District)
Proposed Zoning: HC-2 (Highway Commercial District)

Acres: 1.89 acres
Petitioner: Mark V. Jones

Owner: Emile J. Camaille, Jr/Testamentary Executor

Location: Parcel located at the northeast corner of LA Highway 36 & St. Landry

Street, being lots 1, 2 & 3, Block 10, Garland Addition to the Town of

Claiborne, S42,T6S,R11E, Ward 3, District 2

Council District: 2

14. ZC14-08-074

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: PF-1 (Public Facilities District)

Acres: 2 acres

Petitioner: Robert Barnett

Owner: Robert I. & Phyllis B. Burns

Location: Parcel located on the east side of Fuschia Street, south of Harrison

Avenue, S12, T7S, R11E, Ward 3, District 5

Council District: 5

15. ZC14-08-075

Text Change Ordinance to amend the St. Tammany Parish Unified Development Code,

Volume 1 (Zoning), Section 6.01 Planned Unit Development Overlay

relative to Open Space & Major Amendment to the PUD

16. ZC96-08-046

Major Amendment to the PUD (Planned Unit Development Overlay)

Acres: 939.1 acres

Petitioner: A. Wayne Buras & Paul Mayronne Owner: Bedico Creek Preserve, LLC

Location: Parcel located on the west side of LA Highway 1085, south of I-12, S31,

T6S, R10E & S5, 6, 7 & 8, T7S, R10E, Ward 1, District 1

Council District: 1

# **OLD BUSINESS**

## **NEW BUSINESS**

### ADJOURNMENT