

Link to original [Document here](#)

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. -TUESDAY, MAY 4, 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 APRIL 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. 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 4/6/04 Meeting)

2 2. 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

(Tabled from 4/6/04 Meeting)**3. ZC04-05-034**

Existing Zoning: Special District #14
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 21,875 sq. ft.
Petitioner: Bubby Lewis
Owner: Air Comfort Products, Inc.
Location: Parcel located on the northeast corner of Coast Boulevard and Bosworth Avenue, being lots 22-28 of square 6 in Central Park Subdivision, S23, T9S, R14E, Ward 8, District 12
Council District: 12

4. ZC04-05-035

Existing Zoning: Special District #14
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 15,625 sq. ft.
Petitioner: Joseph E. Scott
Owner: Joseph E. Scott
Location: Parcel located on the northwest corner of Coast Boulevard and Cass Avenue, being lots 29-33 of square 6 in Central Park Subdivision, S23, T9S, R14E, Ward 8, District 12
Council District: 12

5. ZC04-05-036

Existing Zoning: A-2 (Suburban), A-3 (Suburban) & SA (Suburban Agriculture) Districts
Proposed Zoning: A-3 (Suburban) District
Acres: 132.6 acres
Petitioner: Ken George
Owner: Kenneth George Real Estate and Development, Inc.
Location: Parcel located on the north side of Bay Ridge Drive and Nighthawk Drive, west of the West Pearl River, S37, T9S, R15E, Ward 8, District 9
Council District: 9

6. ZC04-05-038

Existing Zoning: R (Rural) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 19,522 sq. ft.
Petitioner: Rick Campo
Owner: Leola A. Berning, et al.
Location: Parcel located on the northeast corner of LA Highway 36 and Dahlia Street, S36, T6S, R11E, Ward 10, District 2
Council District: 2

7. ZC04-05-040

Existing Zoning: M-1 (Light Industrial) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 0.92 acres
Petitioner: Audrey D. Cerise
Owner: QC Technology, L.L.C.
Location: Parcel located on the north side of Krentel Road, west of LA Highway 434, S17, T8S, R13E, Ward 7, District 7
Council District: 7

8 8. ZC04-05-041

Text Change: An ordinance to amend St. Tammany Parish Land Use Regulations, Ordinance No. 523, Section 5.17, to modify the standards for land clearing.

AMENDMENT(S) TO THE PLANNED UNIT DEVELOPMENT**1. To amend the conditions of the Lakeshore Estates & Lakeshore Villages Planned Unit Developments****ZC01-11-072**

Zoning: PUD (Planned Unit Development) District

Acres: 2,600 acres

Petitioner: Shelby LaSalle

Owner: Tammany Holding Corp., et al

Location: Parcel located on the east side of I-10 East Service Road, on the west side of LA Highway 433, north of Lake Pontchartrain, south of Schneider Canal, S25/26/27/33/34/35/36, T9S, R14E & S1/2/3/4/11, T10S, R14E, Ward 9, District 13

Council District: 13

2. To amend the conditions of The Fountains Planned Unit Developments**ZC03-11-071**

Zoning: PUD (Planned Unit Development)

Acres: 12.26 acres

Petitioner: Paul J. Mayronne

Owner: Arbor Holdings, LLC

Location: Parcel located on the east side of LA Highway 59, on the north side of LA Highway 1088, south of Surgi Drive, S1, 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 1. 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

(Tabled from 4/6/04 Meeting)

2. 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

(Tabled from 4/6/04 Meeting)

3. 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
 (Tabled from 4/6/04 Meeting)

4. CP04-04-044 - Use: Sewer Treatment Plant

Zoning: SA (Suburban Agriculture) District
 Use Size: 5.84 acres
 Petitioner: Leroy Cooper
 Owner: David Moore and Margery Hanisee
 Location: Parcel located on the north side of Lapin Street, west of McDonald Street, S44, T8S, R12E, Ward 4, District 7
 Council District: 7

5. CP04-05-048 - Use: Mobile Home

Zoning: SA (Suburban Agriculture) District
 Use Size: 1,320 sq. ft.
 Petitioner: Thao Tran
 Owner: Thao Tran
 Location: Parcel located on the southwest corner of Seventh Street and A Avenue, being lot 1 of square 68 in Town of Alton Subdivision, S26, T8S, R14E, Ward 8, District 14
 Council District: 14

6. CP04-05-049 - Use: Electronic Telecom Cabinet

Zoning: A-4 (Single Family Residential) District
 Use Size: 375 sq. ft.
 Petitioner: Linda Meiners
 Owner: 8227 Oak Street L.L.C.
 Representative: 8227 Oak St. L.L.C./Bellsouth
 Location: Parcel located at the south end of Covington Meadow Circle, south of Helenbirg Road, S14, T7S, R11E, Ward 3, District 5
 Council District: 5

7. CP04-05-050 - Use: Mobile Home

Zoning: SA (Suburban Agriculture) District
 Use Size: 1,120 sq. ft.
 Petitioner: Emile J. Camaille, Jr.
 Owner: Emile J. and Mary R. Little Camaille
 Location: Parcel located on the northeast corner of St. Landry Street and LA Highway 36, S42, T6S, R11E, Ward 3, District 3
 Council District: 3

8. CP04-05-051 - Use: Fire Station

Zoning: ID (Institutional) District
 Use Size: 6,000 sq. ft.

Petitioner: James Smith
Owner: St. Tammany Fire District #3
Location: Parcel located on the east side of LA Highway 434, north of I-12, S8, T8S, R13E,
Ward 7, District 7
Council District: 7

9. CP04-05-052 - Use: Mobile Home

Zoning: A-3 (Suburban) District
Use Size: 896 sq. ft.
Petitioner: James R. and Ethel Cruikshanks
Owner: James R. Cruikshanks
Location: Parcel located on the southeast corner of Flight Street and Niblick Street, being lot 18
of square 5 in Hillcrest Country Club Estates Subdivision, Addition No. 2, S27, T6S, R12E, Ward 10,
District 6
Council District: 6

10. CP04-05-053 - Use: Mobile Home

Zoning: SA (Suburban Agriculture) District
Use Size: 1,216 sq. ft.
Petitioner: Dorothy and William Cloud
Owner: William W. Cloud, Jr.
Location: Parcel located on the north side of Ozone Street, west of Beach Drive, being lots 29-34
of square 2 in Howze Beach Subdivision, S44, T9S, R14E, Ward 9, District 12
Council District: 12

11. CP04-05-054 - Use: Family Life Center

Zoning: A-3 (Suburban) District
Use Size: 16,630 sq. ft.
Petitioner: Robert J. Taylor
Owner: Greater North Shore FGBC
Location: Parcel located on the north side of Voters Road, west of Allen Road, S13, T9S, R14E,
Ward 8, District 14
Council District: 14

12. CP04-05-055 - Use: Mobile Home

Zoning: SA (Suburban Agriculture) District
Use Size: 1,400 sq. ft.
Petitioner: Jacqueline Garcia
Owner: Jessica A. Garcia
Location: Parcel located on the west side of Sea Spray Drive, north of Smokey Hollow Drive,
being lot 26 of square 4 in Avery Estates Subdivision, Addition No. 3, S29, T9S, R15E, Ward 8, District
13
Council District: 13

13. CP04-05-056 - Use: Mobile Home

Zoning: SA (Suburban Agriculture) District
Use Size: 1,280 sq. ft.
Petitioner: Ronald and Mollie Wheat

Owner: Ronald and Mollie Wheat
 Location: Parcel located on the south side of Tulip Drive, east of Maple Drive, being lot 42 of square 7 in River Gardens Subdivision, S29, T8S, R15E, Ward 8, District 9
 Council District: 9

14. CP04-05-057 - Use: Mini Storage

Zoning: C-2 (Highway Commercial) and M-1 (Light Industrial) Districts
 Use Size: 200,811.6 sq. ft.
 Petitioner: Leroy J. Cooper
 Owner: Olympic, L.L.C.
 Location: Parcel located on the west side of LA Highway 25, north of Regina Coeli Road, S20, T6S, R11E, Ward 3, District 3
 Council District: 3

15. CP04-05-058 - Use: Mobile Home

Zoning: SA (Suburban Agriculture) District
 Use Size: 1,280 sq. ft.
 Petitioner: Victoria Holden Bauer
 Owner: Victoria Holden Bauer
 Location: Parcel located on the west side of Lee Road (LA Highway 437), south of Narrow Road, S3, T6S, R11E, Ward 3, District 2
 Council District: 2

16. CP04-05-060 - Use: Mobile Home

Zoning: SA (Suburban Agriculture) District
 Use Size: 1,056 sq. ft.
 Petitioner: Douglas Collins
 Owner: Douglas Collins
 Location: Parcel located on the south side of Spruce Street, east of Thirty Third Street, being lots 34 & 35 of square 25 in Forest Glen Subdivision, S48, T8S, R12E, 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:

1. PR04-05-005 - Use: Monument Sign

Zoning: C-2 (Highway Commercial) District
 Use Size: 74 sq. ft.
 Petitioner: Jim Rehkopf
 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, Ward 1, District 1
 Council District: 1

OLD BUSINESS

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

Zoning: C-2 (Highway Commercial) District
 Use Size: 57,410 sq. ft.
 Petitioner: Chad Bordelon

Owner: Safestore, 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

(Tabled from 4/6/04 Meeting)

2. CP02-12-111 - Use: Outdoor Storage

Zoning: C-2 (Highway Commercial) District

Use Size: 12,110 sq. ft.

Petitioner: Mike Shea

Owner: Wesley Cole

Location: Parcel located on the west side of Sixth Street, on the east side of Seventh Street & north of Iberville Street, S34, T7S, R11E, Ward 4, District 4

Council District: 4

NEW BUSINESS

ADJOURNMENT