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AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. -TUESDAY, FEBRUARY 3, 2004
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 JANUARY 6, 2004 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. ZC03-10-062

TEXT CHANGE: Ordinance to amend Ord. No. 523, Land Use Regulation, to provide for additional requirements in Zoning District standard regarding the Scenic Rivers Act.
(Tabled from 1/6/04 Meeting)

2. ZC03-12-078

Existing Zoning: SA (Suburban Agriculture) and A-1 (Suburban) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 1.5 acres
Petitioner: John Barry
Owner: John Barry
Location: Parcel located east of Lee Road, west of Stafford Road, north of the intersection of Lee Road and Stafford Road, including lots 22, 23, 24, 69, 70, and 71 in Square 2 of Palm Plaza Subdivision, S1 & 234, T6S, R11E, Ward 3, District 2
Council District: 2
(Tabled from 1/6/04 Meeting)

3. ZC03-12-082

Existing Zoning: SA (Suburban Agriculture) District
Proposed Zoning: A-4 (Single Family Residential) District

Acres: 206.437 acres
 Petitioner: Lonesome Development, L.L.C. c/o Tim R. Henning
 Owner: Succession of Lester Charles Aycock
 Location: Parcel located west of Tantella Ranch Road, east of LA Highway 1077, north of the intersection of Tantella Ranch Road and LA Highway 1077, S8, 17 & 20, T6S, R10E, Ward 1, District 1
 Council District: 1
(Tabled from 1/6/04 Meeting)

4. ZC03-12-079

Existing Zoning: SA (Suburban Agriculture) District
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 2.95 acres
 Petitioner: Jack DeWald
 Owner: Jack DeWald and Jack DeWald Construction, L.L.C.
 Location: Parcel located on the east side of LA Highway 437, west of Stafford Road and north of the intersection of LA Highway 437 and Stafford Road, S14, T6S, R11E, Ward 3, District 2
 Council District: 2
(Tabled from 1/6/04 Meeting)

5. ZC04-01-004

Existing Zoning: C-2 (Highway Commercial) District
 Proposed Zoning: M-2 (Intermediate Industrial) District
 Acres: 29.46 acres
 Petitioner: Jonathan Pearson
 Owner: Pearson Real Estate Services, Inc.
 Location: Parcel located on the west side of I-59, south of the East Pearl River, S38, T7S, R15E, Ward 6, District 6
 Council District: 6

(Tabled from 1/6/04 Meeting)

6 6. ZC04-02-007

Existing Zoning: SA (Suburban Agriculture) District
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 14,800 sq. ft.
 Petitioner: Carolyn Arellano
 Owner: Jose D. Barajas
 Location: Parcel located on the south side of Main Street, west of Lake Road, east of 8th Street, being lots 3 and 4 of Square 88 in Lacombe Park subdivision, S37, T8S, R13E, Ward 7, District 7
 Council District: 7

7 7. ZC04-02-008

Existing Zoning: C-2 (Highway Commercial) District
 Proposed Zoning: M-1 (Light Industrial) District
 Acres: 0.68 acres
 Petitioner: Michael J. Champagne, Jr.
 Owner: Majic of St. Tammany, Inc.
 Location: Parcel located on the south side of US Highway 190 Bypass, west of Jacqueline Court, S38, T6S, R11E, Ward 3, District 3
 Council District: 3

8. ZC04-02-009

Existing Zoning: LC (Light Commercial) & C-2 (Highway Commercial) Districts
Proposed Zoning: LC (Light Commercial) & C-2 (Highway Commercial) Districts
Acres: 0.61 acres
Petitioner: Jim Rehkopf
Owner: Stirling Mandeville, LLC
Location: Parcel located on the east side of LA Highway 21, south of I-12 and north of Christwood Boulevard, S46, T7S, R10E, Ward 1, District 1
Council District: 1

9 9. ZC04-02-010

Existing Zoning: C-1 (Neighborhood Commercial) District
Proposed Zoning: A-6 (General Multiple Family) District
Acres: 1.93 acres
Petitioner: Mike Perkins
Owner: Robert and Jeanette Essick
Location: Parcel located on the southeast corner of US Highway 11 and Eden Isles Boulevard, being lots 71-74 in Eden Isles Subdivision, Unit 1, S44, T9S, R14E, Ward 9, District 13
Council District: 13

10 10. ZC04-02-011

Existing Zoning: SA (Suburban Agriculture) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 44.4 acres
Petitioner: Kelly J. McHugh
Owner: Craig and Sandra Maloney
Location: Parcel located on the east side of Pugh Road, north of US Highway 190, S48, T8S, R12E, Ward 4, District 7
Council District: 7

11 11. ZC04-02-012

Existing Zoning: R (Rural) District
Proposed Zoning: A-4 (Single Family Residential) District
Acres: 64.29 acres
Petitioner: Donald Jenkins
Owner: Stella Stein, et al.
Location: Parcel located on the north side of LA Highway 22, east of Perrilloux Road, S42, T7S, R10E, Ward 1, District 1
Council District: 1

12 12. ZC04-02-013

Existing Zoning: SA (Suburban Agriculture) District
Proposed Zoning: C-1 (Neighborhood Commercial) District
Acres: 0.44 acres
Petitioner: Sam Latino
Owner: Frederick Fitzmorris, et al.
Location: Parcel located on the northwest corner of LA Highway 21 and Dummyline Road, S41, T7S, 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. CP03-12-163 - Use: Land Reclamation

Zoning: A-3 (Suburban) District
Use Size: 30,000 sq. ft.
Petitioner: Julius Spell
Owner: Spell Trucking, Inc.
Location: Parcel located on the north side of Stafford Road, east of Lee Road, west of Oak Crest Drive, S26, T5S, R11E, Ward 2, District 2
Council District: 2
(Tabled from 1/6/04 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
(Tabled from 1/6/04 Meeting)

3. CP03-12-158 - Use: Mobile Home

Zoning: SA (Suburban Agriculture) District
Use Size: 1,600 sq. ft.
Petitioner: Peggy Lemoine
Owner: Edward and Marva Krisko
Location: Parcel located on west side of Morgan Road, S38, T6S, R10E, Ward 1, District 1
Council District: 1
(Tabled from 1/6/04 Meeting)

4. CP04-01-018 - Use: Outdoor Sales

Zoning: C-2 (Highway Commercial) District
Use Size: 0.6536 acres
Petitioner: Ed Rutman
Owner: 4001 HWY 190 Covington, LLC
Location: Parcel located on the east side of US Highway 190, north of Fairway Drive, S37, T7S, R11E, Ward 4, District 10
Council District: 10
(Tabled from 1/6/04 Meeting)

5. CP04-01-009 - Use: Mobile Home

Zoning: A-4 (Single Family Residential) District
Use Size: 700 sq. ft.
Petitioner: Marcell Navarre
Owner: Morris J. Navarre, Jr.
Location: Parcel located on the south side of Salmen Street east of West Street, S9, T9S, R14E, Ward 9, District 14
Council District: 14

6. CP04-02-021 - Use: Mobile Home

Zoning: SA (Suburban Agriculture) District
Use Size: 980 sq. ft.
Petitioner: Darris Moore, Jr.
Owner: Darris Moore, Jr.
Location: Parcel located on the south side of Nicholas Street, west of Richard Avenue, being lots 32-35 of square 44 in West Morgan Subdivision, S28, T8S, R14E, Ward 9, District 6
Council District: 6

7. CP04-02-022 - Use: Mobile Home

Zoning: SA (Suburban Agriculture) District
Use Size: 1,280 sq. ft.
Petitioner: Daryl Jean Howell
Owner: Daryl Jean Howell
Location: Parcel located on the north side of Strain Road, east of LA Highway 59, being lot 8 in Mandabita Subdivision, S19, T7S, R12E, Ward 4, District 7
Council District: 7

8. CP04-02-023 - Use: Restaurant

Zoning: R (Rural) District
Use Size: 5,000 sq. ft.
Petitioner: Keith Young
Owner: Estelle McGary, et al.
Location: Parcel located on the west side of LA Highway 21, south of the intersection of LA Highway 21 and LA Highway 1077, S38, T7S, R10E, Ward 1, District 1
Council District: 1

9. CP04-02-024 - Use: Mobile Home

Zoning: A-4 (Single Family Residential) District
Use Size: 720 sq. ft.
Petitioner: Darvin Heath
Owner: Succession of William C. Garrett
Location: Parcel located on the west side of Casey Street, south of Charlene Drive, being lot 22 in Secluded Pines Estates Subdivision, Phase 1-A, S33, T7S, R14E, Ward 6, District 6
Council District: 6

10. CP04-02-025 - Use: Mobile Home

Zoning: A-3 (Suburban) District
Use Size: 1,500 sq. ft.
Petitioner: James S. Haas
Owner: James S. Haas
Location: Parcel located on the west side of Putt Street between Bunker and Ball Streets, being lot 2 of square 19 in Hillcrest Country Club Subdivision, Addition Number 2, S27, T6S, R12E, Ward 10, District 6
Council District: 6

11. CP04-02-026 - Use: Mobile Home

Zoning: SA (Suburban Agriculture) District
 Use Size: 1,680 sq. ft.
 Petitioner: Karen Bloom and Carol Golemon
 Owner: Karen Bloom and Carol Golemon
 Location: Parcel located on the south side of W. Chestnut Street, west of 33rd Street, being lots 29-31 of square 30 in Forest Glen Subdivision, S48, T8S, R12E, Ward 4, 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:

1. PR04-01-001 - Use: Apartments (Expansion)

Corridor: Highway 21 Planned Corridor
 Zoning: A-6 (General Multiple Family) District
 Use Size: 7,671 sq. ft.
 Petitioner: Bryan Burns, III
 Owner: Acadian Village Hwy 21, LLC
 Location: Parcel located on the north side of LA Highway 21, east of LA Highway 1085 and west of Cherokee Rose Lane, S46, T7S, R11E, Ward 1, District 1
 Council District: 1
 (Tabled from 1/6/04 Meeting)

2. PR04-02-002 - Use: Restaurant

Corridor: Highway 21 Planned Corridor
 Zoning: C-2 (Highway Commercial) District
 Use Size: 4,261 sq. ft.
 Petitioner: Rachel Hall
 Owner: Stirling Mandeville, L.L.C.
 Location: Parcel located on the east side of LA Highway 21, between I-12 and Christwood Boulevard, S46, T7S, R10E, Ward 1, District 1
 Council District: 1

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT