

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION**  
**6:00 P.M. -TUESDAY, MARCH 1, 2005**  
**ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**  
**KOOP DRIVE OFF OF HIGHWAY 59**  
**MANDEVILLE, LOUISIANA**

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF THE MINUTES OF THE FEBRUARY 1, 2005 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.     **ZC04-06-047**  
Existing Zoning:     R (Rural) and SA (Suburban Agriculture) Districts  
Proposed Zoning:    PUD (Planned Unit Development) District  
Acres:                78.7 acres  
Petitioner:          Leroy J. Cooper  
Owner:                Ruelle du Chene Developers, L.L.C.  
Location:            Parcel located on the west side of LA Highway 1077, north of the intersection of LA Highway 1077 and US Highway 190, S17, T6S, R10E, Ward 1, District 1  
  
Council District:     1
  
2.     **ZC04-10-083**  
Existing Zoning:     SA (Suburban Agriculture) District  
Proposed Zoning:    PUD (Planned Unit Development) District  
Acres:                375 acres  
Petitioner:          Cheryl and Mark Malkemus  
Owner:                The Planche Company, L.L.C., et al.  
Location:            Parcel located on the north side of Bricker Road and LA Highway 1085, south of the Tchefuncte River, east of Rousseau Road, S31, 37, 45, 46; T6S & 7S; R10E & 11E, Ward 1, District 1  
  
Council District:     1  
(Tabled from 2/1/05 Meeting)
  
3.     **ZC04-11-092**  
Existing Zoning:     SA (Suburban Agricultural) District  
Proposed Zoning:    PUD (Planned Unit Development) District  
Acres:                30.3 acres  
Petitioner:          David Weber  
Owner:                Graber, L.L.C.  
Location:            Parcel located on the south side of LA Highway 1085, west of LA Highway 21, across from Bricker Road, S45 & 46, T7S, R10E & 11E, Ward 1, District 1  
  
Council District:     1  
(Tabled from 2/1/05 Meeting)

4. **ZC04-11-093**  
Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: PUD (Planned Unit Development) District  
Acres: 112 acres  
Petitioner: Allan Coudrain  
Owner: Patricia Plance Bopp, Andree Planche a.k.a. Andree Planche Hand, Planche Company L.L.C.  
Location: Parcel located on the east side of LA Highway 1077, north of LA Highway 1085, across from Stanga Road, S34, T6S, R10E, Ward 1, District 1  
Council District: 1  
(Tabled from 2/1/05 Meeting)
5. **ZC04-11-095**  
Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: PUD(Planned Unit Development) District  
Acres: 62.092 acres  
Petitioner: Rockhurst Interests, LLC  
Owner: Succession of Agnes Blasi  
Location: Parcel located on the south side of LA Highway 1085, west of LA Highway 21, east of LA Highway 1077, S2, T7S, R10E, Ward 1, District 1  
Council District: 1  
(Tabled from 2/1/05 Meeting)
6. **ZC05-02-003**  
Existing Zoning: A-4 (Single Family Residential) District  
Proposed Zoning: LC (Light Commercial) District  
Acres: 23,485 sq. ft.  
Petitioner: Robert J. Beck  
Owner: Trinity Construction of St. Tammany Inc.  
Location: Parcel located on the east side of Choctaw Drive, south of East Gause Blvd, being lot 3, Square 10, Robbert Park Subdivision, S12, T9S, R14E, Ward 8, District 13  
Council District: 13  
(Tabled from 2/1/05 Meeting)
7. **ZC05-02-008**  
Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: A-4 (Single Family Residential) District  
Acres: 54.543 acres  
Petitioner: Tim Jackson  
Owner: Adrian and Paula Camp  
Location: Parcel located on the north side of LA Highway 1085, east of White Chapel Road, across from Village des Bois & Lake Placid Drive, S2, T7S, R10E, Ward 1, District 1  
Council District: 1  
(Tabled from 2/1/05 Meeting)
8. **ZC05-02-009**  
Existing Zoning: C-2 (Highway Commercial) District, M-1 (Light Industrial) District, M-2 (Intermediate Industrial) District  
Proposed Zoning: PUD (Planned Unit Development) District  
Acres: 270.651 acres  
Petitioner: Steve Duvernay  
Owner: Premiere Investment Group, L.L.C.  
Location: Parcel located on the east side of I-10 Service Road, S26, T9S, R14E, Ward 9, District 13  
Council District: 13  
(Tabled from 2/1/05 Meeting)

9. **ZC05-02-011**  
 Existing Zoning: SA (Suburban Agricultural) District  
 Proposed Zoning: PUD (Planned Unit Development) District  
 Acres: 158 acres  
 Petitioner: Kyle Associates, L.L.C.  
 Owner: Mauberret Realty, L.L.C.  
 Location: Parcel located on the west side of Fish Hatchery Road, north of Pontchartrain Drive, S38, 13 & 24, T8S, R12E, Ward 7, District 7  
 Council District: 7  
 (Tabled from 2/1/05 Meeting)
10. **ZC05-03-012**  
 Existing Zoning: SA (Suburban Agricultural) District  
 Proposed Zoning: A-3 (Suburban) District & C-2 (Highway Commercial) District  
 Acres: 168.385 acres  
 Petitioner: Richard C. Lambert  
 Owner: Succession of Emilie Kolb/ Kristina Kolb Johnson & Fred R. Klob  
 Location: Parcel located at the southwest corner of I-12 & LA Highway 21, behind the Target Shopping Center, S47, T7S, R11E, Ward 1, District 1  
 Council District: 1
11. **ZC05-03-013**  
 Existing Zoning: SA (Suburban Agricultural) District  
 Proposed Zoning: PUD (Planned Unit Development) District  
 Acres: 80.83 acres  
 Petitioner: Leroy Cooper  
 Owner: Aymond Development, L.L.C.  
 Location: Parcel located on the southeast side of Tantella Ranch Road, north of LA Highway 1077, S5 & 8, T6S, R10E, Ward 1, District 1  
 Council District: 1
12. **ZC05-03-014**  
 Existing Zoning: R (Rural) District  
 Proposed Zoning: C-2 (Highway Commercial) District  
 Acres: 1.14 acres  
 Petitioner: Jonathan Varnado  
 Owner: Pamela K. & Jesse B. Parker  
 Location: Parcel located on the south side of LA Highway 21, west of LA Highway 40, east of Daisy Drive, S41, T5S, R13E, Ward 5, District 6  
 Council District: 6
13. **ZC05-03-015**  
 Existing Zoning: A-2 (Suburban) District  
 Proposed Zoning: C-2 (Highway Commercial) District  
 Acres: 26,012 sq. ft.  
 Petitioner: Heidi Roth and Annie Roth Lefevre  
 Owner: Body Expressions, Inc  
 Location: Parcel located on the southwest corner of Dupard Street & LA Highway 59, situated in Square 197, Town of Mandeville, S38, T8S, R11E, Ward 4, District 10  
 Council District: 10

**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. CP05-02-017 - Use: Maternity Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 7,877 sq. ft.  
Petitioner: Bill Magee  
Owner: Bill & Shari Karanas  
Location: Parcel located on the south side of LA Highway 1088, west of Forest Brook Blvd, S5, T8S, R12E, Ward 4, District 7

Council District: 7

**(Tabled from 2/1/05 Meeting)**

**2. CP05-03-021 - Use: Mobile Home**

Zoning: A-3 (Suburban) District  
Use Size: 1216 sq.ft.  
Petitioner: Tommy L. Smith  
Owner: Magee Team  
Location: Parcel located on the west side of Hillcrest Blvd, south of Flight Street, being Lot 6, Square 4, Hillcrest Country Club, Addition #2 , S27, T6S, R12E, Ward 10, District 6

Council District: 6

**3. CP05-03-023 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 1,288 sq. ft.  
Petitioner: James J. Moore  
Owner: J.P. Realty, L.L.C.  
Location: Parcel located on the east side of Fourth Street, north of Aviator Street, south of Jackson Street, being Lot 40A, Square J, North End Addition , S3, T9S, R14E, Ward 8, District 14

Council District: 14

**4. CP05-03-024 - Use: Cellular Tower**

Zoning: R (Rural) District  
Use Size: 3,750 sq.ft.  
Petitioner: Jeffrey Schoen  
Owner: Dan R. Singletary  
Location: Parcel located on the north side of Doug Crowe Road, east of LA Highway 41, S41, T6S, R14E, Ward 6, District 6

Council District: 6

**5. CP05-03-025 - Use: Mobile Home (3rd Residence)**

Zoning: SA (Suburban Agricultural) District  
Use Size: 1280 sq. ft.  
Petitioner: Dolores T. Kendall  
Owner: Dolores T. Kendall  
Location: Parcel located on the north side of Soell Drive, west of 11th Avenue, S12, T7S, R12E, Ward 3, District 5

Council District: 5

**6. CP05-03-026 - Use: Hotel (86 Units)**

Zoning: C-2 (Highway Commercial) District  
Use Size: 70,530 sq. ft.  
Petitioner: Frank Benoit  
Owner: Tammany Middle, L.L.C.  
Location: Parcel located at the northwest intersection of I-12 & US Highway 190, at teh end of Holiday Square Frontage Road, S15, 16, & 22, T7S, R11E, Ward 3, District 1

Council District: 1

**7. CP05-03-027 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 1120 sq. ft.  
Petitioner: Edmund Verret  
Owner: Edmund Verret  
Location: Parcel located on the south side of Beech Street, west of Pontchartrain Drive, being lot 24-A, Square 79, Forest Glen Subdivision, S48, T8S, R12E, Ward 7, District 7  
Council District: 7

**8. CP05-03-028 - Use: Assisted Living Community**

Zoning: A-2 (Suburban) District  
Use Size: 148,104 sq. ft.  
Petitioner: Leroy Cooper  
Owner: Ruth Begue  
Location: Parcel located on the north side of Harrison Avenue. across from K Street, S2 & 3, T7S, R11E, Ward 3, District 3  
Council District: 3

**9. CP05-03-029 - Use: Sales of Outdoor Storage Sheds & Playsets**

Zoning: C-2 (Highway Commercial) District  
Use Size: 4,500 sq. ft.  
Petitioner: Jeffrey Massa  
Owner: Jerry M. Braswell  
Location: Parcel located on the east side of US Highway 190, north of 5th Avenue, being 1810 N. Highway 190, Covington, , Ward 3, District 5  
Council District: 5

**10. CP05-03-030 - Use: Mobile Home (2nd Residence)**

Zoning: A-3 (Suburban) District  
Use Size: 840 sq. ft.  
Petitioner: Jessica Eustis Miller  
Owner: Margaret M. Eustis  
Location: Parcel located on the south side of Miller Road, west of Allen Road, S13, T9S, R14E, Ward 8, District 14  
Council District: 14

**11. CP05-03-031 - Use: Cemetery**

Zoning: R (Rural) District  
Use Size: 2 acres  
Petitioner: Leroy Cooper  
Owner: Frances Barker Bankston  
Location: Parcel located on the west side of LA Highway 1129 (Lee Road), north of Atwood Road, south of Jarrell Road, S27, T5S, R11E, Ward 2, District 2  
Council District: 2

**12. CP05-03-032 - Use: Addition to Funeral Home**

Zoning: ID (Institutional) District  
Use Size: 1,800 sq. ft.  
Petitioner: William Bagnell  
Owner: Planche Company, L.L.C.  
Location: Parcel located at the northeast corner of Planche Road & Lee Road, S14, T6S, R11E, Ward 3, District 2  
Council District: 2

**13. CP05-03-033 - Use: Adult Day Care Center**

Zoning: ID (Institutional) District  
Use Size: 3,627 sq. ft.  
Petitioner: Steve Duvernay  
Owner: St. Tammany Association for Retarded Citizens  
Location: Parcel located on the north side of Viola Street, west of Ceres Street, S1, T8S, R11E, Ward 4, District 5  
Council District: 5

**14. CP05-03-034 - Use: 2nd Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 1280 sq.ft.  
Petitioner: Robbie & Vincent Glebert  
Owner: Mary & Richard Ledet  
Location: Parcel located on the north side of Lazy K Drive, west of Transmitter Road, being lot 110, Lazy K Acres Subdivision, S4, T9S, R13E, Ward 7, District 7  
Council District: 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**

**1. CP96-06-055 - Use: Land Excavation - Pond**

Zoning: Rural District  
Use Size: 12 acres  
Petitioner: Ludwig T. Candies  
Owner: Ludwig T. Candies  
Location: 17076 Candies Road, S20, T5S, R11E, Ward 2, District 2  
Council District: 2

**NEW BUSINESS**

**ADJOURNMENT**