

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - TUESDAY, MAY 1, 2007
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 5
MANDEVILLE, LOUISIANA

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

ROLL CALL

APPROVAL OF THE MINUTES OF THE APRIL 3, 2007 MEETING

TABLING 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. ZC07-01-001

Existing Zoning: SA (Suburban Agricultural) District & C-1 (Neighborhood Commercial) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 28 acres
Petitioner: James E. Shields, Sr.
Owner: James E. Shields, Sr.
Location: Parcel located on the south side of LA Highway 1088, east of Trinity Drive, west of Forest Brook Boulevard, S5 & 6, T8S, R12E, Ward 4, District 5 & 7
Council District: 5 & 7

(Referred back from April 5, 2007 Council Meeting)

2. ZC07-03-018

_____Text Change- Ordinance to Amend The Parish Code of Ordinances, Appendix C, Land Use Regulations Ordinance (Ordinance No. 523), Section 5.03, Sign Regulations

TABLED FROM 4/3/07 MEETING)

3. ZC07-05-021

Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 2.6 acres
Petitioner: Floyd Glass
Owner: Nava P. Bourgeois
Location: Parcel located on the south side of U.S. Highway 190, east of Christa Drive, S40, T8S, R13E, Ward 9, District 11
Council District: 11

4. ZC07-05-022

Existing Zoning: Special District #14
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 6,250 sq. ft.
Petitioner: Patrick J. Milligan
Owner: Patrick J. Milligan
Location: Parcel located on the north side of Coast Boulevard, east of Behrman Street, west of Dwyer Street, S23, T9S, R14E, Ward 8, District 12
Council District: 12

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5. ZC07-05-023

Existing Zoning: R (Rural) District
Proposed Zoning: A-1 (Suburban) District
Acres: 440.78 acres
Petitioner: Leroy Cooper
Owner: John Yemelos/Aphelion Holdings, LLC
Location: Parcel located on the east side of LA Highway 1082, north of Elderberry Lane, S19 & 20, T5S, R12E, Ward 5, District 2
Council District: 2

6. ZC07-05-024

Existing Zoning: A-2 (Suburban) District
Proposed Zoning: LC (Light Commercial) District
Acres: 16,884 sq. ft.
Petitioner: Paula M. Huff
Owner: Paula M. Huff
Location: Parcel located on the southeast corner of LA Highway 59 and Henry Clay Avenue, north of Destin Street, west of Marigny Street, S38, T8S, R11E, Ward 4, District 10
Council District: 10

7. ZC07-05-025

Existing Zoning: A-4 (Single Family Residential) District
Proposed Zoning: C-3 (Planned Commercial Center) District
Acres: 19.11 acres
Petitioner: LLOG Exploration Company, LLC c/o Scott Gutterman
Owner: Wainer Brothers and Allstate Financial Company
Location: Parcel located on the north side of Oschner Boulevard, west of LA Highway 21, north of Interstate 12, S46, T7S, R10E & S47, T7S, R11E, Ward 1, District 1
Council District: 1

CONDITIONAL USE PERMIT REQUEST CASES - APPLICATIONS REQUIRING REVIEW AND APPROVAL OF THE USE BY THE ZONING COMMISSION BEFORE ISSUANCE OF A PERMIT ARE AS FOLLOWS:

1. CP07-03-034 - Use: Day Care

Zoning: SA (Suburban Agricultural) District
Use Size: 21,150 sq. ft.
Petitioner: Leroy Cooper
Owner: One-Nine Enterprises, LLC
Location: Parcel located on the east side of LA Highway 1077, south of Interstate 12, north of Brewster Road, S11, T7S, R10E, Ward 1, District 1
Council District: 1

(TABLED FROM 4/3/07 MEETING)

2. CP07-05-052 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 840 sq. ft.
Petitioner: John Nielsen
Owner: John Nielsen
Location: Parcel located on the north side of U.S. Highway 90, south of Poitevent Canal, west of the Pearl River, S29, T9S, R16E, Ward 8, District 13
Council District: 13

3. CP07-05-053 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 2,432 sq. ft.
Petitioner: Richard G. Ellis
Owner: Lacy L. Boyet
Location: Parcel located on the west side of West Powerline Road Extension, south of Pine Street Extension, S9, T8S, R14E, Ward 9, District 6
Council District: 6

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4. CP07-05-054 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1,500 sq. ft.
Petitioner: Fred Bratcher
Owner: Craig Shockley
Location: Parcel located on the south side of Smokey Hollow Drive, east of Pine Hazel Drive, north of Avery Drive, S29, T9S, R15E, Ward 8, District 13
Council District: 13

5. CP07-05-055 - Use: Addition to Sewer Treatment Plant

Zoning: R (Rural) District
Use Size: 85,738 sq. ft.
Petitioner: Walter Clairain
Owner: St. Tammany Sewer District 6
Location: Parcel located on the south side of Heintz Street, west of Poitevent Street, S1, T7S, R11E, Ward 10, District 3
Council District: 3

6. CP07-05-057 - Use: Guest House

Zoning: A-2 (Suburban) District
Use Size: 960 sq. ft.
Petitioner: Frank and Melinda Hughes
Owner: Frank and Melinda Hughes
Location: Parcel located on the east side of Beverly Drive, south of Lake Ramsey Drive, north of Karrie Lane, S13, T6S, R10E, Ward 3, District 3
Council District: 3

7. CP07-05-058 - Use: 125 Room Hotel

Zoning: C-2 (Highway Commercial) District
Use Size: 85,361 sq. ft.
Petitioner: Stephen Manshel
Owner: Ruddigore LLC / Northpark Residence Inn
Location: Parcel located at the western end of Park Place, east of Rosebud Court, north of Emerald Oaks Drive, S15, T7S, R11E, Ward 3, District 1
Council District: 1

8. CP07-05-059 - Use: Mobile Home & Mobile Home as Guest House

Zoning: SA (Suburban Agricultural) District
Use Size: 2,090 sq. ft. & 780 sq. ft.
Petitioner: Theodore Bachemin
Owner: Tira and Theodore Bachemin
Location: Parcel located on the north side of South Mimosa Drive, west of North Pontchartrain Drive, south of North Mimosa Drive, S48, T8S, R12E, Ward 7, District 7
Council District: 7

9. CP07-05-060 - Use: Radio Pharmacy

Zoning: M-2 (Intermediate Industrial) District
Use Size: 1,800 sq. ft.
Petitioner: Douglas West
Owner: Zacary Property Rental
Location: Parcel located on the west side of East Court, south of South Lane, east of West Lane, S19, T7S, R12E, Ward 4, District 7
Council District: 7

10. CP07-05-061 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 910 sq. ft.
Petitioner: Myetta Bagent
Owner: Francis B. Cooper
Location: Parcel located on the east side of North Eighth Street, south of Haas Road, west of North Seventh Street, S23, T8S, R14E, Ward 8, District 14
Council District: 14

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11. CP07-05-062 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1,280 sq. ft.
Petitioner: Irma Penn McClain
Owner: Robert A. Hendricks
Location: Parcel located on the west side of United Church Road, south of Lowe Davis Road, S25, T6S, R11E, Ward 3, District 3
Council District: 3

12. CP07-05-063 - Use: Gravel and Sand Pit

Zoning: R (Rural) District
Use Size: 198 acres
Petitioner: Elite Gravel Products, LLC/Jeff Schoen
Owner: Kivett and Reel LLC
Location: Parcel located at the end of Fisherman's Landing Road, east of LA Highway 41, S46, T5S, R13E, Ward 5, District 6
Council District: 6

13. CP07-05-064 - Use: 20,000 Gallon Fuel Storage Tank

Zoning: ID (Institutional) District
Use Size: 1,674 sq. ft.
Petitioner: Lyman Hammon
Owner: Corp. of the presiding Bishop of the Church of Jesus Christ of Latter day Saints
Location: Parcel located on the south side of Robert Road (LA Highway 1091), north of Oriole Lane, S35,T8S,R14E, Ward 8, District 8
Council District: 8

14. CP07-05-065 - Use: Church

Zoning: A-3 (Suburban) District
Use Size: 6,000 sq. ft.
Petitioner: Timothy Adamoah
Owner: Dorothy Hamison and Vanessa Cothran
Location: Parcel located on the west side of Allen Road, south of U.S. Highway 190, north of Miller Road, S13, T9S, R14E, Ward 8, District 14
Council District: 14

15. CP07-05-066 - Use: Day Care Home

Zoning: A-4 (Single Family Residential) District
Use Size: 1,000 sq. ft.
Petitioner: Dorothy Matulich Atford
Owner: Dorothy Matulich Atford
Location: Parcel located on the east side of Choctaw Drive, south of East Gause Boulevard, S12, T9S, R14E, Ward 8, District 13
Council District: 13

16. CP07-05-067 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1,216 sq. ft.
Petitioner: Joseph L. Galatas
Owner: Joseph L. Galatas
Location: Parcel located on the south side of East Pinehill Drive, west of Palm Drive, S34, T8S, R14E, Ward 9, District 14
Council District: 14

17. CP07-05-068 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 2,128 sq. ft.
Petitioner: Julie Konrick
Owner: Julie Konrick
Location: Parcel located at the northwest corner of John Drive and Peachtree Drive, south of Roger Drive, S29, T8S, R15E, Ward 8, District 9
Council District: 9

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18. CP07-05-069 PR - Use: Modular Buildings for Classrooms

Zoning: SA (Suburban Agricultural) District
Use Size: 1,232 sq. ft.
Petitioner: Leslie Cummins
Owner: North Cross Methodist
Location: Parcel located on the west side of LA Highway 21, north of Dummyline Road, S41, T7S, R10E, Ward 1, District 1
Council District: 1

19. CP07-05-070 - Use: High School

Zoning: ID (Institutional) District
Use Size: 81,936 sq. ft.
Petitioner: Andre Villere
Owner: Archdiocese of New Orleans
Location: Parcel located at the northeast corner of LA Highway 1077 and LA Highway 1085, S3, T7S, R10E, Ward 1, District 1
Council District: 1

20. CP07-05-071 - Use: Mobile Home

Zoning: A-4 (Single Family Residential) District
Use Size: 1,536 sq. ft.
Petitioner: Patricia White
Owner: Tammy Williams
Location: Parcel located on the south side of Salmen Street, east of Cochise Lane, west of Patrick Street, S9, T9S, R14E, Ward 9, District 14
Council District: 14

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

1. PR07-04-001 - Use: Retail Facility

Corridor: Highway 21 Planned Corridor
Zoning: C-2 (Highway Commercial) District
Use Size: 279,219 sq. ft.
Petitioner: Leroy Cooper
Owner: Fred R. Kolb, Kristina K. Johnson
Location: Parcel located at the intersection of LA Highway 21 and Brewster Road, west of LA Highway 21, north of Brewster Road, S46, T7S, R10E, Ward 1, District 1
Council District: 1

(TABLED FROM 4/3/07 MEETING)

OLD BUSINESS

1. CP06-11-195 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 980 sq. ft.
Petitioner: Crystal Baragona
Owner: Stephen A. Engelken
Location: Parcel located on the north side of Tammany Street, west of Lakeview Street, east of Beach Street, being Lots 23 and 24 of Square 12, S44, T9S, R14E, Ward 9, District 12
Council District: 12

2. CP06-12-225 - Use: Church

Zoning: A-3 (Suburban) District
Use Size: 25,000 sq. ft.
Petitioner: James Chester
Owner: Hazel Nell Fogg
Location: Parcel is located on the east side of Allen Road, south of U.S. Highway 190, S13, T9S, R14E, Ward 8, District 13
Council District: 13

NEW BUSINESS

ADJOURNMENT