

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

CALL TO ORDER

ANNOUNCEMENTS

- Please mute all cellular phones and pagers
- You have the right to appeal to the Parish Council any adverse ruling made by this Commission. An appeal form can be obtained through the Department of Planning. Appeals must be filed within ten (10) days after the meeting.
- If a person wishes to speak, they must fill out a "speaker card" which are located along the railing behind and to the left of the staff where the agendas are situated. Please return your card to the staff and you will be recognized at the appropriate time when the case you are interested in is called for public hearing.
- In the event of cases that have opposition, a time limit of ten (10) minutes of each side and five (5) minutes for rebuttal shall be awarded.
- Once a case that you had interest in has been heard, please exit the building in an orderly fashion and do not congregate in the front lobby.

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF THE MINUTES OF THE AUGUST 3, 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. ZC05-04-022 - W I T H D R A W N

Existing Zoning: ID (Institutional) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 77.21 acres
Petitioner: Leroy Cooper
Owner: St. Christopher Development, L.L.C.
Location: Parcel located on the east side of Stafford Road, north of Thibodeaux Road, S14, T6S, R11E, Ward 3, District 2
Council District: 2

(Tabled from 7/12/05 Meeting)

2. ZC05-07-046 - W I T H D R A W N

Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 105.18 acres
Petitioner: Leroy Cooper
Owner: Alexandros F. & Jacqueline M. Goodson
Location: Parcel located on the west of LA Highway 434, east of Barringer Road, south US Highway 190, S41 & 37, T8 & 9, R12E, Ward 7, District 7
Council District: 7

(Tabled from 7/12/05 Meeting)

3. ZC05-04-024

Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: A-4 (Single Family Residential) District
Acres: 32.6 acres
Petitioner: Fontcuberta Surveys, Inc.
Owner: Team Management, L.L.C.
Location: Parcel located on the south side of M.P. Planche Road, west of LA Highway 25, east of Jenkins Road, S18, T6S, R11E, Ward 3, District 3
Council District: 3

(Tabled from 8/3/05 Meeting)

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4. **ZC05-07-049**
 Existing Zoning: SA (Suburban Agricultural) District
 Proposed Zoning: A-2 (Suburban) District
 Acres: 21.27 acres
 Petitioner: Brad Noble
 Owner: Bel Oaks Builders Assoc.
 Location: Parcel located on the east side of Plantation Street, north of Shady Lane, south of Wilson Road, S25, T6S, R11E, Ward 3, District 3
 Council District: 3
(Tabled from 8/3/05 Meeting)

5. **ZC05-08-052**
 Existing Zoning: SA (Suburban Agricultural) District
 Proposed Zoning: PUD (Planned Unit Development) District
 Acres: 101.74 acres
 Petitioner: Leroy Cooper
 Owner: Kay Nehlig Redding, Robert A. Nehlig, Jr., Charles A. Nehlig, Jr.
 Representative: Paul Mayronne
 Location: Parcel located on the north side of Wilson Road, east of LA Highway 21, west of LA Highway 59, S24, T6S, R11E, Ward 3, District 2
 Council District: 2
(Tabled from 8/3/05 Meeting)

6. **ZC05-09-055**
 Existing Zoning: C-1 (Neighborhood Commercial) District
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 0.9867 acre
 Petitioner: Larry Turgeau
 Owner: Georgia G. Turgeau L.L.C.
 Location: Parcel located on the north side of Brownsitch Road, east of LA Highway 11, S36, T8S, R14E, Ward 8, District 9
 Council District: 9

7. **ZC05-09-056**
 Existing Zoning: LC (Light Commercial) District
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 5.24 acres
 Petitioner: Leroy Cooper
 Owner: Callan, Cayman & Daniel Sinclair
 Location: Parcel located at the end of Hollycrest Lane, east of US Highway 190, S15, T7S, R11E, Ward 3, District 3
 Council District: 3

8. **ZC05-09-057**
 Existing Zoning: R (Rural) District
 Proposed Zoning: A-3 (Suburban) District
 Acres: 16.33 acres
 Petitioner: Jeffrey D. Schoen
 Owner: Raymond I. & Marcia B. Smith
 Location: Parcel located on the south side of Koepp Road & LA Highway 22, west of Black River, S37, T7S, R10E, Ward 1, District 1
 Council District: 1

9. **ZC05-09-058**
 Existing Zoning: SA (Suburban Agricultural) District
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 22,800 sq.ft.
 Petitioner: Lee Denny
 Owner: Michael W. & Kathryn G. Wittich
 Location: Parcel located on northeast corner of Wilkinson & Orleans Streets, being a portion of Square 149, S39 & 48, T8S, R11E, Ward 4, District 10
 Council District: 10

10. **ZC05-09-059**
 Existing Zoning: A-3 (Suburban), A-4 (Single Family Residential) & LC (Light Commercial) Districts
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 76.18 acres
 Petitioner: Colonial Properties Trust
 Owner: Wainer Brothers & Affiliated Co.
 Location: Parcel located on the north side of I-12, east of LA Highway 21, S47, T7S, R11E, Ward 1, District 1
 Council District: 1

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11. **ZC05-09-060**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 1.653 acres
Petitioner: John Barry
Owner: TRD Properties, L.L.C.
Location: Parcel located on the east side of Penn Mill Road, north of US Highway 190, S30, T6S, R11E, Ward 3, District 3
Council District: 3
12. **ZC05-09-061**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 15.500 acres
Petitioner: Paul Mayronne, Atty
Owner: Montluf Properties, L.L.C.
Location: Parcel located on the northwest corner of LA Highway 21 & LaLanne Road, S41, T7S, R10E, Ward 1, District 1
Council District: 1
13. **ZC05-09-062**
Existing Zoning: R (Rural) District
Proposed Zoning: A-4 (Single Family Residential) District
Acres: 111.29 acres
Petitioner: Pete Palisi
Owner: Edward R. Morris, Jr./ Janice Sharp/ Patricia Robichaux/ Paula Osborne/ Connie Davis/ Beverly Stein/ Malcolm Stein, Jr./ David Stein/ Faith Cooper/ Don Stein/ Diane Graham/ Irvin Stein, Jr./ Joe Stein/ Mary Stein
Location: Parcel located on the east side of Trepagnier Road, west of Koepp Road, south of LA Highway 22, S37, T7S, R10E, Ward 1, District 1
Council District: 1
14. **ZC05-09-063**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: A-2 (Suburban) District
Acres: 176.81 acres
Petitioner: Franklin Kyle
Owner: CERP Development
Location: Parcel located on the east side of LA Highway 1077 & Tantella Ranch Roads, north of Magee Road, west of Wilkinson Road, S21, T6S, R10E, Ward 1, District 1
Council District: 1
15. **ZC05-09-064**
Existing Zoning: R (Rural) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 19.01 acres
Petitioner: Brad Nobles
Owner: John Barry
Location: Parcel located on the west side of Rangeline Road (LA Highway 59), south of Lowe Davis Road, S25, T6S, R11E, Ward 10, District 2
Council District: 2
16. **ZC05-09-065**
Existing Zoning: R (Rural) District
Proposed Zoning: A-4 (Single Family Residential) District
Acres: 33.223 acres
Petitioner: Buddy Coate
Owner: Marina Developers
Location: Parcel located on the north side of LA Highway 22, east of LA Highway 1085, west of Oak Park Drive, S17, T7S, R10E, Ward 1, District 1
Council District: 1
17. **ZC05-09-066**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: A-3 (Suburban) District & A-4 (Single Family Residential) District
Acres: 196.4 acres
Petitioner: Steve Duvernay
Owner: William B. Rudolf
Location: Parcel located on the south side of Hass Road, east of LA Highway 11, west of Robert Road, S25 & 26, T8S, R14E, Ward 8, District 9
Council District: 9

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18. **ZC05-09-067**
 TEXT CHANGE: Ordinance to provide that the site should use flood hazard areas, if present for recreational areas.
19. **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
20. **ZC05-10-068**
 Existing Zoning: A-2 (Suburban) District
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 30,000 sq. ft.
 Petitioner: Lacombe Memorial Post #8290 VFW
 Owner: Lacombe Memorial Post #8290 VFW
 Location: Parcel located on the southeast corner of Main Street and LA Highway 434, being lots 5, 6, 7 & 8, Square 89, Lacombe Park, S37, T8S, R13E, Ward 7, District 7
 Council District: 7
21. **ZC05-10-069**
 Existing Zoning: SA (Suburban Agricultural) District
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 3.42 acres
 Petitioner: Fennon Rogers & Earl Clairain
 Owner: Fennon Rogers & Earl Clairain
 Location: Parcel located on the north side of LA Highway 36, east of St. Landry Street, being a portion of lot 4, Block 10, Garland's Covington & Claiborne Addition, S42, T6S, R11E, Ward 3, District 3
 Council District: 3
22. **ZC05-10-070**
 Existing Zoning: SA (Suburban Agricultural) District
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 0.498 acres
 Petitioner: Teddy Preis
 Owner: Lyle A. Toomer Jr & Kristem Ratledge Toomer
 Location: Parcel located on the north side of Soell Drive, west of LA Highway 59, S12, T7S, R11E, Ward 3, District 3
 Council District: 3
23. **ZC05-10-071**
 Existing Zoning: SA (Suburban Agricultural) District
 Proposed Zoning: PUD (Planned Unit Development) District
 Acres: 14.5 acres
 Petitioner: Michael H. Fitzpatrick
 Owner: Maxulus Properties, LLC
 Location: Parcel located on the west side of Rapatel Street, north of US Highway 190, S45 & 46, T8S, R12E, Ward 4, District 7
 Council District: 7
24. **ZC05-10-072**
 Existing Zoning: A-4 (Single Family Residential) & SA (Suburban Agricultural) Districts
 Proposed Zoning: PUD (Planned Unit Development) District
 Acres: 39.2158 acres
 Petitioner: Steve Duvernay
 Owner: Butera Investments Inc.
 Representative: J.V. Burkes & Associates, Inc.
 Location: Parcel located on the west side of Thompson Road, north of Timber Ridge Drive, south of Sylve Road, S40, T8S, R13E, S37, T9S, R13E, S39, T9S, R14E, Ward 9, District 11
 Council District: 11

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25. ZC05-11-073

Existing Zoning: A-2 (Suburban) & R (Rural) Districts
Proposed Zoning: A-4 (Single Family Residential) District
Acres: 92.4 acres
Petitioner: A. Wayne Buras
Owner: Pine Creek Acres, L.L.C.
Location: Parcels located on the north side of LA Highway 22 & on the east side of Perrilloux Road, S42, T5S, R10E, 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. CP05-09-091 - Use: Retail Shopping Center

Zoning: C-2 (Highway Commercial), LC (Light Commercial), A-4 (Single Family), A-3 (Suburban) Districts
Use Size: 1,092,690 sq ft
Petitioner: Richard Yeilding
Owner: Wainer Brothers & Affiliated Companies
Location: Parcel located on the north side of I-12, east of LA Highway 21, S47, T7S, R11E, Ward 1, District 1
Council District: 1

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT