

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - TUESDAY, JULY 3, 2007
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

DRAFT

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 JUNE 5, 2007 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. ZC07-06-028

Existing Zoning: PUD (Planned Unit Development) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 2.256 acres
Petitioner: Kamal Sbih
Owner: Kamal Sbih
Location: Parcel located on the north side of North 12th Street, east of Hendry Avenue, south of North 10th Street, S42, T7S, R11E, Ward 3, District 3
Council District: 3

TABLED FROM 6/5/07 MEETING)

2. ZC07-06-032

Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: LC (Light Commercial) District
Acres: 5 acres
Petitioner: Jeanne Hutchison
Owner: Steven G. Haller/Imelda Livaudais Haller Estate, Inc.
Location: Parcel located on the south of U.S. Highway 190, west of South Pontchartrain Drive, east of John's Road, S48, T8S, R12E, Ward 4, District 7
Council District: 7

TABLED FROM 6/5/07 MEETING)

3. ZC07-06-033

Existing Zoning: R (Rural) District
Proposed Zoning: C-1 (Neighborhood Commercial) District
Acres: 4.7 acres
Petitioner: Leroy Cooper
Owner: John Yemelos/Aphelion Holdings LLC
Location: Parcel located on the west side of LA Highway 1077, south of Moticheck Road, S38, T7S, R10E, Ward 1, District 1
Council District: 1

TABLED FROM 6/5/07 MEETING)

DRAFT - June 19, 2007

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4. ZC07-06-034

Existing Zoning: C-1 (Neighborhood Commercial) District
Proposed Zoning: M-1 (Light Industrial) District
Acres: 3.523 acres
Petitioner: Chris Jean
Owner: Chris Jean
Location: Parcel located on the west side of U.S. Highway 11, north of Fricke Road, south of Mechanical Boulevard, S26, T8S, R14E, Ward 8, District 14
Council District: 14

TABLED FROM 6/5/07 MEETING)

5. ZC07-06-035

Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 0.879 acres
Petitioner: Don Caillouet
Owner: Don Caillouet
Location: Parcel located on the north side of Haas Road, east of North 3rd Street, S23, T8S, R14E, Ward 8, District 14
Council District: 14

TABLED FROM 6/5/07 MEETING)

6. ZC07-06-037

Existing Zoning: R (Rural) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 123 acres
Petitioner: Mr. Leroy J. Cooper
Owner: Saun Sullivan
Location: Parcel located at the end of Kathman Road, north of Adrienne Street, S7 & 18, T7S, R10E, Ward 1, District 1
Council District: 1

TABLED FROM 6/5/07 MEETING)

7. ZC07-07-039

Existing Zoning: A-6 (General Multiple Family Residential) District
Proposed Zoning: LC (Light Commercial) District
Acres: 35,406 sq. ft.
Petitioner: Jeffrey H. St. Romain
Owner: 11th St. Development, LLC
Location: Parcel located on the west side of 10th Street, east of 11th Street, north of Marquette Street, S34, T7S, R11E, Ward 4, District 4
Council District: 4

8. ZC07-07-040

Existing Zoning: LC (Light Commercial) District
Proposed Zoning: C-1 (Neighborhood Commercial) District
Acres: 4.78 acres
Petitioner: Barbara and Charles Hasselbeck
Owner: Barbara and Charles Hasselbeck
Location: Parcel located at the southeast corner of LA Highway 22 and Mitcham Road, west of Indian Trace Boulevard, S18, T7S, R10E, Ward 1, District 1
Council District: 1

9. ZC07-07-041

Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 848.261 acres
Petitioner: Jeffrey D. Schoen
Owner: Weyerhaeuser Real Estate Development Company
Location: Parcel located on the east side of LA Highway 434, north of Ezell Road, south of D'Antonio Road, S3, 4, & 9, T8S, R13E, Ward 7 & 9, District 7 & 11
Council District: 7 & 11

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10. ZC07-07-042

Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: LC (Light Commercial) District
Acres: 4.76 acres
Petitioner: Julian Rodrigue, Jr.
Owner: Colleen S. Collier, Trustee of the Erin Ellison Trust
Location: Parcel located on the west side of LA Highway 21, south of Arbor Walk, north of Dummyline Road, S41, T7S, R10E, Ward 1, District 1
Council District: 1

11. ZC07-07-043

Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: LC (Light Commercial) District
Acres: 0.3 acres
Petitioner: Julian Rodrigue, Jr.
Owner: Cheryl Brown & Evelyn Babylon
Location: Parcel located on the west side of LA Highway 21, south of Arbor Walk, north of Dummyline Road, S41, T7S, R10E, Ward 1, District 1
Council District: 1

12. ZC07-07-044

Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: LC (Light Commercial) District
Acres: 0.28 acres
Petitioner: Julian Rodrigue, Jr.
Owner: Greg Motichek
Location: Parcel located on the west side of LA Highway 21, south of Dummyline Road, north of LA Highway 1077, S38, T7S, R10E, Ward 1, District 1
Council District: 1

13. ZC07-07-045

Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: LC (Light Commercial) District
Acres: 3.48 acres
Petitioner: Julian Rodrigue, Jr.
Owner: Oddiyana, Inc.
Location: Parcel located on the west side of LA Highway 21, south of Arbor Walk, north of Dummyline Road, S41, T7S, R10E, Ward 1, District 1
Council District: 1

14. ZC07-07-046

Existing Zoning: M-1 (Light Industrial) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 1.47 acres
Petitioner: Mr. Leroy J. Cooper
Owner: Mr. John D. Pierce
Location: Parcel located on the west side of LA Highway 59, south of Walder Road, S1, T8S, R11E, Ward 4, District 10
Council District: 10

15. ZC07-07-047

Existing Zoning: MH (Mobile Home) District
Proposed Zoning: ID (Institutional) District
Acres: 10.040 acres
Petitioner: Adrian Lenczewski
Owner: KBL Development, LLC
Location: Parcel located on the south side of Hardin Road, south of U.S. Highway 190, west of Pace Street, S18, T9S, R15E, Ward 8, District 14
Council District: 14

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16. ZC07-07-048

Existing Zoning: M-1 (Light Industrial) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 5.04 acres
Petitioner: Leroy Cooper
Owner: Marilyn Seifert
Location: Parcel located on the east side of LA Highway 59, north of Strain Road, S19, T7S, R12E, Ward 4, District 7
Council District: 7

17. ZC07-07-049

Existing Zoning: A-2 (Suburban) District
Proposed Zoning: LC (Light Commercial) District
Acres: 15,450 sq. ft.
Petitioner: Patricia Ann B. LeBouef
Owner: Patricia Ann B. LeBouef
Location: Parcel located at the Southeast corner of LA Highway 59 and Dupard Street, north of McNamara Street, S38, T8S, R11E, Ward 4, District 10
Council District: 10

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. CP07-05-058 - Use: 125 Room Hotel

Zoning: C-2 (Highway Commercial) District
Use Size: 85,361 sq. ft.
Petitioner: Stephen Manshel
Owner: Ruddigore LLC / Northpark Residence Inn
Location: Parcel located at the western end of Park Place, east of Rosebud Court, north of Emerald Oaks Drive, S15, T7S, R11E, Ward 3, District 1
Council District: 1

TABLED FROM 6/5/07 MEETING)

2. CP07-06-087 - Use: Mobile Home as Guest House

Zoning: SA (Suburban Agricultural) District
Use Size: 980 sq. ft.
Petitioner: Lori Simpson-Winborn
Owner: Lori Simpson-Winborn
Location: Parcel located on the north side of Henry Clay Street, east of Ravine Street, west of Western Sands Street, S12, T7S, R11E, Ward 3, District 3
Council District: 3

TABLED FROM 6/5/07 MEETING)

3. CP07-06-096PR - Use: Commercial Building over 20,000 sq. ft.

Zoning: C-2 (Highway Commercial) District
Use Size: 235,400 sq. ft.
Petitioner: Kyle Associates, LLC
Owner: Wainer Brothers
Location: Parcel located on the west side of LA Highway 21, north Ochsner Boulevard, S47, T7S, R11E, Ward 1, District 1
Council District: 1

TABLED FROM 6/5/07 MEETING)

4. CP07-06-097PR - Use: Commercial Building over 20,000 sq. ft.

Zoning: C-2 (Highway Commercial) District
Use Size: 54,200 sq. ft.
Petitioner: Kyle Associates, LLC
Owner: JSB, Hwy 21, LLC
Location: Parcel located on the west side of LA Highway 21, south of Greenbriar Boulevard, S47, T7S, R11E, Ward 1, District 1
Council District: 1

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5. CP07-07-102 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1,800 sq. ft.
Petitioner: Kim Manders
Owner: Kim Manders
Location: Parcel located on the south side of Crain Street, east of LA Highway 59, S7, T7S, R12E, Ward 4, District 7
Council District: 7

6. CP07-07-103 - Use: Mobile Home

Zoning: A-3 (Suburban) District
Use Size: 1,492 sq. ft.
Petitioner: Kellee T. Lee
Owner: Michael G. Turcotte, Sr.
Location: Parcel located on the east side of Blue Ridge Drive, south of Surrey Lane, west of Red Mill Drive, S21, T9S, R15E, Ward 8, District 13
Council District: 13

7. CP07-07-104 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 2,432 sq. ft.
Petitioner: Denise Jenkins-Bolds
Owner: Denise Jenkins-Bolds
Location: Parcel located on the east side of North 15th Street, south of North 3rd Avenue, S23, T8S, R14E, Ward 8, District 14
Council District: 14

8. CP07-07-105 - Use: Expansion to Existing Hospital

Zoning: ID (Institutional) District
Use Size: 118,500 sq. ft.
Petitioner: Kyle Associates, LLC
Owner: MedCath, Inc.
Location: Parcel located on the east side of LA Highway 434, north of Interstate 12, S8 & 17, T8S, R13E, Ward 7, District 7
Council District: 7

