

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. -TUESDAY, OCTOBER 5, 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 SEPTEMBER 7, 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 9/7/04 Meeting)

2. 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 9/7/04 Meeting)

3. 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

(Tabled from 9/7/04 Meeting)

4. 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

(Tabled from 9/7/04 Meeting)

5. ZC04-08-065

Text Change: An ordinance to amend St. Tammany Parish Land Use Regulations, Ordinance No. 523, Section 5.13, to modify the standards for accessory buildings and structures, and Section 10, to modify the definition of accessory buildings, accessory structures, or uses

(Referred back to Zoning Commission by the Parish Council)

6. **ZC04-10-079**
 Existing Zoning: R (Rural) District
 Proposed Zoning: M-2 (Intermediate Industrial) District
 Acres: 14.406 acres
 Petitioner: Randy Varuso
 Owner: Varuso Enterprises, Inc.
 Location: Parcel located on the northwest corner of LA Highway 1085 and LA Highway 1077, S3, T7S, R10E, Ward 1, District 1
 Council District: 1
7. **ZC04-10-080**
 Existing Zoning: A-2 (Suburban) District
 Proposed Zoning: M-2 (Intermediate Industrial) District
 Acres: 12.29 acres
 Petitioner: Jeffrey D. Schoen
 Owner: Woodlands, L.L.C.
 Location: Parcel located north of LA Highway 1085, north of Bootlegger Run Subdivision, S3, T7S, R10E, Ward 1, District 1
 Council District: 1
8. **ZC04-10-081**
 Existing Zoning: A-2 (Suburban) District
 Proposed Zoning: A-3 (Suburban) District
 Acres: 4.75 acres
 Petitioner: A. Wayne Buras
 Owner: Woodlands, L.L.C.
 Location: Parcel located on the north side of LA Highway 1085, west of Bootlegger Run Subdivision, S3, T7S, R10E, Ward 1, District 1
 Council District: 1
9. **ZC04-10-082**
 Existing Zoning: A-2 (Suburban) District
 Proposed Zoning: A-4 (Single Family Residential) District
 Acres: 1.87 acres
 Petitioner: Clarence Pellegrin
 Owner: Elizabeth and Clarence Pellegrin
 Location: Parcel located on the north side of Dupard Street, west of Soult Street, in square 214 of the Town of Mandeville Subdivision, S38, T8S, R11E, Ward 4, District 10
 Council District: 10
10. **ZC04-10-083**
 Existing Zoning: SA (Suburban Agriculture) District
 Proposed Zoning: PUD (Planned Unit Development) District
 Acres: 375 acres
 Petitioner: Cheryl and Mark Malkemus
 Owner: The Planche Company, L.L.C., et al.
 Location: Parcel located on the north side of Bricker Road and LA Highway 1085, south of the Tchefuncte River, east of Rousseau Road, S31, 37, 45, 46; T6S & 7S; R10E & 11E, Ward 1, District 1
 Council District: 1
11. **ZC04-10-084**
 Existing Zoning: SA (Suburban Agriculture) District
 Proposed Zoning: LC (Light Commercial) District
 Acres: 10,476 sq. ft.
 Petitioner: Karl Cavaretta
 Owner: Succession of Jewel Clayton Cooper, Sr.
 Location: Parcel located on the east side of LA Highway 21, north of the intersection of LA Highway 21 and LA Highway 1077, being lots 3 and 4 of New Madisonville Subdivision, S38, T7S, R10E, Ward 1, District 1
 Council District: 1
12. **ZC04-10-085**
 Existing Zoning: A-2 (Suburban) District
 Proposed Zoning: LC (Light Commercial) District
 Acres: 0.310 acres
 Petitioner: Leroy Cooper
 Owner: Kelly Scott Lewis
 Location: Parcel located at the northeast corner of LA Highway 434 and Main Street, being lot 7-A of square 100 in Lacombe Park Subdivision, S37, T8S, R13E, Ward 7, District 7
 Council District: 7

13. **ZC04-10-086**
 Existing Zoning: SA (Suburban Agriculture) District
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 6.667 acres
 Petitioner: Donald Jenkins
 Owner: St. Tammany Home Builders Association
 Location: Parcel located on the east side of Krentel Road, south of Bayou Lacombe, S8, T8S, R13E, Ward 7, District 7
 Council District: 7
14. **ZC04-10-087**
 Existing Zoning: SA (Suburban Agriculture) and C-2 (Highway Commercial) Districts
 Proposed Zoning: PUD (Planned Unit Development) District
 Acres: 89.56 acres
 Petitioner: Leroy Cooper/Cooper Engineering, Inc.
 Owner: Favret Investments, L.L.C.
 Location: Parcel located south of LA Highway 22, west of Penn's Chapel Road, S54, T7S, R11E, Ward 4, District 4
 Council District: 4
15. **ZC04-10-088**
 Existing Zoning: C-2 (Highway Commercial) District
 Proposed Zoning: A-4 (Single Family Residential) District
 Acres: 7,626 sq. ft.
 Petitioner: John M. Schroder
 Owner: Deep South Development Corp.
 Location: Parcel located south of LA Highway 1088, west of Forest Brook Subdivision, S5, T8S, R12E, Ward 4, District 7
 Council District: 7
16. **ZC04-10-090**
 Existing Zoning: C-1 (Neighborhood Commercial) District
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 12,500 sq. ft.
 Petitioner: Elwin Ordoyne III
 Owner: Ronald and Jacqueline Murray
 Location: Parcel located on the west side of Dwyer Street, north of Coast Boulevard, being lots 32-35 of Square 14 in Central Park Subdivision, Section A, S23, T9S, R14E, Ward 8, District 12
 Council District: 12
17. **ZC04-10-091**
 Text Change: An ordinance to amend St. Tammany Parish Land Use Regulations, Ordinance No. 523, Section 5.03, to provide for change in the commercial signage regulations, relative to properties with frontage on the interstate highway system

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. **CP04-09-093 - 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

(Tabled from 9/7/04 Meeting)

2. **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

(Tabled from 9/7/04 Meeting)

3. 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

(Tabled from 9/7/04 Meeting)

4. 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

5. CP04-10-112 - Use: Recreational Facility

Zoning: SA (Suburban Agriculture) District
Use Size: 7.658 acres
Petitioner: YMCA of Greater New Orleans, c/o Darrell Johnson
Owner: Koby Properties, L.L.C.
Location: Parcel located on the east side of Francis Road, north of LA Highway 1085, S45, T7S, R10E, Ward 1, District 1
Council District: 1

6. CP04-10-113 - Use: Expansion of School

Zoning: ID (Institutional) District
Use Size: 20,000 sq. ft.
Petitioner: Greg Homer
Owner: Christ Episcopal Church
Location: Parcel located on the south side of Christwood Boulevard, east of LA Highway 21, S41, 46, 47 & 52; T7S; R10E & 11E, Ward 1, District 1
Council District: 1

7. CP04-10-114 - Use: Mobile Home

Zoning: SA (Suburban Agriculture) District
Use Size: 1,280 sq. ft.
Petitioner: Yolanda Galloway
Owner: Yolanda Galloway
Location: Parcel located on the north side of West Hillcrest Drive, west of Parkline Boulevard, being lot 42 of square 17 in Slidell Ozone Heights Subdivision, S34, T8S, R14E, Ward 9, District 14
Council District: 14

8. CP04-10-115 - Use: Mobile Home

Zoning: SA (Suburban Agriculture) District
Use Size: 1,280 sq. ft.
Petitioner: Anthony R. Willinger
Owner: Anthony R. Willinger
Location: Parcel located on the east side of 31st Street, south of Jackson Street, being lots 39-41 of square 23 in Forest Glen Addition Subdivision, S48, T8S, R12E, Ward 7, District 7
Council District: 7

9. CP04-10-116 - Use: Mobile Home (2nd Residence)

Zoning: SA (suburban Agriculture) District
Use Size: 660 sq. ft.
Petitioner: Michael and Joni Colburn
Owner: Michael and Joni Colburn
Location: Parcel located on the south side of Home Estates Drive, east of Camp Villere Road, S33, T8S, R14E, Ward 9, District 11
Council District: 11

10. CP04-10-117 - Use: Mobile Home

Zoning: SA (Suburban Agriculture) District
Use Size: 2,560 sq. ft.
Petitioner: Robin Franklin
Owner: Robin Franklin
Location: Parcel located on the north side of East Timberline Drive, west of Palm Street, being lot 21 of square 7 in Slidell Ozone Heights Subdivision, S34, T8S, R14E, Ward 9, District 14
Council District: 14

11. CP04-10-118 - Use: Sewage Treatment Plant

Zoning: M-2 (Intermediate Industrial) District
Use Size: 2 acres
Petitioner: Southeastern Louisiana Water & Sewer Co., L.L.C.
Owner: Alfred Seeger, et al.
Location: Parcel located north of LA Highway 1085, west of LA Highway 1077, S3, T7S, R10E, Ward 1, District 1
Council District: 1

12. CP04-10-119PR - Use: Drive-In Bank

Zoning: C-1 (Neighborhood Commercial) District
Use Size: 3,252 sq. ft.
Petitioner: R. A. "Drew" Jardine
Owner: Statewide Bank
Location: Parcel located at the southwest corner of Brewster Road and LA Highway 21, S46, T7S, 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. 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

(Tabled from 9/7/04 Meeting)

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT