

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. -TUESDAY, APRIL 4, 2006
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 MARCH 7, 2006 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. **ZC06-01-002**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: C-2 (Highway Commercial) & A-5 (Two Family Residential) Districts
Acres: 7.2 acres
Petitioner: Renegade Properties, L.L.C.
Owner: Blaine Nolan & Gary Grillot
Location: Parcel located on the northeast corner of Lynwood Drive & US Highway 190, S48, T8S, R12E, Ward 4, District 7
Council District: 7

(TABLED FROM 3/7/06 MEETING)

2. **ZC06-03-018**
Existing Zoning: A-4 (Single Family Residential) District
Proposed Zoning: C-1 (Neighborhood Commercial) District
Acres: 5.04 acres
Petitioner: Robert C. Maier
Owner: DuFour Maier Murray Partnership
Location: Parcel located on the south side of LA Highway 1088, east of Sweet Bay Drive, west of Soult Street, S6, T8S, R12E, Ward 4, District 5
Council District: 5

(TABLED FROM 3/7/06 MEETING)

3. **ZC05-03-012**
Existing Zoning: SA (Suburban Agricultural) & C-2 (Highway Commercial) Districts
Proposed Zoning: A-4(Single Family Residential), A-6 (General Multi Family Residential) & C-2 (Highway Commercial) Districts
Acres: 181.2 acres
Petitioner: Jim Rehkopf
Owner: Maurmont Properties, LLC/ James E. Maurin
Location: Parcel located on the south side of I-12, east of LA Highway 21, behind the Target Shopping Center, S47, T7S, R11E, Ward 1, District 1
Council District: 1

4. **ZC06-04-020**
Existing Zoning: R (Rural) District & Special District #8
Proposed Zoning: LC (Light Commercial) District
Acres: 4.2 acres
Petitioner: Katrinna C. Huggs
Owner: Katrinna C. Huggs
Location: Parcel located on the west side of LA Highway 1077, north of Woods Drive, south of Cousin Drive, S44, T7S, R10E, Ward 1, District 1
Council District: 1

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5. **ZC06-04-021**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: C-1 (Neighborhood Commercial) District
Acres: 3.43 acres
Petitioner: Jeffrey M. Messina
Owner: Daniel J. & Carol J. Wilson
Location: Parcel located on the north side of US Highway 190, east of North
Tranquility Road, west of Honeybee Road, S34, T8S, R13E, Ward 9,
District 11

Council District: 11

6. **ZC06-04-022**
Existing Zoning: R (Rural) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 18.964 acres
Petitioner: Jeffrey D. Schoen
Owner: H & S Holding, L.L.C.
Location: Parcel located on the northeast corner of LA Highway 40 & LA Highway
21, S41, T5S, R13E, Ward 5, District 2

Council District: 2

7. **ZC06-04-023**
Existing Zoning: R (Rural) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 0.92 acres
Petitioner: Phillip G. Mayeaux
Owner: Belle Pointe Dev. L.L.C.
Location: Parcel located on the west side of Perrilloux Road, north of LA Highway
22, S16, T7S, R10E, Ward 1, District 1

Council District: 1

8. **ZC06-04-025**
Existing Zoning: R (Rural) District
Proposed Zoning: C-1 (Neighborhood Commercial) District
Acres: 4.78 acres
Petitioner: Charles J. & Barbara Hasselbeck
Owner: Charles J. & Barbara Hasselbeck
Location: Parcel located on the southeast corner of LA Highway 22 & Mitcham
Road, S18, T7S, R10E, Ward 1, District 1

Council District: 1

9. **ZC06-04-026**
Existing Zoning: A-3 (Suburban) District
Proposed Zoning: A-2 (Suburban) District
Acres: 4.681 acres
Petitioner: Sean Burkes
Owner: Sean & Nicole Burkes
Location: Parcel located on the southwest corner of Military Road & Robert Road ,
S30, T8S, R15E, Ward 8, District 9

Council District: 9

10. **ZC06-04-027**
Existing Zoning: R (Rural) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 56.13 acres
Petitioner: Leroy Cooper
Owner: Peter M. McEnery & Mary F. McEnery Broussard
Location: Parcel located on the east and west sides of Fish Hatchery Road, north I-
12, S31, T7S, R13E, Ward 6, District 7

Council District: 7

11. **ZC06-04-028**
Existing Zoning: R (Rural) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 48.58 acres
Petitioner: Leroy Cooper
Owner: James Coate Jr., Brian E. Gitz, Alfred L. Gitz, Jr.
Location: Parcel located on the north side of Foliage Court, west of Dummyline
Road, S42 & 15, T7S, R10E, Ward 1, District 1

Council District: 1

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- 12. ZC06-04-029**
Existing Zoning: M-2 (Intermediate Industrial) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 14.406 acres
Petitioner: Jeffrey D. Schoen
Owner: Varuso Enterprises, Inc.
Location: Parcel located on the northwest corner of LA Highway 1085 & LA Highway 1077, S3, T7S, R10E, Ward 1, District 1
Council District: 1
- 13. ZC06-04-030**
Existing Zoning: A-3 (Suburban) District
Proposed Zoning: LC (Light Commercial) District
Acres: 0.9779 acres
Petitioner: Simone Faciane
Owner: Estelle Domio Zenon
Location: Parcel located on the east side of Thompson Road, north of Stanley Road, south of Longleaf Lane, S42, T9S, R13E, Ward 9, District 11
Council District: 11
- 14. ZC06-04-031**
Text Change An Ordinance to amend the St. Tammany Parish Land Use Regulations (Zoning Ordinance No. 523) Section 3.03 relative to the minimum standards for Towers and Antennas and Section 10 relative to Definitions.

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. CP05-12-108 - Use: Church**
Zoning: SA (Suburban Agricultural) District
Use Size: 15,205 sq. ft.
Petitioner: Jeffrey D. Schoen
Owner: Archdiocese of New Orleans
Location: Parcel located on the south side of the proposed Fairway Drive Extension, east of Westwood Drive, S26, T7S, R11E, Ward 4, District 5
Council District: 5
(TABLED FROM 3/7/06 MEETING)
- 2. CP06-02-030 - Use: Addition to existing Multi- Family Residential Development**
Zoning: C-2 (Highway Commercial) District
Use Size: 348,480 sq. ft.
Petitioner: Leroy Cooper
Owner: The Forest, L.L.C & Salvador Modica
Location: Parcel located on the east side of Falconer Drive, south of Emerald Forest Blvd. , S14 & 15, T7S, R11E, Ward 3, District 5
Council District: 5
(TABLED FROM 3/7/06 MEETING)
- 3. CP06-03-056 - Use: Church**
Zoning: A-2 (Suburban) District
Use Size: 7000 sq. ft.
Petitioner: Randy Boyett
Owner: Calvary Baptist Church
Location: Parcel located on the west side of Thompson Road, south of Swan Street, S39, T9S, R13E, Ward 9, District 11
Council District: 11
(TABLED FROM 3/7/06 MEETING)
- 4. CP06-03-060 - Use: Land Excavation & Land Reclamation**
Zoning: A-2 (Suburban) District
Use Size: 1000 sq. ft.
Petitioner: James Russell
Owner: James Russell
Location: Parcel located on the west side of Bayou Paquet Road, south of Chene Drive , S5, T9S, R13E, Ward 7, District 7
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(TABLED FROM 3/7/06 MEETING)

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5. **CP06-04-063 - Use: Mobile Home**
Zoning: SA (Suburban Agricultural) District
Use Size: 1036 sq. ft.
Petitioner: Cheryl V. Monroe
Owner: Cheryl V. Monroe
Location: Parcel located on the northwest corner of Palm Street & East Hillcrest Drive, being lot 26, Square V, Slidell Ozone Heights, S34, T8S, R14E, Ward 9, District 14
Council District: 14
6. **CP06-04-064 - Use: R.V Supplies Store and Park**
Zoning: C-2 (Highway Commercial) District
Use Size: 1.5 acres
Petitioner: Danny & Wende Higgins
Owner: Danny & Wende Higgins
Location: Parcel located on the southeast corner of LA Highway 21& Pierce Road, S34, T4S, R13E, Ward 5, District 6
Council District: 6
7. **CP06-04-065 - Use: Mobile Home**
Zoning: C-2 (Highway Commercial) District
Use Size: 3200 sq.ft.
Petitioner: Edward Fielding
Owner: Edward Fielding
Location: Parcel located on the northeast corner of Anthony Road & US Highway 190, S32, T6S, R11E, Ward 3, District 3
Council District: 3
8. **CP06-04-066 - Use: Mobile Home**
Zoning: SA (Suburban Agricultural) District
Use Size: 1280 sq. ft.
Petitioner: Susan & Terry Usey
Owner: Susan Usey
Location: Parcel located on the south side of 2nd Avenue, west of 2nd Street, east of 3rd Street, being lot 4A, Square 47, Town of Alton, S23, T8S, R14E, Ward 8, District 14
Council District: 14
9. **CP06-04-067 - Use: Guest House**
Zoning: A-3 (Suburban) District
Use Size: 969 sq. ft.
Petitioner: Mark & Anna Hyde
Owner: Mark & Anna Hyde
Location: Parcel located on the southwest corner of Pecan Drive & Holly Drive, S30, T8S, R15E, Ward 8, District 9
Council District: 9
10. **CP06-04-068 - Use: Mobile Home**
Zoning: SA (Suburban Agricultural) District
Use Size: 1216 sq. ft.
Petitioner: Sharon Gaussiran
Owner: Sharon & Elwyn Gaussiran
Location: Parcel located on the north side of Kilgore Street, east of Robert Road, S18, T7S, R12E, Ward 4, District 7
Council District: 7
11. **CP06-04-069 - Use: Construction & Debris Landfill**
Zoning: R (Rural) District
Use Size: 120 acres
Petitioner: Steve Duvernay
Owner: Hickory Oaks, L.L.C.
Location: Parcel located on the east & west sides of Teal Road, north of Industry Pit Road, S9 & 10, T7S, R14E, Ward 6, District 6
Council District: 6
12. **CP06-04-070 - Use: Modular Home**
Zoning: SA (Suburban Agricultural) District
Use Size: 2100 sq. ft.
Petitioner: David Emmons
Owner: David W. & Cynthia M. Emmons
Location: Parcel located on the south side of First Street, east of Old Spanish Trail, S25, T9S, R14E, Ward 8, District 13
Council District: 13

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- 13. CP06-04-071 - Use: Senior High School**
Zoning: ID (Institutional) District
Use Size: 33,238 sq. ft.
Petitioner: Archdiocese of New Orleans c/o Jeffrey D. Schoen
Owner: St. Joseph Abbey & Seminary
Location: Parcel located on the north side of River Road, east of LA Highway 25, S17, T6S, R11E, Ward 3, District 2
Council District: 2
- 14. CP06-04-072 - Use: Addition to Assisted Living Facility**
Zoning: ID (Institutional) District
Use Size: 3143 sq. ft.
Petitioner: Jeffrey D. Schoen
Owner: Christwood
Location: Parcel located at the end of Christwood Blvd., east of LA Highway 21, S47, T7S, R11E, Ward 1, District 1
Council District: 1
- 15. CP06-04-073 - Use: Pond**
Zoning: A-4 (Single Family Residential) District
Use Size: 8 acres
Petitioner: Chris Jean
Owner: Chris Jean
Location: Parcel located on the west side of I-59, south of Pointer Lane, S24, T8S, R14E, Ward 8, District 9
Council District: 9
- 16. CP06-04-074 - Use: 2 Duplexes**
Zoning: C-2 (Highway Commercial) District
Use Size: 3600 sq. ft.
Petitioner: Julian J. Rodrige, Jr.
Owner: Felix S. & Ada Valdes
Location: Parcel located on the west side of Guillory Road, north of US Highway 190, S48, T8S, R12E, Ward 4, District 7
Council District: 7
- 17. CP06-04-075 - Use: Mobile Home**
Zoning: A-2 (Suburban) District
Use Size: 2280 sq. ft.
Petitioner: Jan or Wanda Stegeman
Owner: Jan Stegeman
Location: Parcel located on the south side of Will Road, west of Josephine Street, being lot 1C, Abita River Estates , S2, T7S, R11E, Ward 3, District 3
Council District: 3
- 18. CP06-04-076 - Use: Mobile Home**
Zoning: SA (Suburban Agricultural) District
Use Size: 1040 sq. ft.
Petitioner: Jessie J. Butler, Jr.
Owner: Jessie J. Butler, Jr.
Location: Parcel located on the north side of Javery Road, south of Ben Thomas Road, being lot 19-A, Square H, North End Addition, S3, T9S, R14E, Ward 9, District 14
Council District: 14

PLAN REVIEW CASES - APPLICATIONS REQUIRING REVIEW & APPROVAL OF SITE PLANS ALONG A PLANNED CORRIDOR DISTRICT BY THE ZONING COMMISSION ARE AS FOLLOWS:

OLD BUSINESS

- 1. CP03-12-152 - Use: Funeral Home/ Cemetery/ Mausoleum**
Zoning: SA (Suburban Agriculture) District
Use Size: 11.26 acres
Petitioner: Jeffrey D. Schoen
Owner: Donald R. and Beverly W. Jenkins
Location: Parcel located on the north side of LA Hwy 1088, south of I-12, S5 & 6, T8S, R12E, Ward 4, District 10
Council District: 10

NEW BUSINESS

ADJOURNMENT