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AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. -TUESDAY, MARCH 2, 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 FEBRUARY 3, 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:

I 1. ZC04-02-012

Existing Zoning: R (Rural) District

Proposed Zoning: PUD (Planned Unit Development) District

Acres: 64.29 acres

Petitioner: Donald Jenkins

Owner: Stella Stein, et al.

Location: Parcel located on the north side of LA Highway 22, east of Perrilloux Road, S42, T7S, R10E, Ward 1, District 1

Council District: 1

(Tabled from 2/3/04 Meeting)

II 2. ZC04-02-013

Existing Zoning: SA (Suburban Agriculture) District

Proposed Zoning: C-1 (Neighborhood Commercial) District

Acres: 0.44 acres

Petitioner: Sam Latino

Owner: Frederick Fitzmorris, et al.

Location: Parcel located on the northwest corner of LA Highway 21 and Dummyline Road, S41, T7S, R10E, Ward 1, District 1

Council District: 1
(Tabled from 2/3/04 Meeting)

3. 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

4. ZC04-03-015

Existing Zoning: R (Rural) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 0.77 acres
Petitioner: Scott Jenkins
Owner: Robert Cleland
Location: Parcel located on the east side of Lee Road between Brunning and Knights Roads, S35, T5S, R11E, Ward 2, District 2
Council District: 2

5. ZC04-03-016

Existing Zoning: R (Rural) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 16.67 acres
Petitioner: Roy Tasso Mullett and Noel M. Dudley
Owner: Roy Tasso Mullett and Noel M. Dudley
Location: Parcel located on the north side of LA Highway 21, west of the intersection of LA Highway 21 and LA Highway 40, S18, T5S, R13E, Ward 5, District 2
Council District: 2

6. ZC04-03-017

Existing Zoning: SA (Suburban Agriculture) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 1.0 acres
Petitioner: Danny Willingham
Owner: Danny Willingham
Location: Parcel located on the north side of US Highway 90, south of the East Poitevent Canal, S29, T9S, R16E, Ward 8, District 13
Council District: 13

7. 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

8. 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

9. ZC04-03-020

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

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. CP04-03-027 - Use: Mobile Home

Zoning: SA (Suburban Agriculture) District

Use Size: 720 sq. ft.

Petitioner: James Ray

Owner: James Ray

Location: Parcel located on the south side of 4th Street, west of Richard Avenue, being lots 40-41 of square 31 in West Morgan Subdivision , S28, T8S, R14E, Ward 9, District 6

Council District: 6

2. CP04-03-028 - Use: Mini Storage

Zoning: C-2 (Highway Commercial) and A-4 (Single Family Residential) Districts

Use Size: 156,300 sq. ft.

Petitioner: Jim Bennett

Owner: Bennett Brothers Development, L.L.C.

Location: Parcel located on the east side of LA Highway 59, north of Bulldog Drive and south of I-12, S25, T7S, R11E & S30, T7S, R12E, Ward 4, District 5

Council District: 5

3. CP04-03-029 - Use: Pond With Removal of Dirt

Zoning: R (Rural) District

Use Size: 1.5 acres

Petitioner: Brenda Whitehead

Owner: Ivey J. Martin, Jr.

Location: Parcel located on the west side of Allen Road, north of Lowe Davis Road, S17, T6S, R12E, Ward 10, District 2
Council District: 2

4. CP04-03-031 - Use: Long Term Care Group Home

Zoning: A-3 (Suburban) District
Use Size: 2,800 sq. ft.
Petitioner: Mychelyn D. Gerdes
Owner: James L. & Mychelyn D. Gerdes
Location: Parcel located on the west side of LA Highway 434, south of Isaac Road and north of Holly Drive, being lots 30-32 in Bayou Gardens Subdivision, S43, T8S, R13E, Ward 7, District 7
Council District: 7

5. CP04-03-032 - Use: Mobile Home

Zoning: A-3 (Suburban) District
Use Size: 2,331 sq. ft.
Petitioner: Alice M. Archie
Owner: Succession of Myrtle M. Burnett
Location: Parcel located at the southeast corner of Square Road and Bert Road, S18, T9S, R15E, Ward 8, District 13
Council District: 13

6. CP04-03-033 - Use: Mobile Home

Zoning: C-2 (Highway Commercial) District
Use Size: 1,120 sq. ft.
Petitioner: Jeanette Lewis
Owner: Jeanette Lewis
Location: Parcel located on the south side of LA Highway 435, east of Lake Street, S38, T6S, R12E, Ward 10, District 6
Council District: 6

7. CP04-03-034 - Use: Bar

Zoning: C-2 (Highway Commercial) District
Use Size: 2,511 sq. ft.
Petitioner: Michel J. Felton
Owner: Gone Gator, Inc
Representative: Truedell Impastato
Location: Parcel located on the east side of LA Highway 11, south of Eden Isles Drive, being lot 151 in Eden Isles Subdivision, Unit 1, S32, T9S, R14E, Ward 9, District 13
Council District: 13

8. CP04-03-035 - Use: Electric Substation Switch Yard

Zoning: R (Rural) District
Use Size: 12.91 acres
Petitioner: Thomas A. Butler
Owner: EGP, L.L.C.
Location: Parcel located on the west side of Isabel Swamp Road, north of LA Highway 40, S43 & 60, T4S, R12E & S50, T5S, R12E, Ward 2, District 2
Council District: 2

9. CP04-03-036 - Use: Dirt Yard

Zoning: C-1 (Neighborhood Commercial) District
 Use Size: 18,000 sq. ft.
 Petitioner: Elizabeth and Wyatt Cambre
 Owner: Yu-Teh & Su-Chen Li
 Location: Parcel located on the east side of Elmwood Place, north of Brookside Drive and south of Forest Lane, being the north 1/2 of lot 76 in Forest Park Estates Subdivision, S42, T8S, R11E, Ward 4, District 10
 Council District: 10

10 CP04-03-037 - Use: Commercial Horse Stables and Mobile Home

Zoning: A-3 (Suburban) District
 Use Size: 7,200 sq. ft.
 Petitioner: Bill Murphy
 Owner: Carrie April Vicari
 Location: Parcel located on the north side of Voters Road., west of Allen Road, S13 T9S R14E, Ward 8, District 14
 Council District: 14

11. CP04-03-038 - Use: Mobile Home

Zoning: SA (Suburban Agriculture) District
 Use Size: 2,000 sq.ft.
 Petitioner: Charlie English
 Owner: Charlie English
 Location: Parcel located on the east side of 12th Street, south of 3rd Avenue, being lots 1, 2, 17, & 18 of square 35 in Alton Subdivision , S23, T8S, R14E, Ward 8, 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:

1. PR04-01-001 - Use: Apartments (Expansion)

Corridor: Highway 21 Planned Corridor
 Zoning: A-6 (General Multiple Family) District
 Use Size: 7,671 sq. ft.
 Petitioner: Bryan Burns, III
 Owner: Acadian Village Hwy 21, LLC
 Location: Parcel located on the north side of LA Highway 21, east of LA Highway 1085 and west of Cherokee Rose Lane, S46, T7S, R11E, Ward 1, District 1
 Council District: 1
(Tabled from 2/3/04 Meeting)

OLD BUSINESS**1. CP96-06-055 - Use: Land Excavation - Pond**

Zoning: Rural
 Use Size: 12 acres
 Petitioner: Ludwig T. Candies

Owner: Ludwig T. Candies
Location: 17076 Candies Road, S20, T5S, R11E, Ward 2, District 2
Council District: 2

NEW BUSINESS

ADJOURNMENT