

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. -TUESDAY, APRIL 5, 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 MARCH 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. ZC04-11-092

Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 49.3 acres
Petitioner: David Weber
Owner: Graber, L.L.C.& Valiga 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 3/1/05 Meeting)

2. 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

(Tabled from 3/1/05 Meeting)

3. ZC05-02-005

Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: ID (Institutional) District
Acres: 3.71 acres
Petitioner: Karl Cavaretta
Owner: Andrew & Aurea Mae Goldate
Location: Parcel located on the west side of LA Highway 21, south of Dummyline Road, north of the intersection of LA Highway 21 & LA Highway 1077, S41, T7S, R10E, Ward 1, District 1
Council District: 1

4. ZC04-05-037

Existing Zoning: A-4 (Single Family Residential) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 2.55 acres
Petitioner: Louis S. Nunes, Jr.
Owner: Louis S. Nunes, Jr., et al.
Location: Parcel located on the west side of Airport Road, north of Sunset Drive, south of Redwood Street, being a portion of lots 3 and 4 of tract J in Home Acres Subdivision, S30, T8S, R14E, Ward 9, District 11
Council District: 11

5. ZC04-08-066

Existing Zoning: A-2 (Suburban) District
Proposed Zoning: A-3 (Suburban) District
Acres: 1 acre
Petitioner: Robert and Pamela Parris
Owner: Robert Parris
Location: Parcel located on the north side of Bayou Liberty Road, east of Faciane Road, across from Nunez Drive, S43, T9S, R13E, Ward 9, District 11
Council District: 11

6. ZC05-04-016

Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 5.8 acres
Petitioner: Todd Gregory
Owner: Hosanna Lutheran Church
Location: Parcel located on the east side of US Highway 190 Service Road, north of Fairway Drive, south of Ponchitalawa Drive, S22, T7S, R11E, Ward 4, District 5
Council District: 5

7. ZC05-04-017

Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 3 acres
Petitioner: Jeff Johannsen
Owner: Salvatore Impastato, L.L.C.
Location: Parcel located on the south side of U.S. Highway 190, east of Shelby Powell Drive, west of South 24th Street, being a portion of Farm 549, Forest Glen Subdivision, S48, T8S, R13E, Ward 7, District 7
Council District: 7

8. ZC05-04-018

Existing Zoning: A-2 (Suburban) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 9.706 acres
Petitioner: Lonesome Development, L.L.C.
Owner: Janel K. Montgomery
Location: Parcel located at the northeast intersection of I-12 Service Road & LA Highway 1077, south of LA Highway 1085, S3, T7S, R10E, Ward 1, District 1
Council District: 1

- 9. ZC05-04-019**
Existing Zoning: A-2 (Suburban) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 0.527 acre
Petitioner: Glen and Charlene Robertson
Owner: Michael J. & Patricia Karl, Glen & Charlene Robertson
Location: Parcel located on the southwest corner of LA Highway 59 & LaBarre Street, being a portion of square 235, Town of Mandeville, S38, T8S, R11E, Ward 4, District 10
Council District: 10
- 10. ZC05-04-020**
Existing Zoning: C-2 (Highway Commercial) & LC (Light Commercial) Districts
Proposed Zoning: A-4 (Single Family Residential) District
Acres: 10.282 acres
Petitioner: Belle Point, L.L.C.
Owner: Cheryl Ann & Albert A. Kramer
Location: Parcel located on the north side of LA Highway 22, west of Perrilloux Road, S16, T7S, R10E, Ward 1, District 1
Council District: 1
- 11. ZC05-04-021**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: M-1 (Light Industrial) District
Acres: 1.66 acres
Petitioner: Julian Rodrigue, Jr.
Owner: Ethel T. and Joel L. Fitzgerald
Location: Parcel located on the west side of 9th Street, being lots 1 to 8, Square 28, New Claiborne Subdivision, S42, T6S, R11E, Ward 3, District 3
Council District: 3
- 12. ZC05-04-023**
Existing Zoning: R (Rural) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 22.60 acres
Petitioner: Leroy Cooper
Owner: Despina C. Yemelos
Location: Parcel located on the east side of Lowe Davis Road, south of Kingsland Drive , S19, T6S, R12E, Ward 10, District 2
Council District: 2
- 13. ZC05-04-025**
Existing Zoning: A-2 (Suburban) District
Proposed Zoning: A-4 (Single Family Residential) District
Acres: 10.1 acres
Petitioner: Fontcuberta Surveys, Inc.
Owner: Thomas Byers, Jr.
Location: Parcel located at the end of Garland Street, north of LA Highway 36, south of Florence Street, S35, T6S, R11E, Ward 3, District 3
Council District: 3

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 3/1/05 Meeting)

2. 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

(Tabled from 3/1/05 Meeting)

3. CP05-04-035 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1050 sq.ft.
Petitioner: Richard V. Haynes, Jr.
Owner: Richard V. Haynes, Jr.
Location: Parcel located on the south side of Boxwood Street, west of Nursery Street, S36, T6S, R11E, Ward 3, District 3
Council District: 3

4. CP05-04-036 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 624 sq. ft.
Petitioner: Jon & Veronica Estopinal
Owner: Jon & Veronica Estopinal
Location: Parcel located on the southeast corner of Garrett's Prime Run & Boar Run, being lot 259, Phase VII, Ponderosa Ranches, S15, T8S, R14E, Ward 9, District 6
Council District: 6

5. CP05-04-037 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1280 sq. ft.
Petitioner: Cynthia Renae Dirr
Owner: Cynthia Renae Dirr
Location: Parcel located on the east side of Holly Drive, south of Pine Street, south & west of LA Highway 1085, being a portion of Lot 1, Block 6, Evergreen Acres Subdivision, S1, T7S, R10E, Ward 1, District 1
Council District: 1

6. CP05-04-038 - Use: Re-locate outdoor advertising structure

Zoning: C-2 (Highway Commercial) District
Use Size: 100 sq. ft.
Petitioner: Grace F. Burkes/ Bill Summers
Owner: Fritchie Sisters, L.L.C.
Location: Parcel located at the southwest intersection of I-10 & Beech Street, south of US Highway 190 East, S14, T9S, R14E, Ward 8, District 14
Council District: 14

7. CP05-04-039 - Use: Pond with removal of dirt

Zoning: R (Rural) District
Use Size: 2 acres
Petitioner: Brenda Whitehead
Owner: Gina Thompson
Location: Parcel located on the west side of Bob Baxter Road, south of Rachel Road, S16, T5S, R12E, Ward 5, District 6
Council District: 6

8. CP05-04-040 - Use: Mobile Home

Zoning: SA (Suburban Agriculture) District
Use Size: 1280 sq. ft.
Petitioner: Lisa Pearson
Owner: Lisa Pearson
Location: Parcel located on the south side of Ben Thomas Road, west of Javery Road, S34, T8S, R14E, Ward 9, District 14
Council District: 14

9. CP05-04-041 - Use: Recreational Facility

Zoning: M-1 (Light Industrial) District
Use Size: 14000 sq. ft.
Petitioner: Cindy Werner
Owner: Succession of Cecil McMullen
Representative: James Silvestri
Location: Parcel located on the south side of Marshall Road, east of La Highway 59, S18, T7S, R12E, Ward 4, District 7
Council District: 7

10. CP05-04-043 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1120 sq. ft.
Petitioner: Krystal Lala
Owner: Sky & Dina Lala
Location: Parcel located at the end of Frank Gilbert Lane, west of Fish Hatchery Road, S13, T8S, R12E, Ward 7, District 7
Council District: 7

11. CP05-04-044 - Use: Office Building over 20,000 sq. ft.

Zoning: C-2 (Highway Commercial) District
Use Size: 25,000 sq. ft.
Petitioner: Richard Choate, AIA
Owner: First Premium Group, L.L.C.
Location: Parcel located on the south side of New Camellia Blvd., east of LA Highway 1077, S11, T7S, R10E, Ward 1, District 1
Council District: 1

12. CP05-04-045 - Use: Daiquiri Shop

Zoning: C-2 (Highway Commercial) District
Use Size: 3,250 sq. ft.
Petitioner: Gause West Properties, L.L.C./ Faye Wagner
Owner: Gause West Properties, L.L.C./ Faye Wagner
Representative: Jeff Schoen
Location: Parcel located on the north side of US Highway 190, west of Camp Salmen Road, east of Northshore Blvd, S37, T8S, R14E, Ward 9, District 11
Council District: 11

13. CP05-04-046 - Use: Modification to existing Home Occupation

Zoning: R (Rural) District
Use Size: 900 sq. ft.
Petitioner: Christine Cooper
Owner: Cooper Engineering
Location: Parcel located on the north side of Brewster Road, west of LA Highway 1077, S11, T7S, R10E, Ward 1, District 1
Council District: 1

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

1. PR05-04-001 - Use: Gas Station/ Convenience Store/ Car Wash

Corridor: Highway 21 Planned Corridor
Zoning: C-2 (Highway Commercial) District
Use Size: 5,260 sq. ft.
Petitioner: Julian J. Rodrigue, Jr.
Owner: Fred R. Kolb & Kristina Kolb Johnson
Representative: Kyle and Associates, L.L.C./ Holly Morales
Location: Parcel located at the northwest corner of Brewster Road & LA Highway 21, south of I-12, S47, T7S, R11E, Ward 1, District 1
Council District: 1

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

(Tabled from 3/1/05 Meeting)

2. CP03-12-169PR - Use: Retail Shopping Center > 20,000 sq. ft.

Zoning: C-2 (Highway Commercial) District
Use Size: 65,073 sq. ft.
Petitioner: Gulf States Development Services
Owner: Wainer Brothers
Location: Parcel located 1/4 mile north of I-12 on the west side of LA Hwy 21, S47, T7S, R11E, Ward 1, District 1
Council District: 1

3. PR02-11-032 - Use: Retail & Office Building

Corridor: Standard Planned Corridor
Zoning: C-2 (Highway Commercial) District
Use Size: 5,950 sq. ft.
Petitioner: Robert C. Maier
Owner: Robert C. Maier
Location: Parcel located on the northwest corner of Asbury Drive & DeSoto Street, S34, T7S, R11E, Ward 4, District 10
Council District: 10

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4. CP02-11-094 - Use: Mini Storage

Zoning: SA (Suburban Agricultural) District (*Proposed C-2)
Use Size: 11,300 sq. ft.
Petitioner: Leroy Cooper
Owner: Alfreda Green Mouton
Location: Parcel located on the west side of LA Highway 25, north of
M.P. Planche Road, & south of Lake Ramsey Road, S17,
T6S, R11E, Ward 3, District 3
Council District: 3

NEW BUSINESS

ADJOURNMENT