

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. TUESDAY, MARCH 6, 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 FEBRUARY 6, 2018 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. **2017-845-ZC**
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.

POSTPONED FROM THE 2/6/2018 MEETING

2. **2017-879-ZC- Withdrawn**
Existing Zoning: A-2 (Suburban District) & HC-2 (Highway Commercial District)
Proposed Zoning: NC-6 (Public, Cultural and Recreational District)
Location: Parcel located on the west side of LA Highway 25, north of M.P. Planche Road, south of Lake Ramsey Road, S17 & 18, T6S, R11E, Ward 3, District 3.
Acres: 0.51 acres
Petitioner: River Park Estates, LLC - Corie Herberger
Owner: River Park Estates, LLC - Corie Herberger
Council District: 3

POSTPONED FROM THE 2/6/2018 MEETING

3. **2017-895-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: HC-3 (Highway Commercial District)
Location: Parcel located on the south side of LA Highway 40, west of Rainey Road, east of Albert Thompson Road, being 10580 LA Highway 40, Folsom, S18, T5S, R10E, Ward 2, District 3.
Acres: 4 acres
Petitioner: Shane Blou
Owner: Brandon and Myra Houston
Council District: 3

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4. **2018-902-ZC**
Existing Zoning: HC-2 (Highway Commercial District)
Proposed Zoning: HC-3 (Highway Commercial District)
Location: Parcel located on the southeast corner of Indian Village Road & US Highway 190 East, being 467 Indian Village Road, Slidell, S20, T9S, R15E, Ward 8, District 13

Acres: 1.515 acres
Petitioner: Joe H. & Judy A. Malone
Owner: Joe H. & Judy A. Malone
Council District: 13

5. **2018-913-ZC**
Existing Zoning: A-3 (Suburban District)
Proposed Zoning: A-4A (Single-Family Residential District)
Location: Parcel located on the south side of Emerald Forest Blvd, east of Falconer Drive, S14, T7S, R11E, Ward 3, District 5

Acres: 7.11 acres
Petitioner: Brian Barraco
Owner: Joan Prieto Doolittle, Golden Properties, LLC, Calla Isabell Prieto, Clay Carl Prieto, Roslyn Prieto
Council District: 5

6. **2018-914-ZC**
Existing Zoning: A-4 (Single-Family Residential District) & A-3 (Suburban District)
Proposed Zoning: MD-2 (Medical Clinic District)
Location: Parcel located on the south side of Emerald Forest Blvd, east of Falconer Drive, S14, T7S, R11E, Ward 3, District 5

Acres: 10.58 acres
Petitioner: Brian Barraco
Owner: Joan Prieto Doolittle, Golden Properties, LLC, Calla Isabell Prieto, Clay Carl Prieto, Roslyn Prieto
Council District: 5

7. **2018-915-ZC**
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 Oak Drive & Ash Drive, being Lot 1, Square 16, River Gardens Subdivision, S30, T8S, R15E, Ward 8, District 9

Acres: 7,500 sq.ft.
Petitioner: Melvin Alonso
Owner: Melvin Alonso
Council District: 9

8. **2018-916-ZC**
Existing Zoning: A-4 (Single-Family Residential District)
Proposed Zoning: A-4A (Single-Family Residential District)
Location: Parcel located on the northeast corner of Coffee Street & Henry Clay Street, being lot 2-A, Town of Mandeville Subdivision & 1541 Coffee Street, Mandeville, S39, T8S, R11E, ward 4, District 10

Acres: 14,940 sq.ft.
Petitioner: Robert DeRoche
Owner: Robert DeRoche
Council District: 10

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- 9. 2018-917-ZC**
Existing Zoning: A-3 (Suburban District)
Proposed Zoning: PF-1 (Public Facilities District)
Location: Parcel located on the west side of Allen Road, north of Miller Road, being 57209 Allen Road, Slidell, S13, T9S, R14E, Ward 8, District 14
Acres: 3.44 acres
Petitioner: Jeffrey Schoen
Owner: Faith Bible Church of Slidell - Alfred N. Young
Council District: 14
- 10. 2018-918-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-7 (Multiple Family Residential District)
Location: Parcel located on the north side of Strain Road, east of LA Highway 59, being Lot 1, Mandabita Subdivision, S19, T7S, R12E, Ward 4, District 5
Acres: 2.988 acres
Petitioner: Black Oak Holdings, LLC C/O Jeffrey D. Schoen
Owner: June Barrios Wiley C/O Jeffrey D. Schoen
Council District: 5
- 11. 2018-919-ZC**
Existing Zoning: I-2 (Industrial District)
Proposed Zoning: A-7 (Multiple Family Residential District)
Location: Parcel located on the north side of Strain Road, east of LA Highway 59, S19, T7S, R12E, Ward 4, District 5
Acres: 13.6 acres
Petitioner: Black Oak Holdings, LLC C/O Jeffrey D. Schoen
Owner: Estate of John Christakis, Nektarios Christakis, Maria C. Stokes
C/O Jeffrey D. Schoen
Council District: 5
- 12. 2018-920-ZC**
Existing Zoning: A-1A (Suburban District) & RO (Rural Overlay)
Proposed Zoning: A-1A (Suburban District), RO (Rural Overlay) & MHO (Manufactured Housing Overlay)
Location: Parcel located on the south side of Tinney Road, west of LA Highway 40, being 19244 Tinney Road, Folsom, S27, T5S, R11E, Ward 2, District 6
Acres: 0.067 Acres
Petitioner: William H. & Gladys Darlene C. Marklary
Owner: William H. & Gladys Darlene C. Marklary
Council District: 6
- 13. ZC01-11-072**
Major Amendment to the PUD Planned Unit Development Overlay
Location: Parcel located on the east side of I-10 East Service Road, west of LA Highway 433, north of Lakeshore Blvd East, south of Schneider Canal, S25/26/27/33/34/35/36, T9S, R14E & S1/2/3/4/11, T10S, R14E, Ward 9, District 13
Acres: 1083.6 acres
Petitioner: Jeffrey D. Schoen
Owner: D.R. Horton, Inc- Gulf Coast

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14. 2017-648-ZC

Major Amendment to the PUD Planned Unit Development Overlay

Location: Parcel located on the north side of Dove Park Road, west of LA Highway 59
S25, T7S, R11E, Ward 4, District 5

Acres: 58.45 acres

Petitioner: Dove Park Estates LLC - Corie Herberger

Owner: Dove Park Estates LLC - Corie Herberger

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT