

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - TUESDAY, JUNE 5, 2007
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

CALL TO ORDER

ANNOUNCEMENTS

- Phones and Pagers**
- **Appeals**
- **Speaker Card**
- **Ten (10) minutes of each side and five (5) minutes for rebuttal**
- **Please exit the building**

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF THE MINUTES OF THE MAY 1, 2007 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. **ZC07-02-007**
Existing Zoning: C-1 (Neighborhood Commercial) District & SA (Suburban Agricultural) District
Proposed Zoning: ID (Institutional) District
Acres: 14 acres
Petitioner: Ron Duhe
Owner: Summerfield Retirement Comm, LLC
Location: Parcel located on the north side of Brownswitch Road, east of Robert Road, west of Dauphine Street, S36,T8S, R14E, Ward 8, District 9
Council District: 9

2. **ZC07-01-001**
Existing Zoning: SA (Suburban Agricultural) District & C-1 (Neighborhood Commercial) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 28 acres
Petitioner: James E. Shields, Sr.
Owner: James E. Shields, Sr.
Location: Parcel located on the south side of LA Highway 1088, east of Trinity Drive, west of Forest Brook Boulevard, S5 & 6, T8S, R12E, Ward 4, District 5 & 7
Council District: 5 & 7

TABLED FROM 5/1/07 MEETING)

3. **ZC07-05-021**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 2.6 acres
Petitioner: Floyd Glass
Owner: Nava P. Bourgeois
Location: Parcel located on the south side of U.S. Highway 190, east of Christa Drive, S40, T8S, R13E, Ward 9, District 11
Council District: 11

TABLED FROM 5/1/07 MEETING)

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4. ZC07-05-024

Existing Zoning: A-2 (Suburban) District
Proposed Zoning: LC (Light Commercial) District
Acres: 16,884 sq. ft.
Petitioner: Paula M. Huff
Owner: Paula M. Huff
Location: Parcel located on the southeast corner of LA Highway 59 and Henry Clay Avenue, north of Destin Street, west of Marigny Street, S38, T8S, R11E, Ward 4, District 10
Council District: 10

TABLED FROM 5/1/07 MEETING)

5. ZC07-06-026

Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: M-2 (Intermediate Industrial) District
Acres: 5 acres
Petitioner: Bruce Gaker
Owner: Stephen E. Smith
Location: Parcel located on the west side of Airport Road, north of Burns Road, S20, T6S, R11E, Ward 3, District 2
Council District: 2

6. ZC07-06-027

Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: A-3 (Suburban) District
Acres: 3.53 acres
Petitioner: Brendalin B. Eike
Owner: Brendalin B. Eike
Location: Parcel located on the east side of Eike Street, south of Washington Street, north of Lincoln Street, S12, T7S, R11E, Ward 3, District 3
Council District: 3

7. ZC07-06-028

Existing Zoning: PUD (Planned Unit Development) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 2.256 acres
Petitioner: Kamal Sbih
Owner: Kamal Sbih
Location: Parcel located on the north side of North 12th Street, east of Hendry Avenue, south of North 10th Street, S42, T7S, R11E, Ward 3, District 3
Council District: 3

8. ZC07-06-029

Existing Zoning: A-2 (Suburban) District
Proposed Zoning: LC (Light Commercial) District
Acres: 0.586 acres
Petitioner: Anto & Janja Cutura
Owner: Anto Cutura
Location: Parcel located on the south side of Brownswitch Road, west of Military Road, S31, T8S, R5E, Ward 8, District 9
Council District: 9

9. ZC07-06-030

Existing Zoning: A-4 (Single Family Residential) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 4.7 acres
Petitioner: John J. Ploue, III
Owner: Grand Oaks Development/Marina Developers
Location: Parcel north of LA Highway 22, east of LA Highway 1085, west of Oak Park Drive, S17, T7S, R10E, Ward 1, District 1
Council District: 1

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10. ZC07-06-031

Existing Zoning: A-3 (Suburban) District
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 8 acres
 Petitioner: David Aymond
 Owner: Aymond Development
 Location: Parcel located on the south side of LA Highway 22, west of Oullibert Road, north of Koepp Road, S42, T7, R10E, Ward 1, District 1
 Council District: 1

11. ZC07-06-032

Existing Zoning: SA (Suburban Agricultural) District
 Proposed Zoning: LC (Light Commercial) District
 Acres: 5 acres
 Petitioner: Jeanne Hutchison
 Owner: Steven G. Haller/Imelda Livaudais Haller Estate, Inc.
 Location: Parcel located on the south of U.S. Highway 190, west of South Pontchartrain Drive, east of John's Road, S48, T8S, R12E, Ward 4, District 7
 Council District: 7

12. ZC07-06-033

Existing Zoning: R (Rural) District
 Proposed Zoning: C-1 (Neighborhood Commercial) District
 Acres: 4.7 acres
 Petitioner: Leroy Cooper
 Owner: John Yemelos/Aphelion Holdings LLC
 Location: Parcel located on the west side of LA Highway 1077, south of Moticheck Road, S38, T7S, R10E, Ward 1, District 1
 Council District: 1

13. ZC07-06-034

Existing Zoning: C-1 (Neighborhood Commercial) District
 Proposed Zoning: M-1 (Light Industrial) District
 Acres: 3.523 acres
 Petitioner: Chris Jean
 Owner: Chris Jean
 Location: Parcel located on the west side of U.S. Highway 11, north of Fricke Road, south of Mechanical Boulevard, S26, T8S, R14E, Ward 8, District 14
 Council District: 14

14. ZC07-06-035

Existing Zoning: SA (Suburban Agricultural) District
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 0.879 acres
 Petitioner: Don Caillouet
 Owner: Don Caillouet
 Location: Parcel located on the north side of Haas Road, east of North 3rd Street, S23, T8S, R14E, Ward 8, District 14
 Council District: 14

15. ZC07-06-036

Existing Zoning: LC (Light Commercial) District
 Proposed Zoning: C-1 (Neighborhood Commercial) District
 Acres: 55,963 sq. ft.
 Petitioner: David Derbes
 Owner: Marimax, LLC
 Location: Parcel located on the east side of U.S Highway 190 East Frontage Road, south of Robinhood Drive, north of Melody Lane, S15, T7S, R11E, Ward 3, District 5
 Council District: 5

16. ZC07-06-037

Existing Zoning: R (Rural) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 123 acres
Petitioner: Mr. Leroy J. Cooper
Owner: Saun Sullivan
Location: Parcel located at the end of Kathman Road, north of Adrienne Street,
S7 & 18, T7S, R10E, Ward 1, District 1
Council District: 1

17. ZC07-06-038

TEXT CHANGE- Ordinance to amend the Parish Code of Ordinances,
Appendix C, Land Use Regulations Ordinance (Ordinance No. 523),
Section 1.15 M-2 (Intermediate Industrial) District

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. CP07-03-034 - Use: Day Care

Zoning: SA (Suburban Agricultural) District
Use Size: 21,150 sq. ft.
Petitioner: Leroy Cooper
Owner: One-Nine Enterprises, LLC
Location: Parcel located on the east side of LA Highway 1077, south of Interstate 12, north of
Brewster Road, S11, T7S, R10E, Ward 1, District 1
Council District: 1

TABLED FROM 5/1/07 MEETING)

2. CP07-05-058 - Use: 125 Room Hotel

Zoning: C-2 (Highway Commercial) District
Use Size: 85,361 sq. ft.
Petitioner: Stephen Manshel
Owner: Ruddigore LLC / Northpark Residence Inn
Location: Parcel located at the western end of Park Place, east of Rosebud Court, north of
Emerald Oaks Drive, S15, T7S, R11E, Ward 3, District 1
Council District: 1

TABLED FROM 5/1/07 MEETING)

3. CP07-05-065 - Use: Church

Zoning: A-3 (Suburban) District
Use Size: 9,000 sq. ft.
Petitioner: Timothy Adamoah
Owner: Dorothy Hamison and Vanessa Cothran
Location: Parcel located on the west side of Allen Road, south of U.S. Highway 190, north of
Miller Road, S13, T9S, R14E, Ward 8, District 14
Council District: 14

TABLED FROM 5/1/07 MEETING)

4. CP02-10-089 - Use: Electronic Communications Cabinet

Zoning: R (Rural) District
Use Size: 640 sq. ft.
Petitioner: Bell South/ Linda Meiners
Owner: John R. Bufkin
Location: Parcel located on the east side of Tee Street, south of LA Highway 435 & west of Bob
Rosburg Drive, S23, T6S, R12E, Ward 6, District 5
Council District: 5

5. CP07-06-072 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 2,036.8 sq. ft.
Petitioner: LaShawn and Paula Fredericks
Owner: LaShawn and Paula Fredericks
Location: Parcel located on the east side of Gulch Street, south of Harrison Avenue, north of
Henry Clay Avenue, S12, T7S, R11E, Ward 3, District 3
Council District: 3

6. CP07-06-073 - Use: Daiquiri Shop

Zoning: C-2 (Highway Commercial) District
Use Size: 384 sq. ft.
Petitioner: Tommy Robert
Owner: Thomas & Kelli Robert
Location: Parcel located on the north side of LA Highway 21, east of Columbia Road, S41, T5S, R13E, Ward 5, District 2
Council District: 2

7. CP07-06-074 - Use: Mobile Home

Zoning: A-2 (Suburban) District
Use Size: 1,300 sq. ft.
Petitioner: Mohammad Iqbal
Owner: Mohammad & Samina Iqbal
Location: Parcel located on the south side of America Street, east of Colbert Street, north of Orleans Street, being lot 9A, S51, T8S, R11E, Ward 4, District 10
Council District: 10

8. CP07-06-075 - Use: Mobile Home

Zoning: A-2 (Suburban) District
Use Size: 1,300 sq. ft.
Petitioner: Mohammad Iqbal
Owner: Mohammad and Samina Iqbal
Location: Parcel located on the south side of America Street, east of Colbert Street, north of Orleans Street, being lot 8A, S51, T8S, R11E, Ward 4, District 10
Council District: 10

9. CP07-06-076 - Use: Retirement Community

Zoning: C-1 (Neighborhood Commercial) & SA (Suburban Agricultural) District
Use Size: 82,764 sq. ft.
Petitioner: Ron Duhe
Owner: Summerfield Retirement Community
Location: Parcel located on the north side of Brownswitch Road, east of Robert Road, west of Dauphine Street, S36, T8S, R14E, Ward 8, District 9
Council District: 9

10. CP07-06-077 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 672 sq. ft.
Petitioner: Chester Laurent Jr.
Owner: Chester Laurent Jr.
Location: Parcel located on the north side of Washington Street, east of North 24th Street, south of Jackson Street, S48, T8S, R12E, Ward 7, District 7
Council District: 7

11. CP07-06-078 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 2,240 sq. ft.
Petitioner: Cheyvone Felton-Patterson
Owner: Cheyvone Felton-Patterson
Location: Parcel located on the north side of West Orleans Street, west of LA Highway 434, south of St. Louis Street, S40, T8S, R12E, Ward 7, District 7
Council District: 7

12. CP07-06-079 - Use: Mobile Home

Zoning: A-3 (Suburban) District
Use Size: 1,280 sq. ft.
Petitioner: Georgia Hille
Owner: Steven Ferrara & Georgia Hille
Location: Parcel located on the east side of U.S. Highway 190, north of Red Mill Road, west of Blue Ridge Drive, S21, T9S, R15E, Ward 8, District 13
Council District: 13

13. CP07-06-080 - Use: Pond with Removal of Dirt

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

14. CP07-06-081 - Use: Single Family Residence

Zoning: A-6 (General Multiple Family Residential) District
Use Size: 1,504 sq. ft.
Petitioner: Sal L. D'Antoni
Owner: Judy Moore
Location: Parcel located on the east side of Pontchartrain Drive, south of Eden Isles Drive, S32, T9S, R14E, Ward 9, District 13
Council District: 13

15. CP07-06-082 - Use: Mobile Home as 2nd Residence

Zoning: SA (Suburban Agricultural) District
Use Size: 980 sq. ft.
Petitioner: Gail H. Wright
Owner: Michael Wright
Location: Parcel located at the end of Buck Run, west of Fawn Run, south of Boar Run, S15, T8S, R14E, Ward 9, District 6
Council District: 6

16. CP07-06-083 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1,280 sq. ft.
Petitioner: Audrey Batiste
Owner: Jerome & Audrey Batiste
Location: Parcel located at the end of North 16th Street, south of North 3rd Avenue, S23, T8S, R14E, Ward 8, District 14
Council District: 14

17. CP07-06-084 - Use: Mobile Home as 2nd Residence

Zoning: SA (Suburban Agricultural) District
Use Size: 1,280 sq. ft.
Petitioner: Audrey Batiste
Owner: Jerome & Audrey Batiste
Location: Parcel located at the end of North 16th Street, south of North 3rd Avenue, S23, T8S, R14E, Ward 8, District 14
Council District: 14

18. CP07-06-085 - Use: Mobile Home as 3rd Residence

Zoning: SA (Suburban Agricultural) District
Use Size: 1,280 sq. ft.
Petitioner: Audrey Batiste
Owner: Jerome & Audrey Batiste
Location: Parcel located at the end of North 16th Street, south of North 3rd Avenue, S23, T8S, R14E, Ward 8, District 14
Council District: 14

19. CP07-06-086 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 2,400 sq. ft.
Petitioner: Peter Winne
Owner: Marvel Carvajal Winne
Location: Parcel located on the south side of Viola Street, west of Soult Street, north of LA Highway 1088, S6, T8S, R12E, Ward 4, District 5
Council District: 5

20. CP07-06-087 - Use: Mobile Home as Guest House

Zoning: SA (Suburban Agricultural) District
Use Size: 980 sq. ft.
Petitioner: Lori Simpson-Winborn
Owner: Lori Simpson-Winborn
Location: Parcel located on the north side of Henry Clay Street, east of Ravine Street, west of Western Sands Street, S12, T7S, R11E, Ward 3, District 3
Council District: 3

21. CP07-06-088 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 980 sq. ft.
Petitioner: Mark Cittadino
Owner: Mark Cittadino
Location: Parcel located on the north side of Oak Street, east of Lakeview Drive, south of Ozone Street, S44, T9S, R14E, Ward 9, District 12
Council District: 12

22. CP07-06-089 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1,568 sq. ft.
Petitioner: Neal Clark
Owner: Joyce Bradford
Location: Parcel located west of East 2nd Street, south of Arthur Road, S42, T6S, R11E, Ward 3, District 3
Council District: 3

23. CP07-06-090 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1,568 sq. ft.
Petitioner: Theresa Lewis
Owner: Jimmie Clelland & Theresa Lewis
Location: Parcel located on the east side of U.S. Highway 190, south of Avery Drive, north of Downey Road, S28, T9S, R15E, Ward 8, District 13
Council District: 13

24. CP07-06-091 - Use: Mini Storage & Retail Building

Zoning: C-2 (Highway Commercial) District
Use Size: 30,200 sq. ft.
Petitioner: Steven P. Bourgeois
Owner: Monster Storage, L.L.C.
Location: Parcel located on the west side of Amber Street, north of Taylor's Trail, south of East Gause Boulevard, S6, T9S, R15E, Ward 8, District 13
Council District: 13

25. CP07-06-092 - Use: Athletic Training Center

Zoning: M-2 (Intermediate Industrial) District
Use Size: 14,000 sq. ft.
Petitioner: T.F. (Teddy) Barkerding
Owner: Deer Cross 2D, LLC
Location: Parcel located on the south side of Deer Cross Court East, north of Interstate 12, S4, T7S, R10E, Ward 1, District 1
Council District: 1

26. CP07-06-093 - Use: Hotel Site

Zoning: C-2 (Highway Commercial) District
Use Size: 99,033 sq. ft.
Petitioner: Dr. S.L. Sethi
Owner: Jackies International
Location: Parcel located on the north side of Holiday Square Boulevard, south of Holiday Boulevard, S15, T7S, R11E, Ward 3, District 1
Council District: 1

27. CP07-06-094 - Use: Replace Existing Communications Tower

Zoning: ID (Institutional) District
Use Size: 5,625 sq. ft.
Petitioner: Jason Gautreaux
Owner: Richard Kramer
Location: Parcel located on the south side of Quail Lane, east of Pelican Boulevard, north of Sparrow Lane, S43, T8S, R12E, Ward 4, District 7
Council District: 7

28. CP07-06-095PR - Use: Electronic Cabinet

Zoning: SA (Suburban Agricultural) District
Use Size: 1,500 sq. ft.
Petitioner: AT&T LA by Linda Meiners
Owner: St. Tammany Fire Protection District #2
Location: Parcel located on the east side of LA Highway 21, north of Christwood Boulevard, S41, T7S, R10E, Ward 1, District 1
Council District: 1

29. CP07-06-096PR - Use: Commercial Building over 20,000 sq. ft.

Zoning: C-2 (Highway Commercial) District
Use Size: 235,400 sq. ft.
Petitioner: Kyle Associates, LLC
Owner: Wainer Brothers
Location: Parcel located on the west side of LA Highway 21, north Ochsner Boulevard, S47, T7S, R11E, Ward 1, District 1
Council District: 1

30. CP07-06-097PR - Use: Commercial Building over 20,000 sq. ft.

Zoning: C-2 (Highway Commercial) District
Use Size: 54,200 sq. ft.
Petitioner: Kyle Associates, LLC
Owner: JSB, Hwy 21, LLC
Location: Parcel located on the west side of LA Highway 21, south of Greenbriar Boulevard, S47, T7S, R11E, Ward 1, District 1
Council District: 1

31. CP07-06-098 - Use: Commercial Building over 20,000 sq.ft.

Zoning: C-2 (Highway Commercial) District
Use Size: 86,000 sq.ft.
Petitioner: Kyle Associates, LLC
Owner: Joey LaMartina
Location: parcel located at the end of Keystone Drive off of US 190 Service Road, S37 T7S R11E, Ward 4, District 5
Council District: 5

32. CP07-06-099 - Use: Telecommunications Cabinet

Zoning: R (Rural) District
Use Size: 1,575 sq. ft.
Petitioner: Konnie Waltrip
Owner: Peggy Baylot Carter & Daniel J. Carter
Location: Parcel located on the south side of LA Highway 36, east of LA Highway 1088, S16, T7S, R13E, Ward 6, District 6
Council District: 6

33. CP07-06-100 - Use: Telecommunications Cabinet

Zoning: R (Rural) District
Use Size: 0.045 acres
Petitioner: Konni Waltrip
Owner: Evelyn Smith Dwyer Trust by: Harold E. Dwyer, Jr.
Location: Parcel located on the north side of Titus Smith Road, east of Keller Road, S33, T7S, R13E, Ward 6, District 6
Council District: 6

34. CP07-01-101 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 660 sq. ft.
Petitioner: Steven Watts
Owner: Carolyn Watts
Location: Parcel located on the east side of LA Highway 1077, north of Oil Well Road, south of
Tantella Ranch Road, S8, T6S, 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. PR07-04-001 - Use: Retail Facility

Corridor: Highway 21 Planned Corridor
Zoning: C-2 (Highway Commercial) District
Use Size: 279,219 sq. ft.
Petitioner: Leroy Cooper
Owner: Fred R. Kolb, Kristina K. Johnson
Location: Parcel located at the intersection of LA Highway 21 and Brewster Road, west of LA
Highway 21, north of Brewster Road, S46, T7S, R10E, Ward 1, District 1
Council District: 1

TABLED FROM 5/1/07 MEETING)

2. PR07-06-002 - Use: Credit Union

Corridor: Highway 21 Planned Corridor
Zoning: C-2 (Highway Commercial) District
Use Size: 12,511 sq. ft.
Petitioner: Kyle Associates, LLC
Owner: First Castle Credit Union
Location: Parcel located on the corner of LA Highway 21 and Cherokee Rose Lane, S46, T7S,
R11E, Ward 1, District 1
Council District: 1

OLD BUSINESS

1. CP05-12-124 - Use: Mobile Home

Zoning: A-2 (Suburban) District
Use Size: 1920 sq. ft.
Petitioner: JoAnn Reed
Owner: JoAnn & Milton Reed
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

NEW BUSINESS

ADJOURNMENT