9. CP07-07-106 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 2,880 sq. ft.
Petitioner: Frances P. Bratten
Owner: Curtis Wayne Bratten
Location: Parcel located on the south side of McKee Road, east of Trinchard Road, S38, T6S, R10E, Ward 1, District 1
Council District: 1

10. CP07-07-107 - Use: Mobile Home as Second Residence

Zoning: SA (Suburban Agricultural) District
Use Size: 1,280 sq. ft.
Petitioner: Michael P. Dubreuil, Jr.
Owner: Michael & Tina Dubreuil, Jr.
Location: Parcel located on the east side of Miller Road, south of Firetower Road, S3, T8S, R13E, Ward 9, District 7
Council District: 7

11. CP07-07-108 - Use: Office Building/Parking Garage over 20,000 sq. ft.

Zoning: C-2 (Highway Commercial) District
Use Size: 78,000 sq. ft.
Petitioner: Loop, LLC c/o Jeffrey Schoen
Owner: Ruddigore, LLC
Location: Parcel located on the south side of Northpark Boulevard, west of U.S. Highway 190, S15, T7S, R11E, Ward 3, District 1
Council District: 1

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12. CP07-07-109 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1,300 sq. ft.
Petitioner: Chris and Mona Nagin
Owner: Gilbert R. Pellegrin
Location: Parcel located on the north side of Clover Street, east of Bay Street, S6, T8S, R12E,
Ward 4, District 5
Council District: 5

13. CP07-07-110 - Use: Telecommunications Equipment

Zoning: ID (Institutional) District
Use Size: 900 sq. ft.
Petitioner: AT & T c/o Konni Waltrip
Owner: St. Tammany Parish School Board
Location: Parcel located on the south side of Eddins Lane, west of Northwood Drive, S36, T8S,
R14E, Ward 8, District 9
Council District: 9

14. CP07-07-111 - Use: Telecommunications Equipment

Zoning: R (Rural) District
Use Size: 400 sq. ft.
Petitioner: AT & T c/o Linda Meiners
Owner: TXI Operations, LP
Location: Parcel located on the east side of Interstate 59 at the Pearl River turn around, S16,
T7S, R15E, Ward 6, District 6
Council District: 6

15. CP07-07-112 - Use: Telecommunications Equipment

Zoning: R (Rural) District
Use Size: 900 sq. ft.
Petitioner: AT & T c/o Konni Waltrip
Owner: William Dawsey Etux
Location: Parcel located on the west side of LA Highway 437, south of Million Dollar Road, S34,
T5S, R11E, Ward 2, District 2
Council District: 2

16. CP07-07-113 - Use: Telecommunications Equipment

Zoning: SA (Suburban Agricultural) District
Use Size: 1,225 sq. ft.
Petitioner: AT & T c/o Konni Waltrip
Owner: Scott & Jennifer Crawford and Curtis & Maryana Crawford
Location: Parcel located on the east side of 11th Street, south of Lincoln Street, S12, T7S,
R11E, Ward 3, District 5
Council District: 5

17. CP07-07-114 - Use: Mini-Storage

Zoning: R (Rural) District
Use Size: 204,732 sq. ft.
Petitioner: Leroy Cooper
Owner: Aphelion Holdings, LLC/John Yemelos
Location: Parcel located on west side of LA Highway 1077, south of Moticheck Road, S38, T7S,
R10E, Ward 1, District 1
Council District: 1

18. CP07-07-115 - Use: Outdoor Storage Yard

Zoning: C-2 (Highway Commercial) District
Use Size: 10,500 sq. ft.
Petitioner: Atmosphere Movers, Inc. c/o Jeff Schoen
Owner: Portioned Meats, Inc.
Location: Parcel located on the south side of Pear Street, east of U.S. Highway 190 Service
Road, S22, T7S, R11E, Ward 4, District 5
Council District: 5

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19. CP07-07-116 - Use: 2 Mobile Homes

Zoning: SA (Suburban Agricultural) District
Use Size: 1,920 sq. ft.
Petitioner: JoAnn Reed
Owner: Milton-JoAnn Reed Brouillette
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

20. CP07-07-117 - Use: Mobile Home

Zoning: A-4 (Single Family Residential) District
Use Size: 720 sq. ft.
Petitioner: Denise Todd
Owner: David and Denise Todd
Location: Parcel located on the south side of Edgewood Street, west of Beechwood Street, and east of Dogwood Street, S30, T8S, R14E, Ward 9, District 11
Council District: 11

21. CP07-07-118 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 980 sq. ft.
Petitioner: Alfred N. Young, Sr.
Owner: Alfred & Genetta Young, Sr.
Location: Parcel located on the north side of Amos Road, west of North 8th Street, S26, 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. PR07-06-002 - Use: Credit Union

Corridor: Highway 21 Planned Corridor
Zoning: C-2 (Highway Commercial) District
Use Size: 12,511 sq. ft.
Petitioner: Kyle Associates, LLC
Owner: First Castle Credit Union
Location: Parcel located on the corner of LA Highway 21 and Cherokee Rose Lane, S46, T7S, R11E, Ward 1, District 1
Council District: 1

TABLED FROM 6/5/07 MEETING)

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT