

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. -TUESDAY, AUGUST 1, 2006
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

DRAFT

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 JULY 5, 2006 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. **ZC06-04-027**
Existing Zoning: R (Rural) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 56.13 acres
Petitioner: Leroy Cooper
Owner: Peter M. McEnery & Mary F. McEnery Broussard
Location: Parcel located on the east and west sides of Fish Hatchery Road, north I-12, S31, T7S, R13E, Ward 6, District 7
Council District: 7
(TABLED FROM 7/5/06 MEETING)

2. **ZC06-04-047**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 254.74 acres
Petitioner: Kyle Associates, L.L.C.
Owner: CERP Development
Location: Parcel located on the east side of LA Highway 1077 & Tantella Ranch Road, north of Magee Road, S21, T6S, R10E, Ward 1, District 1
Council District: 1
(TABLED FROM 7/5/06 MEETING)

3. **ZC06-07-059 WITHDRAWN**
Existing Zoning: R (Rural) District
Proposed Zoning: A-2 (Suburban) District
Acres: 34.31 acres
Petitioner: Leroy Cooper
Owner: Lazy Creek Development, Inc./Dave Aymond
Location: Parcel located on the east and west sides of William Galloway Cemetery Road, north of LA Highway 40, S39 & 40, T5S, R12E, Ward 5, District 2
Council District: 2
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4. **ZC06-07-060**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 25.8 acres
Petitioner: Marilyn Beaupre
Owner: Fit-Right, LLC
Location: Parcel located on the south side of Little Creek Road, north of I-12, S30, T7S, R12E, Ward 4, District 7
Council District: 7
(TABLED FROM 7/5/06 MEETING)
5. **ZC06-07-062**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: ID (Institutional) District
Acres: 60 acres
Petitioner: Jeff Schoen/Jones Fussell, L.L.P.
Owner: St. Tammany Parish School Board
Location: Parcel located on the north side of LA Highway 1088, east of I-12, S26, T7S, R12E, Ward 4, District 7
Council District: 7
(TABLED FROM 7/5/06 MEETING)
6. **ZC06-07-066**
Existing Zoning: R (Rural) District
Proposed Zoning: A-2 (Suburban) & A-3 (Suburban) acres) Districts
Acres: 78.87 acres
Petitioner: Fred Sigur
Owner: Estate of Mr. Frederick Sigur
Location: Parcel located on the south side of East Oalmann Road, east of LA Highway 1083, S28, T5S, R12E, Ward 5, District 2
Council District: 2
(TABLED FROM 7/5/06 MEETING)
7. **ZC06-04-048**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 6.2 acres
Petitioner: Kyle Associates LLC
Owner: Stonebrook Holdings & Jules Walder Jr.
Location: Parcel located on the south side of Walder Road, west of LA Highway 59, S1, T8S, R11E, Ward 4, District 10
Council District: 10
8. **ZC06-08-067**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 12,000 sq. ft.
Petitioner: Joey Celino
Owner: The Father's Property L.L.C.
Location: Parcel located on the east side of east side of LA Highway 59, south of Crain Street, being lots 1, 2, 27, 28, Square 1, Abita Springs Terrace, S7, T7S, R12E, Ward 4, District 7
Council District: 7
9. **ZC06-08-068**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: M-2 (Intermediate Industrial) District
Acres: 71.452 acres
Petitioner: Robert G. Tufts
Owner: David M. Moore
Location: Parcel located at the end of Marion Lane, west of LA Highway 59, S2, T7S, R11E, Ward 4, District 7
Council District: 7
10. **ZC06-08-069**

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 MANDEVILLE, LOUISIANA

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| Existing Zoning: | A-3 (Suburban) District |
| Proposed Zoning: | A-2 (Suburban) District |
| Acres: | 3.094 acres |
| Petitioner: | Jeanne Miller |
| Owner: | Joseph & Jeanne Miller |
| Location: | Parcel located on the south side of Robert Road, east of US Interstate 59, S30, T8S, R15E, Ward 8, District 9 |
| Council District: | 9 |
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| 11. | <u>ZC06-08-070</u> |
| Existing Zoning: | A-3 (Suburban) District |
| Proposed Zoning: | ID (Institutional) District |
| Acres: | 2.088 acres |
| Petitioner: | Clave Gill & Deborah Hopkins |
| Owner: | RBF, L.L.C. |
| Location: | Parcel located on the east side of LA Highway 59, north of Grande Maison Blvd., Lots 20, 21, 22, De Val Estates , S25, T7S, R12E, Ward 4, District 5 |
| Council District: | 5 |
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| 12. | <u>ZC06-08-071</u> |
| Existing Zoning: | SA (Suburban Agricultural) District |
| Proposed Zoning: | C-2 (Highway Commercial) District |
| Acres: | 25,000 sq.ft. |
| Petitioner: | Lonnie Fisher, Sr. |
| Owner: | Fisher Cabinet & Flooring |
| Location: | Parcel located on the north side of Pine Street, east of LA Highway 59, lots 14, 16, 18, 20, 22, 24, 26, Square 38, Abita Springs Annex, S7, T7S, R12E, Ward 4, District 7 |
| Council District: | 7 |
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| 13. | <u>ZC06-08-073</u> |
| Existing Zoning: | SA (Suburban Agricultural) District |
| Proposed Zoning: | PUD (Planned Unit Development) District |
| Acres: | 14.267 acres |
| Petitioner: | Steve Duvernay |
| Owner: | Toby Lowe |
| Location: | Parcel located at the end of Crawford Landing Road, north of I-10 , S38, T8S, R15E& S38, T9S, R15E, Ward 8, District 9 |
| Council District: | 9 |
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| 14. | <u>ZC06-08-074</u> |
| Existing Zoning: | A-3 (Suburban) District |
| Proposed Zoning: | C-2 (Highway Commercial) District |
| Acres: | 41,649 sq.ft. |
| Petitioner: | Steve Duvernay |
| Owner: | Investment Realty Association, Inc. |
| Location: | Parcel located on the south side of Cane Avenue, east of Pearl Street, being lots 8 - 16, Square 26, Pearl Acres Subdivision, S7, T9S, R15E, Ward 8, District 8 |
| Council District: | 8 |
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| 15. | <u>ZC06-08-075</u> |
| Existing Zoning: | SA (Suburban Agricultural) District |
| Proposed Zoning: | C-2 (Highway Commercial) District |
| Acres: | 7.23 acres |
| Petitioner: | Jeffrey Schoen |
| Owner: | Mr. & Mrs. William Colley, Jr. |
| Location: | Parcel located on the east side of LA Highway 1077, north side of I-12, S3, T7S, R10E, Ward 1, District 1 |
| Council District: | 1 |
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| 16. | <u>ZC06-08-077</u> |
| Existing Zoning: | R (Rural) District |

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- Proposed Zoning: PUD (Planned Unit Development) District
Acres: 1.05 acres
Petitioner: Leroy Cooper
Owner: James Coate/Autumn Creek II, LLC
Location: Parcel located on the north side of Highway 22, east of Autumn Creek Drive, S42, T7S, R10E, Ward 1, District 1
Council District: 1
17. **ZC06-08-078**
Existing Zoning: R (Rural) District
Proposed Zoning: M-2 (Intermediate Industrial) District
Acres: 57.35 acres
Petitioner: Richard Romano, Stephanie Romano Mack & Terrance Romano
Owner: Stephanie Romano Mack
Location: Parcel located on the south side of LA Hwy 1085, north of I-12, west of LA Highway 1077, S3 & 4, T7S, R10E, Ward 1, District 1
Council District: 1
18. **ZC06-08-079**
Existing Zoning: A-2 (Suburban) District
Proposed Zoning: A-4 (Single Family Residential) District
Acres: 1.05 acres
Petitioner: Edward Couret
Owner: 675 Properties L.L.C.
Location: Parcel located on the east side of Dupre Street, north of US Highway 190, S46, T8S, R12E, Ward 4, District 7
Council District: 7
19. **ZC06-08-080**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: A-4 (Single Family Residential) District
Acres: 1.046 acres
Petitioner: Edward Couret
Owner: 375 Properties L.L.C.
Location: Parcel located on the east side of Dupre Street, north of US Highway 190, S46, T8S, R12E, Ward 4, District 7
Council District: 7
20. **ZC06-08-081**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: A-4 (Single Family Residential) District
Acres: 44,477 sq.ft.
Petitioner: John & Karen Campo
Owner: John & Karen Campo
Location: Parcel located on the northwest corner of Little Creek Road & Hiern Drive, S30, T7S, R12E, Ward 4, District 7
Council District: 7

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. **CP06-07-117 - Use: High School**
Zoning: A-4 (Single Family Residential) District
Use Size: 200,000 sq.ft.
Petitioner: St. Tammany Parish School Board
Owner: St. Tammany Parish School Board
Location: Parcel located on the north side of LA Highway 1088, east of I-12, south of LA Highway 36, S26, T7S, R12E, Ward 6, District 7
Council District: 7

(TABLED FROM 7/5/06 MEETING)

2. **CP06-07-121 - Use: Mobile Home**
Zoning: SA (Suburban Agricultural) District
Use Size: 840 sq. ft.

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Petitioner: L.S.Hiern
Owner: Martha T. Olivia
Location: Parcel located on the south side of Delery Street, east of Robert Road, being the west 1/2 of lot 25, block 2, Litolff Subdivision, S17, T7S, R12E, Ward 4, District 7
Council District: 7

(TABLED FROM 7/5/06 MEETING)

3. CP06-07-124 - Use: Townhouse Development

Zoning: C-2 (Highway Commercial) District
Use Size: 5.75 acres
Petitioner: Leroy Cooper
Owner: Rozario Zuppardo
Location: Parcel located on the north side of Holiday Blvd., west of US Highway 190, S15, T7S, R11E, Ward 3, District 1
Council District: 1

(TABLED FROM 7/5/06 MEETING)

4. CP06-07-130 - Use: Pets & Horses Boarding Facility

Zoning: SA (Suburban Agricultural) District
Use Size: 6106 sq.ft.
Petitioner: Walter F. Clairain
Owner: Earl & Walter F. Clairain
Location: Parcel located on the south side of LA Highway 36, east of Formosa Drive, S42, T6S, R11E, Ward 3, District 3
Council District: 3

(TABLED FROM 7/5/06 MEETING)

5. CP06-07-132 - Use: Church

Zoning: SA (Suburban Agricultural) District
Use Size: 26,058 sq. ft.
Petitioner: Kyle Associates, LLC
Owner: Doug McAllister
Location: Parcel located on the south side of Dixie Ranch Road, north of I-12, S17, T8S, R13E, Ward 7, District 7
Council District: 7

(TABLED FROM 7/5/06 MEETING)

6. CP06-08-137 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 840 sq.ft.
Petitioner: Anthony Cannata
Owner: Anthony Cannata
Location: Parcel located on the east side of Blackwell Road, north of US Highway 190, S15, T8S, R12E, Ward 4, District 7
Council District: 7

7. CP06-08-138 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1,120 sq.ft.
Petitioner: Socorro Stubbs
Owner: Yvonne Stubbs
Location: Parcel located on the north side of Clesi Avenue, east of Lacombe Harbor Lane, S39, T8S, R13E, Ward 7, District 7
Council District: 7

8. CP06-08-139 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 960 sq.ft.
Petitioner: Levon Twille

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Owner: Levon Twille
Location: Parcel located on the north side of West Hillcrest Drive, south of Browns Village Road, north of Interstate 12, being lot 51, Square 17 , S34, T8S, R14E, Ward 9, District 14
Council District: 14

9. **CP06-08-140 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District
Use Size: 1120 sq.ft.
Petitioner: Jacqueline Palama
Owner: Jacqueline Palama
Location: Parcel located on the north side of US Highway 190, east of Vermillion Drive, west of Coral Street, Lot 28, Square 12, S33, T7S, R13E, Ward 7, District 7
Council District: 7

10. **CP06-08-141 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District
Use Size: 1120 sq.ft.
Petitioner: Jacqueline Palama
Owner: Jacqueline Palama
Location: Parcel located on the north side of US Highway 190, east of Vermillion Drive, west of Coral Street, Lot 29, Square 12 , S33 T8S R13E, Ward 7, District 7
Council District: 7

11. **CP06-08-142 - Use: Mobile Home**

Zoning: A-3 (Suburban) District
Use Size: 1,440 sq.ft.
Petitioner: Kay & Edward Manint
Owner: Kay & Edward Manint
Location: Parcel located on the west side of Hillcrest Boulevard, south of Talisheek Highway, Lot 10, Square 4, , S26, T6S, R12E, Ward 10, District 6
Council District: 6

12. **CP06-08-143 - Use: Mobile Home**

Zoning: A-3 (Suburban) District
Use Size: 1,440 sq.ft.
Petitioner: Kay & Edward Manint
Owner: Kay & Edward Manint
Location: Parcel located on the west side of Hillcrest Boulevard, south of Talisheek Highway, Lot 11, Square 4 , S26, T6S, R12E, Ward 10, District 6
Council District: 6

13. **CP06-08-144 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District
Use Size: 840 sq.ft.
Petitioner: Carol Loyd
Owner: Carol Loyd
Location: Parcel located on the south side of Wymer Road, west of Lee Road, being a portion of Lot 12, S15, T6S, R11E, Ward 3, District 2
Council District: 2

14. **CP06-08-145 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District
Use Size: 1280 sq.ft.
Petitioner: Clayton & Dianne Hickey
Owner: Clayton & Dianne Hickey

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Location: Parcel located on the north side of US Highway 190, east of Honeybee Road, S36, T8S, R13E, Ward 9, District 9
Council District: 9

15. **CP06-08-146 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District
Use Size: 2560 sq.ft.
Petitioner: William & Carolyn Woessner, Jr.
Owner: William & Carolyn Woessner, Jr.
Location: Parcel located at the end of Parro Lane, east of Louisiana Avenue, S26, T6S, R10E, Ward 3, District 3
Council District: 3

16. **CP06-08-147 - Use: Mobile Home**

Zoning: A-2 (Suburban) District
Use Size: 1,280 sq. ft.
Petitioner: Marcia Revere
Owner: Marcia Revere
Location: Parcel located on the south side of Elaine Road, east of Benjamin Road, west of Laurent Road, Lots 33 & 34, Square M, S39,T9S,R14E, Ward 9, District 11
Council District: 11

17. **CP06-08-148 - Use: Mobile Home**

Zoning: A-3 (Suburban) District
Use Size: 1280 sq.ft.
Petitioner: Bridget Payton
Owner: Joy Williams
Location: Parcel located on the west side of Military Road, south of Canal Street, north of Brownsitch Road, Lots 27 & 28, S31, T8S, R15E, Ward 8, District 9
Council District: 9

18. **CP06-08-149 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District
Use Size: 1280 sq.ft.
Petitioner: Daniel & Angele Melton
Owner: Daniel & Angele Melton
Location: Parcel located on the west side of Ordogne Ruppert Road, south of Barousse Road, S14, T8S, R12E, Ward 7, District 7
Council District: 7

19. **CP06-08-150 - Use: Funeral Home**

Zoning: A-3 (Suburban) District
Use Size: 18,000 sq.ft.
Petitioner: Clave Gill & Deborah Hopkins
Owner: RBF, L.L.C.
Location: Parcel located on the east side of LA Highway 59, north of Grande Maison Boulevard, south of Hurricane Alley, Lots 20, 21, & 22, S25, T7S, R12E, Ward 4, District 5
Council District: 5

20. **CP06-08-151 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District
Use Size: 1980 sq.ft.
Petitioner: Michael Haas
Owner: Michael & Joanne Haas
Location: Parcel located on the east side of LA Highway 1081, north of Smith Road, south of Million Dollar Road, S11 & 12, T6S, R11E, Ward 3, District 2
Council District: 2

21. **CP06-08-152 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District
Use Size: 2280 sq.ft.
Petitioner: Nicole and James Thomas
Owner: JoAnn Palmertree
Location: Parcel located on the north side of South Cloverland Drive, east of

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Council District: Richard Drive, being a portion of Lot 1, Square 4, S23, 38 & 48,
T8S, R12E, Ward 7, District 7
7

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

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT