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AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. -TUESDAY, APRIL 6, 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 MARCH 2, 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. ZC04-03-014

Existing Zoning: C-1 (Neighborhood Commercial) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 2.31 acres
Petitioner: Weldon Crawford
Owner: David F. & Nancy L. Kauzlarich
Location: Parcel located on the south side of US Highway 190, between Transmitter Road and Brier Lake Drive, S33, T8S, R13E, Ward 7, District 7
Council District: 7
(Tabled from 3/2/04 Meeting)

2. ZC04-03-018

Existing Zoning: SA (Suburban Agriculture) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 22.84 acres
Petitioner: David B. Scalfano
Owner: Ernest Prieto, et al.
Location: Parcel located on the south side of Lotus Road, between LA Highway 59 and Ceres

Street, S1, T8S, R11E, Ward 4, District 5

Council District: 5

(Tabled from 3/2/04 Meeting)

3. ZC04-03-019

Existing Zoning: SA (Suburban Agriculture) District

Proposed Zoning: C-2 (Highway Commercial) District

Acres: 25,350 sq. ft.

Petitioner: Charles Evans

Owner: Mary M. Gravolet, et al.

Location: Parcel located on the east side of LA Highway 59, south of Mire Drive and north of Ponchitalawa Creek, being lot 9 of square 3 in Red Gap Acres Subdivision, Addition #1, S13, T7S, R11E, Ward 3, District 5

Council District: 5

(Tabled from 3/2/04 Meeting)

4. ZC04-03-020 - WITHDRAWN

Existing Zoning: Special District #14

Proposed Zoning: C-2 (Highway Commercial) District

Acres: 6,268 sq. ft.

Petitioner: Peter Weiland

Owner: Rickey J. and Margaret P. Kastner

Location: Parcel located on the west side of Behrman Avenue, north of Coast Boulevard, being lots 36 and 37 of square 11 in Central Park Subdivision, Section A, S23, T9S, R14E, Ward 8, District 12

Council District: 12

(Tabled from 3/2/04 Meeting)

5 5. ZC04-04-021

Existing Zoning: A-2 (Suburban) District

Proposed Zoning: A-4 (Single Family Residential) District

Acres: 3.5 acres

Petitioner: Tim Fandal

Owner: Tim and Cynthia Fandal

Location: Parcel located on the east side of Dupre Street, north of Caroline Street, being lot 173-A of square 173 in the Town of Mandeville Subdivision, S45, T8S, R12E, Ward 4, District 7

Council District: 7

6. ZC04-04-022

Existing Zoning: SA (Suburban Agriculture) District

Proposed Zoning: C-1 (Neighborhood Commercial) District

Acres: 2.8 acres

Petitioner: James L. Bradford, III

Owner: Veronica Stogner

Location: Parcel located on the west side of LA Highway 21, north of the intersection of LA Highway 21 and LA Highway 1077, S41, T7S, R10E, Ward 1, District 1

Council District: 1

7. ZC04-04-023

Existing Zoning: SA (Suburban Agriculture) District

Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 0.54 acres
 Petitioner: Ted Moses c/o Prudential Gardner Realtors
 Owner: Lois Morlier et al., c/o Ted Moses
 Location: Parcel located on the west side of Collins Boulevard, north of West Magee Street, S37, T6S, R11E, Ward 3, District 2
 Council District: 2

8. ZC04-04-024

Existing Zoning: R (Rural) District
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 12,309 sq. ft.
 Petitioner: George E. Wright
 Owner: George E. Wright
 Location: Parcel located at the northeast corner of Rose Street and LA Highway 36, being lots 19, 21, 23, 25, 27, and 29 of square 24 in West Abita Springs Subdivision, S36, T6S, R11E, Ward 10, District 3
 Council District: 3

9 9. ZC04-04-025

Existing Zoning: LC (Light Commercial) District
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 42,341 sq. ft.
 Petitioner: William S. Oiler, CAO
 Owner: St. Tammany Parish Government
 Location: Parcel located at the northwest corner of Rue Esplanade and Military Road, S37, T9S, R15E, Ward 8, District 13
 Council District: 13

10. ZC04-04-026

Existing Zoning: SA (Suburban Agriculture) District
 Proposed Zoning: M-2 (Intermediate Industrial) District
 Acres: 6.66 acres
 Petitioner: John Chabreck III
 Owner: Kristie and John Chabreck III
 Location: Parcel located on the east side of Krentel Road, south of Bayou Lacombe, S8, T8S, R13E, Ward 7, District 7
 Council District: 7

11. ZC04-04-027

Existing Zoning: R (Rural) District
 Proposed Zoning: A-1 (Suburban) District
 Acres: 37.11 acres
 Petitioner: Melinda Dutsch Mizell
 Owner: Dutsch Enterprises, L.L.C.
 Location: Parcel located on the west side of LA Highway 40, north of Stermer Road, S23, T5S, R11E, Ward 2, District 2
 Council District: 2

12 12. ZC04-04-028

Existing Zoning: LC (Light Commercial) District

Proposed Zoning: C-1 (Neighborhood Commercial) District
Acres: 2.58 acres
Petitioner: A. Wayne Buras
Owner: Jean DeVun, et al.
Location: Parcel located on the east side of LA Highway 59, south of I-12, being lots 9-13 of De Val Estates Subdivision, S25, T7S, R11E, Ward 4, District 5
Council District: 5

13. ZC04-04-029

Existing Zoning: SA (Suburban Agriculture) District
Proposed Zoning: A-4 (Single Family Residential) District
Acres: 23.9 acres
Petitioner: Steve Duvernay
Owner: C. Reece Owen and Ronald Duhe
Location: Parcel located on the east side of Military Road, north of Crowe's Landing Road, S19, T8S, R15E, Ward 8, District 9
Council District: 9

14 14. ZC04-04-030

Existing Zoning: R (Rural) District
Proposed Zoning: M-2 (Intermediate Industrial) District
Acres: 118.9 acres
Petitioner: Leroy J. Cooper
Owner: Alfred Seeger, et al.
Location: Parcel located on the north side of LA Highway 1085, west of the intersection of LA Highway 1085 and LA Highway 1077, S3, T7S, R10E, Ward 1, District 1
Council District: 1

15. ZC04-04-031

Existing Zoning: A-3 (Suburban) District
Proposed Zoning: A-4 (Single Family Residential) District
Acres: 2.85 acres
Petitioner: Chuck Billeaud
Owner: Marie M. Taylor
Location: Parcel located on the north side of Montmartre Street, between Jackson Avenue and Atalin Street, S38, T8S, R11E, Ward 4, District 10
Council District: 10

16 16. ZC04-04-032

Existing Zoning: SA (Suburban Agriculture) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 32 acres
Petitioner: Kelly Peterson
Owner: Trisa, L.L.C. et al.
Location: Parcel located on the west side of Penn Mill Road, north of US Highway 190, S25, T6S, R10E and S30, T6S, R11E, Ward 3, District 3
Council District: 3

17. ZC04-04-033

Existing Zoning: LC (Light Commercial) District
Proposed Zoning: PUD (Planned Unit Development) District

Acres: 23.14 acres
 Petitioner: Leroy Cooper
 Owner: Daniel Sinclair, et al.
 Location: Parcel located south of Hollycrest Lane and east of US Highway 190, S15, T7S, R11E, Ward 3, District 5
 Council District: 5

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 1. 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

2. CP04-04-039 - Use: Mobile Home

Zoning: SA (Suburban Agriculture) District
 Use Size: 1,280 sq. ft.
 Petitioner: John Edward Lory
 Owner: Magee Team, L.L.C.
 Location: Parcel located on the east side of South Strain Road, north of Max Jude Lane, being lot 6 of block 1 in Kings Row Subdivision, S30, T7S, R12E, Ward 4, District 7
 Council District: 7

3. CP04-04-040 - Use: Garage Apartment

Zoning: A-2 (Suburban) District
 Use Size: 660 sq. ft.
 Petitioner: Matthew J. Jeansonne
 Owner: Matthew J. Jeansonne
 Location: Parcel located on the south side of America Street, east of Atalin Street, being lots 5 & 7 of square 137 in Town of Mandeville Subdivision, S51, T8S, R11E, Ward 4, District 10
 Council District: 10

4. CP04-04-041 - Use: Commercial Building (> 20,000 sq. ft.)

Zoning: C-2 (Highway Commercial) District
 Use Size: 226,000 sq. ft.
 Petitioner: Jim Rehkopf, Stirling Properties
 Owner: Stirling Mandeville, L.L.C.
 Location: Parcel located on the east side of LA Highway 21, south of I-12 and north of Christwood Boulevard, S46, T7S, R10E & S47, T7S, R11E, Ward 1, District 1
 Council District: 1

5. CP04-04-042 - Use: Conference Center

Zoning: R (Rural) District & Special District #8
 Use Size: 2,400 sq. ft.

Petitioner: Katrinna C. Huggs Pardue
 Owner: Katrinna C. Huggs Pardue
 Location: Parcel located on the west side of LA Highway 1077, north of Woods Drive, S44, T7S, R10E, Ward 1, District 1
 Council District: 1

6. CP04-04-043 - Use: Hotel and Retail

Zoning: C-2 (Highway Commercial) District
 Use Size: 25,257 sq. ft.
 Petitioner: R. Reid Falconer
 Owner: Seventeenth Street, L.L.C.
 Location: Parcel located at the southeast corner of US Highway 190 and Seventeenth Street, S10, T7S, R11E, Ward 3, District 5
 Council District: 5

7. CP04-04-045 - Use: Mobile Home

Zoning: SA (Suburban Agriculture) District
 Use Size: 2,560 sq. ft.
 Petitioner: Jeffrey Whittier
 Owner: Jeffrey and Karen Whittier
 Location: Parcel located on the west side of Annette Drive, south of Sheree Lane, being lot 6 of square 2 in Oaklawn East Subdivision, S33, T8S, R13E, Ward 7, District 7
 Council District: 7

8. CP04-04-046 - Use: Mobile Home

Zoning: SA (Suburban Agriculture) District
 Use Size: 1,960 sq. ft.
 Petitioner: Jerome H. Foreman
 Owner: Community Associates, Inc.
 Location: Parcel located on the west side of Sixth Street, north of Sailor Street, south of Soldier Street, being lots 5 & 6 of square M in North End Addition Subdivision, S3, T9S, R14E, Ward 9, District 14
 Council District: 14

9. CP04-04-047 - Use: Addition to Existing Church

Zoning: SA (Suburban Agriculture) District
 Use Size: 3,598 sq. ft.
 Petitioner: Kenneth Dutruch
 Owner: Live Oak Missionary Baptist Church
 Location: Parcel located on the west side of LA Highway 1077, S31, T5S, 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. PR04-04-003 - Use: Lawyers' Office

Corridor: Hwy 21 Planned Corridor

Zoning: SA (Suburban Agriculture) District
Use Size: 10,000 sq. ft.
Petitioner: James L. Bradford, III
Owner: Veronica Stogner
Location: Parcel located on the west side of LA Highway 21, north of the intersection of LA Highway 21 and LA Highway 1077, S41 T7S R10E, Ward 1, District 1
Council District: 1

2. PR04-04-004 - Use: Retail Shopping Center

Corridor: Highway 21 Planned Corridor
Zoning: C-2 (Highway Commercial) District
Use Size: 14,965 sq. ft.
Petitioner: Creekstone Village, L.L.C. c/o Jeffrey H. St. Romain
Owner: All State Financial Company and Flowers, Inc.
Location: Parcel located on the east side of LA Highway 21, south of Hyacinth Drive, S47, T7S, R11E, Ward 1, District 1
Council District: 1

OLD BUSINESS

1. PR02-08-025 - Use: Retail & Professional Office

Corridor: Standard Planned Corridor
Zoning: C-2 (Highway Commercial) District
Use Size: 4,000 sq. ft.
Petitioner: James Williamson/ Fairway Place L.L.C.
Location: Parcel located on the east side of US Highway 190 East Service Road, south of Kane Lane, & north of Sandy Lane, S37, T7S, R11E, Ward 4, District 5
Council District: 5

2. CP02-04-029PR - Use: Retail/ Mini Storage

Zoning: C-2 (Highway Commercial) District
Use Size: 57,410 sq. ft.
Petitioner: Chad Bordelon
Owner: S & C Montgomery, L.L.C.
Location: Parcel located on the south side of LA Highway 22, east of Woodridge Boulevard, & west of Ridgewood Drive, S54, T7S, R11E, Ward 4, District 4
Council District: 4

NEW BUSINESS

ADJOURNMENT