

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. -TUESDAY, JUNE 6, 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 MAY 2, 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. ZC05-03-012

Existing Zoning: SA (Suburban Agricultural) & C-2 (Highway Commercial) Districts
Proposed Zoning: PUD (Planned Unit Development) District
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

(TABLED FROM 5/2/06 MEETING)

2. 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

(TABLED FROM 5/2/06 MEETING)

3. ZC06-05-033

Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 2.23 acres
Petitioner: William M. Magee
Owner: Samuel R. & Louise Woods
Location: Parcel located on the southeast corner of US Highway 190 & Oaklawn Drive, being Part of lot 349, North Oaklawn Subdivision, S39, T8S, R13E, Ward 7, District 7
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(TABLED FROM 5/2/06 MEETING)

4. ZC05-07-044

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Existing Zoning: R (Rural) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 5.214 acres
Petitioner: Michael Saucier
Owner: BCS, L.L.C.
Location: Parcel located on the west side of LA Highway 1077, south of I-12, north of Brewster Road, S11, T7S, R10E, Ward 1, District 1
Council District: 1

(TABLED FROM 5/2/06 MEETING)

5. **ZC06-06-036**
Existing Zoning: C-3 (Planned Commercial Center) District
Proposed Zoning: A-6 (General Multi-Family Residential) District
Acres: 10 acres
Petitioner: Rich Mauti
Owner: Franciso & Rebecca D. Cando
Representative: Paul C. Knowlton
Location: Parcel located on the east side of I-10 Service Road, north of Oak Harbor Blvd., S34, T9S, R14E, Ward 9, District 13
Council District: 13
6. **ZC06-06-037**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 3.982 acres
Petitioner: Weldon Crawford
Owner: NC Investments, L.L.C.
Location: Parcel located on the northeast corner of Tranquility Road & US Highway 190, S34, T8S, R13E, Ward 7, District 7
Council District: 7
7. **ZC06-06-038**
Existing Zoning: R (Rural) District
Proposed Zoning: A-4 (Single Family Residential) District
Acres: 10 acres
Petitioner: Jeffrey D. Schoen
Owner: Perriloux Properties, L.L.C.
Location: Parcel located on the east side of Perriloux Road, south of Brewster Road, S16, T7S, R10E, Ward 1, District 1
Council District: 1
8. **ZC06-06-039**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: ID (Institutional) District
Acres: 20 acres
Petitioner: Robert J. Bodet, Jr.
Owner: St. Tammany Modern Development LLC
Location: Parcel located at the end of Little Creek Road, north of I-12, S29, T7S, R12E, Ward 4, District 7
Council District: 7
9. **ZC06-06-040**
Existing Zoning: C-2 (Highway Commercial) & C-1 (Neighborhood Commercial) Districts
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 11.07 acres
Petitioner: Richard Lambert
Owner: Frederick Heisler & Xavier J. Grilletta Sr.
Location: Parcel located on the south side of LA Highway 22, east Penn's Chapel Road, S54, T7S, R11E, Ward 4, District 4
Council District: 4
10. **ZC06-06-041**
Existing Zoning: LC (Light Commercial) District

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- Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 1.7 acres
 Petitioner: David Hardin
 Owner: D & G Properties Inc.
 Location: Parcel located on the north side of LA Highway 21, east of Highway 1085 & Bricker Road, S46, T7S, R11E, Ward 1, District 1
 Council District: 1
11. **ZC06-06-042**
 Existing Zoning: R (Rural) District
 Proposed Zoning: PUD (Planned Unit Development) District
 Acres: 28.84 acres
 Petitioner: Leroy Cooper
 Owner: James Coate/ Autumn Creek II L.L.C.
 Location: Parcel located on the north side of LA Highway 22, east of Perrilloux Road & Autumn Creek Subdivision, S42, T7S, R10E, Ward 1, District 1
 Council District: 1
12. **ZC06-06-043**
 Existing Zoning: A-4 (Single Family Residential) & LC (Light Commercial) Districts
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 11.6 acres
 Petitioner: Jeff Schoen
 Owner: RHP2, L.L.C.
 Location: Parcel located at the end of River Highlands Blvd., west of Echo Street, S48, T7S, R11E, Ward 3, District 1
 Council District: 1
13. **ZC06-06-044**
 Existing Zoning: A-3 (Suburban) District
 Proposed Zoning: A-4 (Single Family Residential) District
 Acres: 4.5 acres
 Petitioner: Leroy Cooper
 Owner: Colonnade Homes Corporation
 Location: Parcel located on the west side of Ruelle Du Chene Drive, south of Brewster Road, S17, T7S, R10E, Ward 1, District 1
 Council District: 1
14. **ZC06-06-045**
 Existing Zoning: M-2 (Intermediate Industrial) District
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 46,345 sq. ft.
 Petitioner: Vincent P. Saia
 Owner: Telesmar, L.L.C.
 Location: Parcel located on the south side of Hard Hat Drive, east of LA Highway 25, being lot 2A, Covington Industrial Park, S20, T6S, R11E, Ward 3, District 2
 Council District: 2
15. **ZC06-06-046**
 Existing Zoning: SA (Suburban Agricultural) District
 Proposed Zoning: PUD (Planned Unit Development) District
 Acres: 5.052 acres
 Petitioner: William Colley, Jr.
 Owner: Colley Construction Company, LLC
 Location: Parcel located on the north side of LA Highway 1088, east of Garlin Drive, S6, T8S, R12E, Ward 4, District 5
 Council District: 5
16. **ZC06-05-049**
 Existing Zoning: R (Rural) District
 Proposed Zoning: A-4 (Single Family Residence) District
 Acres: 65.435 acres

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Petitioner: Marina Developers, L.L.C.
Owner: Marina Developers, L.L.C.
Location: Parcel located on the north side of LA Highway 22, south of Brewster Road, S17, T7S, R10E, Ward 1, District 1
Council District: 1

17. **ZC06-06-050**

Existing Zoning: R (Rural) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 3.343 acres
Petitioner: Marina Developers, L.L.C.
Owner: Marina Developers, L.L.C.
Location: Parcel located on the north side of LA Highway 22, between LA Highway 1085 & Oak Park Drive, S17, 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. **CP06-05-086 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District
Use Size: 1280 sq. ft.
Petitioner: Steve Stewart
Owner: Van J. Perrin Jr.
Location: Parcel located on the northwest corner of Cyprian Drive & Pierre Street, east of Paquet Road, being lot 9, Bayou Cyprian Estates, S5, T9S, R13E, Ward 7, District 7
Council District: 7

(TABLED FROM 5/2/06 MEETING)

2. **CP06-06-097 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District
Use Size: 2560 sq. ft.
Petitioner: Melanie Alyce Pichon
Owner: Shirley P. Pichon
Location: Parcel located on the east side of Corner Road, north of US Highway 190, S32 & 37, T8S, R14E, Ward 9, District 11
Council District: 11

3. **CP06-06-098 - Use: Outdoor Storage Yard**

Zoning: C-2 (Highway Commercial) District
Use Size: 2000 sq. ft.
Petitioner: Leon Pitts
Owner: Alexville, L.L.C.
Location: Parcel located on the northeast corner of US Highway 190 & 11th Avenue, being a portion of Square 112, Alexiusville, S10, T7S, R11E, Ward 3, District 5
Council District: 5

4. **CP06-06-099 - Use: Mobile Home as 2nd Residence**

Zoning: SA (Suburban Agricultural) District
Use Size: 1280 sq. ft.
Petitioner: Felicia Andrews
Owner: Felicia Andrews
Location: Parcel located on the west side of Jeron Drive, north of Grand Avenue, being lot 8, Paquet Estates, S45, T9S, R13E, Ward 7, District 7
Council District: 7

5. **CP06-06-100 - Use: Mobile Home as 2nd Residence**

Zoning: SA (Suburban Agricultural) District
Use Size: 840 sq. ft.
Petitioner: Felicia Andrews
Owner: Felicia Andrews

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Location: Parcel located on the east side of Orleans Street, north Grand Avenue, being lot 3, West Oaklawn Subdivision, S45, T9S, R13E, Ward 7, District 7
Council District: 7

6. **CP06-06-101 - Use: Mobile Home**

Zoning: A-2 (Suburban) District
Use Size: 1280 sq.ft.
Petitioner: Christopher P. Calandro
Owner: Christopher P. Calandro
Location: Parcel located on the west side of Armadillo Run, north of Bull Run, being lot 52, Ponderosa Ranches, Phase 4, S15, T8S, R14E, Ward 9, District 6
Council District: 6

7. **CP06-06-102 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District
Use Size: 2000 sq.ft.
Petitioner: Brenda Eike
Owner: Brendylin B. Eike
Location: Parcel located on the north side of North Street, east of Lincoln Street, being Lot 6, Block 5, Red Gap Acres, S12, T7S, R11E, Ward 3, District 3
Council District: 3

8. **CP06-06-103 - Use: Guest Home**

Zoning: A-2 (Suburban) District
Use Size: 1000 sq.ft.
Petitioner: William C. Allen, III
Owner: William C. Allen, III
Location: Parcel located on the south side of Pelican Ridge Drive, east of Black River Drive, being lot 52, Black River Estates, Phase 8, S42, T7S R10E, Ward 1, District 1
Council District: 1

9. **CP06-06-104 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District
Use Size: 1280 sq.ft.
Petitioner: Barbara C. Broom
Owner: William B. Broom
Location: Parcel located on the east side of Broom Road, north of 3rd Street, S22, T8S, R14E, Ward 9, District 6
Council District: 6

10. **CP06-06-105 - Use: Religious Center**

Zoning: SA (Suburban Agricultural) District
Use Size: 7056 sq.ft.
Petitioner: Walter & Dorothy Pennington
Owner: Walter & Dorothy Pennington
Location: Parcel located on the southeast corner of Josephine Street & Riverhill Court, south of LA Highway 36, S1 T7S R11E, Ward 3, District 3
Council District: 3

11. **CP06-06-106 - Use: Guest House**

Zoning: A-2 (Suburban) District
Use Size: 864 sq.ft.
Petitioner: Cheryl Schoenberger
Owner: Cheryl & Alan Schoenberger
Location: Parcel located on the east side of Honeysuckle Drive, north of Camellia Drive, S2, T7S, R11E, Ward 3, District 3
Council District: 3

12. **CP06-06-107 - Use: Office Space**

Zoning: A-4 (Single Family Residential) & LC (Light Commercial) Districts
Use Size: 135,000 sq.ft.
Petitioner: Jeff Schoen
Owner: RHP2, LLC

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Location: Parcel located at the intersection of River Highlands Boulevard & Echo Street, S48, T7S, R11E, Ward 3, District 1
Council District: 1

13. CP06-06-108 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 840 sq. ft.
Petitioner: David or Evelean B. Horton
Owner: Succ. of William C. Garrett
Location: Parcel located on the south side of 4th Street, east of August Avenue, being lots 38 & 39, West Addition to Morgans Subdivision, S28, T8S, R14E, Ward 9, District 6
Council District: 6

14. CP06-06-109 - Use: Automobile Dealership

Zoning: C-2 (Highway Commercial) District
Use Size: 27450 sq. ft.
Petitioner: Jeffrey D. Schoen
Owner: Durham Properties, L.L.C.
Location: Parcel located at the northeast corner of Holiday Square Blvd., west of US Highway 190, north of I-12, S15, T7S, R11E, Ward 3, District 1
Council District: 1

15. CP06-06-110 - Use: Retail Building over 20,000 sq. ft.

Zoning: R (Rural) District
Use Size: 24,473 sq. ft.
Petitioner: Mike Saucier
Owner: BCS, L.L.C. c/o Robert Bruno
Location: Parcel located on the southwest corner of LA Highway 1077 & Belington Avenue, south of I-12, S11, T7S, R10E, Ward 1, District 1
Council District: 1

16. CP06-06-111 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 2400 sq. ft.
Petitioner: James M. Mobley
Owner: Grace Plescia
Location: Parcel located on the east side of LA Highway 1077, north of Dummyline Road, S44, T7S, R10E, Ward 1, District 1
Council District: 1

17. CP06-06-112 - Use: Hotel

Zoning: C-2 (Highway Commercial) District
Use Size: 37,800 sq. ft.
Petitioner: Sandip Chauhan
Owner: Covington Hospitality L.L.C.
Location: Parcel located on the north side of Holiday Blvd., west of US Highway 190, S15, T7S, R11E, Ward 3, District 1
Council District: 1

18. CP06-06-113 - Use: Outdoor Storage Yard

Zoning: C-1 (Neighborhood Commercial) District
Use Size: 2000 sq.ft.
Petitioner: Ben Watters-Regency Homes, Inc.
Owner: Ben Watters-Regency Homes, Inc.
Location: Parcel located on the south side of LA Highway 22, west of Penn's Chapel Road, S54, T7S, R11E, Ward 4, District 4
Council District: 4

19. CP06-06-114 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 2300 sq.ft.
Petitioner: Sheryl Singley
Owner: Jerry Brodigan
Location: Parcel located on the south side of Cypress Street, west of

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Council District: Tranquility Lane, S27, T8S, R13E, Ward 7, District 7
7

20. CP06-06-115 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1280 sq.ft.
Petitioner: Michele Tillman
Owner: Michele Tillman
Location: Parcel located on the north side of Shady Pine Road, east of LA Highway 434, S20, T8S, R13E, Ward 7, District 7
Council District: 7

21. CP06-06-116 - Use: Car Dealership

Zoning: C-2 (Highway Commercial) District
Use Size: 28,000 sq.ft.
Petitioner: Lee Eikel
Owner: Rainbow Chrysler Dodge Jeep LLC
Location: Parcel located on the southeast corner of US Highway 190 & River Highland Blvd. , S48, T7S, R11E, Ward 3, 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. PR06-06-003 - Use: Tire and Automotive Service

Corridor: Highway 21 Planned Corridor
Zoning: LC (Light Commercial) District
Use Size: 12,586 sq. ft.
Petitioner: David Hardin
Owner: Greg Luken
Location: Parcel located on the north side of LA Highway 21, east of LA Highway 1085, S46, T7S, R11E, Ward 1, District 1
Council District: 1

2. PR06-06-004 - Use: Strip Commercial Center

Corridor: Highway 21 Planned Corridor
Zoning: C-2 (Highway Commercial) District
Use Size: 13,300 sq.ft.
Petitioner: Tim Richardson
Owner: 21 East L.L.C.
Location: Parcel located on the east side of LA Highway 21, south of Zinnia Drive, S47, T7S, R11E, Ward 1, District 1
Council District: 1

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT