

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. -TUESDAY, SEPTEMBER 7, 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 AUGUST 4, 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. ZC04-07-057

Existing Zoning: R (Rural) District
Proposed Zoning: A-1 (Single Family Residential) District
Acres: 1,859.94 acres
Petitioner: Alaska Seaboard Partners Limited Partnership
Owner: Alaska Seaboard Partners Limited Partnership
Location: Parcel located east of LA Highway 1129, north of Simalusa Estates, S25, 26, 35, 36, 39,& 44, T4S, R11E; and S1 & 2, T5S, R11E, Ward 2, District 2
Council District: 2

(Tabled from 8/4/04 Meeting)

2. ZC04-07-064

Existing Zoning: PUD (Planned Unit Development) District
Proposed Zoning: A-3 (Suburban) District
Acres: 11.39 acres
Petitioner: Sean Burkes
Owner: Cross Gates, Inc.
Location: Parcel located east of Leeds Drive, south of Parkpoint Drive, S37, T9S, R15E, Ward 8, District 9
Council District: 9

(Tabled from 8/4/04 Meeting)

3. ZC04-06-048

Existing Zoning: SA (Suburban Agriculture) District
Proposed Zoning: M-2 (Intermediate Industrial) District
Acres: 32,371 sq. ft.
Petitioner: Tina Dubroc
Owner: Edwina G. Smith, et al. c/o Marvin M. Thorning
Location: Parcel located on the south side of US Highway 190, west of Pontchartrain Boulevard, being lot 3 of farm number 541 in Forest Glen Subdivision, S48, T8S, R12E, Ward 4, District 7
Council District: 7

(Tabled from 8/4/04 Meeting)

4. ZC04-08-067

Existing Zoning: C-1 (Neighborhood Commercial) and SA (Suburban Agriculture) Districts
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 81.73 acres
Petitioner: Kelly McHugh
Owner: Ronald and Mark Watson and J/MAC Development, LLC
Location: Parcel located on the south side of US Highway 190, east of Transmitter Road and west of S. Tranquility Drive, S33, T8S, R13E, Ward 7, District 7 & 11
Council District: 7 & 11

(Tabled from 8/4/04 Meeting)

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5. **ZC04-09-069**
 Existing Zoning: SA (Suburban Agriculture) District
 Proposed Zoning: A-2 (Suburban) District
 Acres: 15.29 acres
 Petitioner: Donald Wilson
 Owner: Lowe Davis Investments, L.L.C.
 Location: Parcel located on the northwest corner of Lowe Davis Road and Plantation Street, S26, T6S, R11E, Ward 3, District 3
 Council District: 3

6. **ZC04-09-070**
 Existing Zoning: A-6 (General Multiple Family) District
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 1.54 acres
 Petitioner: A. J. Engolia
 Owner: Joyce and Anthony J. Engolia
 Location: Parcel located on the east side of US Highway 11, south of Oak Harbor Blvd. and north of Eden Isles Drive, being lots 23, 24, 26, and 27 in Eden Isles Subdivision, Unit 1, S44, T9S, R14E, Ward 9, District 12
 Council District: 12

7. **ZC04-09-071**
 Existing Zoning: A-2 (Suburban) District
 Proposed Zoning: LC (Light Commercial) District
 Acres: 0.52 acres
 Petitioner: Robert Welch
 Owner: Mary Lynn Catledge
 Location: Parcel located on the southeast corner of LA Highway 59 and Caroline Street in square 156 of the Town of Mandeville Subdivision, S38, T8S, R11E, Ward 4, District 10
 Council District: 10

8. **ZC04-09-072**
 Existing Zoning: C-1 (Neighborhood Commercial) District
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 8.92 acres
 Petitioner: Jim Bennett
 Owner: Northlake Group, LLC
 Location: Parcel located on the east side of LA Highway 1077, north of I-12, and south of LA Highway 1085, S3, T7S, R10E, Ward 1, District 1
 Council District: 1

9. **ZC04-09-073**
 Existing Zoning: SA (Suburban Agriculture) District
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 4.13 acres
 Petitioner: Lawrence W. Haik, Sr.
 Owner: Richard Oriol, et al.
 Location: Parcel located on the south side of US Highway 190, east of 17th Street and west of 15th Street, being squares 79 and 80 in Lacombe Park Subdivision, S40, T8S, R12E, Ward 7, District 7
 Council District: 7

10. **ZC04-09-074**
 Existing Zoning: A-2 (Suburban) District
 Proposed Zoning: A-3 (Suburban) District
 Acres: 0.94 acres
 Petitioner: Barataria Oaks Estates, L.L.C. and Huey J. Brown
 Owner: Barataria Oaks Estates, L.L.C. and Huey J. Brown
 Location: Parcel located at the northeast corner of Sharp Road and Lochmere Drive, S36, T7S, R11E, Ward 4, District 5
 Council District: 5

11. **ZC04-09-075**
 Existing Zoning: SA (Suburban Agriculture) District
 Proposed Zoning: PUD (Planned Unit Development) District
 Acres: 50.972 acres
 Petitioner: Lonesome Development, L.L.C. c/o Tim Henning & Jeff Schoen, Atty.
 Owner: Robert Grieshaber, et al. and Lonesome Development, L.L.C.
 Location: Parcels located north of LA Highway 1085, west of Rousseau Road and east of White Chapel Road, S1 & 36, T7S & 6S, R10E, Ward 1, District 1
 Council District: 1

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- 12. ZC04-09-076**
 Existing Zoning: A-3 (Suburban) District
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 15,000 sq. ft.
 Petitioner: Sandra Lowrey
 Owner: Roland Lowrey III and Sandra Lowrey
 Location: Parcel located at the northeast corner of Brownsitch Road and Walnut Street, being lots 7-8 of square 1 in Ozone Pines Subdivision, S31, T8S, R15E, Ward 8, District 9
 Council District: 9
- 13. ZC04-09-077**
 Existing Zoning: SA (Suburban Agriculture) District
 Proposed Zoning: M-2 (Intermediate Industrial) District
 Acres: 0.67 acres
 Petitioner: Joseph Schneider, Jr. AIA
 Owner: Abita Brewing Co., L.L.C.
 Representative: Joseph Schneider
 Location: Parcel located at the southeast corner of LA Highway 36 and Barbee Road, S36, T6S, R11E, Ward 3, District 3
 Council District: 3
- 14. ZC04-09-078**
 TEXT CHANGE An ordinance to amend the St. Tammany Parish Land Use Regulations, Ordinance No. 523, and Subdivision Regulations, Ordinance No. 499, to amend the transportation impact analysis regulations

AMENDMENT(S) TO THE PLANNED UNIT DEVELOPMENT

- 1. ZC02-12-081**
 Zoning: PUD (Planned Unit Development) District
 Acres: 129.464 acres
 Petitioner: Lonesome Development, L.L.C./c/o Tim Henning
 Owner: Lonesome Development, L.L.C.
 Location: Parcel located on the north side of LA Highway 1085, west of Francis Road & east of White Chapel Road, S1, 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. CP04-08-091 - Use: Mobile Home**
 Zoning: A-4 (Single Family Residential) District
 Use Size: 980 sq. ft.
 Petitioner: Margie Rose Miskell
 Owner: Margie Rose Miskell
 Location: Parcel located on the west side of Panther Drive, north of US Highway 190 (Business), being lots 3-5 of square 1 in Beverly Heights Manor Subdivision, S13, T9S, R14E, Ward 8, District 13
 Council District: 13
 (Tabled from 8/4/04 Meeting)
- 2. CP04-09-093 - Use: Mini Storage**
 Zoning: C-1 (Neighborhood Commercial) District
 Use Size: 96,000 sq. ft.
 Petitioner: Northlake Group, L.L.C.
 Owner: Northlake Group, L.L.C.
 Location: Parcel located on the east side of LA Highway 1077, north of I-12, and south of LA Highway 1085, S3, T7S, R10E, Ward 1, District 1
 Council District: 1
- 3. CP04-09-094 - Use: Expansion of Non-Conforming Use (Concrete Plant)**
 Zoning: M-1 (Light Industrial) District
 Use Size: 5,700 sq. ft.
 Petitioner: Wayne M. Slone
 Owner: Wayne M. and Diane Slone
 Location: Parcel located on the west side of Industrial Drive, north of Browns Village Road, S27, T8S, R14E, Ward 9, District 14
 Council District: 14

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4. CP04-09-095 - Use: Mobile Home

Zoning: SA (Suburban Agriculture) District
Use Size: 2,000 sq. ft.
Petitioner: Joe Lusher
Owner: JLCO Consturction, Inc.
Location: Parcel located on the west side of Annette Drive, north of Sheree Lane, being lot 8 of square 1 in Oaklawn East Subdivision, Section Two, S33, T8S, R 13E, Ward 7, District 7
Council District: 7

5. CP04-09-096 - Use: Mobile Home

Zoning: SA (Suburban Agriculture) District
Use Size: 2,560 sq. ft.
Petitioner: Jerry Anderson
Owner: Jerry Anderson
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

6. CP04-09-097 - Use: Hotel

Zoning: C-2 (Highway Commercial) District
Use Size: 65,000 sq. ft.
Petitioner: Evonne Machen
Owner: Luis Gomar and Carmen Rioja de Rodriguez
Location: Parcel located on the north side of Holiday Boulevard, west of US Highway 190, S15, T7S, R11E, Ward 3, District 1
Council District: 1

7. CP04-09-098 - Use: Mobile Home

Zoning: A-4 (Single Family Residential) District
Use Size: 1,500 sq. ft.
Petitioner: James E. Smith
Owner: Ester J. Smith and James Effie Smith
Location: Parcel located on the west side of Jackson Lane, south of US Highway 190, S17, T9S, R15E, Ward 8, District 13
Council District: 13

8. CP04-09-099 - Use: Archery Range

Zoning: R (Rural) District
Use Size: 3.87 acres
Petitioner: Dorothy Grantham
Owner: Marvin Anthony Grantham
Location: Parcel located on the north side of Marvin Grantham Road, east of Sticker Road, S22, T5S, R13E, Ward 5, District 6
Council District: 6

9. CP04-09-100 - Use: Mobile Home

Zoning: SA (Suburban Agriculture) District
Use Size: 1,280 sq. ft.
Petitioner: Mike Fitzsimons
Owner: Michael Jason Fitzsimons
Location: Parcel located on the east side of Fitzsimons Road, south of the Soap and Tallow Branch, S35, T6S, R10E, Ward 1, District 1
Council District: 1

10. CP04-09-101 - Use: Manufactured Home

Zoning: SA (Suburban Agriculture) District
Use Size: 627 sq. ft.
Petitioner: Dennis Keehn
Owner: Dennis Keehn
Location: Parcel located on the north side of North Mimosa Drive, on the south side of Rising Sun Drive, west of Choctaw Springs Entrance Road, being lot 10 of Mimosa Park Subdivision, S48, T8S, R12E, Ward 7, District 7
Council District: 7

11. CP04-09-102 - Use: Mobile Home (2nd Residence)

Zoning: SA (Suburban Agriculture) District
Use Size: 910 sq. ft.
Petitioner: Elizabeth T. Taylor
Owner: Elizabeth T. Taylor and Tasso Taylor, III
Location: Parcel located on the north side of Taylor Lane, west of Lee Road, being a portion of lot 7 of Lee Road Heights Subdivision, S15, T6S, R11E, Ward 3, District 2
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12. CP04-09-103 - Use: Mobile Home

Zoning: SA (Suburban Agriculture) District
Use Size: 980 sq. ft.
Petitioner: Shirley Fitch
Owner: Leslie Fitch
Location: Parcel located on the north side of Oak Drive, east of Maple Drive, being lot 33 of square 8 in River Gardens Subdivision, S29, T8S, R15E, Ward 8, District 9
Council District: 9

13. CP04-09-104 - Use: Hotel

Zoning: C-2 (Highway Commercial) District
Use Size: 30,000 sq. ft.
Petitioner: Dapco Ventures, L.L.C.
Owner: Wainer Brothers
Location: Parcel located on the south side of the proposed Nord du Lac East Boulevard, east of LA Highway 21, S47, T7S, R11E, Ward 1, District 1
Council District: 1

14. CP04-09-105 - Use: Guest House

Zoning: A-2 (Suburban) District
Use Size: 900 sq. ft.
Petitioner: Herbert Kit Cooper
Owner: Dianne and Herbert Kit Cooper
Location: Parcel located on the east side of Bode Avenue, south of Judy Avenue, being lot 13 of Thelma Estates Subdivision, S23, T7S, R11E, Ward 4, District 7
Council District: 7

15. CP04-09-106 - Use: Private Recreational Area

Zoning: R (Rural) District
Use Size: 3.75 acres
Petitioner: Nick Burtchael
Owner: Louisiana Horse Sales, L.L.C.
Location: Parcel located along Pierre Cemetery Road, north of Hornsby Branch, S31, T4S, R10E, Ward 2, District 3
Council District: 3

16. CP04-09-107 - Use: Wireless Tower (Extension)

Zoning: C-2 (Highway Commercial) District
Use Size: 1.32 acres
Petitioner: Karen Frazier
Owner: Bellsouth Mobility, Inc.
Location: Parcel located on the northwest corner of 12th Street and H Street, S10, T7S, R11E, Ward 3, District 5
Council District: 5

17. CP04-09-108 - Use: Cat Hospital

Zoning: C-2 (Highway Commercial) District
Use Size: 5,030 sq. ft.
Petitioner: Dr. Karen Becnel
Owner: John and Gloria Thompson
Location: Parcel located on the southwest corner of LA Highway 59 and Spartan Drive, being lot 10 in the Spartan Commercial Park, S1, T8S, R11E, Ward 4, District 10
Council District: 10

18. CP04-09-109 - Use: Movie Theater

Zoning: C-2 (Highway Commercial) District
Use Size: 45,134 sq. ft.
Petitioner: Elizabeth Cox-GSRES
Owner: Wainer Brothers
Location: Parcel located on the south side of the proposed Nord du Lac East Boulevard, east of LA Highway 21, S47, T7S, R11E, Ward 1, District 1
Council District: 1

19. CP04-09-110 - Use: Addition to Cross Gates Athletic Club

Zoning: C-2 (Highway Commercial) District
Use Size: 62,737 sq. ft.
Petitioner: Jeff Schoen
Owner: Crossgates Recreation Inc.
Location: parcel located on the northeast corner of Military Road and Steele Road, S38, T9S, R15E, Ward 8, District 9
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**PLAN REVIEW CASES - APPLICATIONS REQUIRING REVIEW & APPROVAL OF SITE PLANS
ALONG A PLANNED CORRIDOR DISTRICT BY THE ZONING COMMISSION ARE AS FOLLOWS:**

- 1. PR04-09-010 - Use: Drive Thru Bank**
Corridor: Highway 21 Planned Corridor
Zoning: C-2 (Highway Commercial) District
Use Size: 14,785 sq. ft.
Petitioner: John T. Campo, Jr. NCARB, AIA
Owner: Resource Bank
Location: Parcel located on the southwest corner of LA Highway 21 and LA Highway 1085, S47, T7S, R11E, Ward 1, District 1
Council District: 1

OLD BUSINESS

- 1. CP00-11-090 - Use: Pond with Removal of Dirt**
Zoning: R (Rural) District
Use Size: 2.94 acres
Petitioner: Michael A. Accardo
Owner: Michael A. Accardo
Location: Parcel located on the south side of LA Highway 16, west of Loftin Lesley Road, east of Benson Road, S48, T5S, R13E, Ward 5, District 5
Council District: 5
- 2. ZC03-02-012**
Existing Zoning: A-2 (Suburban) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 109.98 acres
Petitioner: J.V. Burkes
Owner: Cross Gates, Inc.
Location: Parcel located east of Military Road, north of Old River Road, directly abutting the southern boundary of Turtle Creek Subdivision, S37, T9S, R15, Ward 8, District 8
Council District: 8

NEW BUSINESS

ADJOURNMENT