

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - TUESDAY, JULY 6, 2010
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 JUNE 1, 2010 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. ZC10-06-056 Withdrawn

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay District)
Acres: 14 acres
Petitioner: Parish Council by Motion 4/1/10
Location: Parcels located on the east and west sides of Casey Court, south of Charlene Drive, S33, T7S, R14E, Ward 6, District 6
Council District: 6

(Tabled from 6/1/10 Meeting)

2. ZC10-06-057 Withdrawn

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay District)
Acres: 202.43 acres
Petitioner: Parish Council by Motion 4/1/10
Location: Parcels located on the north and south sides of Charlene Drive, west of Chris Kennedy Road, S28 & 33, T7S, R14E, Ward 6, District 6
Council District: 6

(Tabled from 6/1/10 Meeting)

3. ZC10-06-060 Withdrawn

Existing Zoning: A-4 (Single Family Residential District)
Proposed Zoning: NC-6 (Public Cultural and Recreational District)
Acres: 11,478.50 sq.ft.
Petitioner: Freida Torregano
Owner: Freida Torregano
Location: Parcel located on the south side of Oceola Street, east of Apache Street, being 36199 Oceola Street, Slidell, S9,T9S,R14E, Ward 9, District 14
Council District: 14

(Tabled from 6/1/10 Meeting)

4. ZC10-06-062 - Withdrawn

Existing Zoning: A-6 (Multiple Family Residential District)
Proposed Zoning: I-2 (Industrial District)
Acres: 4.337 acres
Petitioner: Guy Olano
Owner: The Millennium Group I
Location: Parcel located on the west side of Harbor View Court, north of Lakeview Drive, being Lot 24, Oak Harbor Boater Service Area, S33,T9S,R14E, Ward 9, District 13
Council District: 13

(Tabled from 6/1/10 Meeting)

5. ZC10-05-049

Text Change Ordinance to Amend the Str. Tammany Parish Unified Development Code, Volume 1 (Zoning) Section 5.20 HC-1 Highway Commercial District to add the Use Of Specialty Food Processing.

6. ZC10-07-068

Text Change: Ordinance Amending Ordinances C.S. No. 09-2038, adopted May 7, 2009, making changes to the Unified Development Code, Section 7.0801, Modification and Exceptions, Lots of record, amending side yard setbacks and Driveway Requirements
Petitioner: Parish Council by Motion 4/1/10- Ord. Cal. #4296

7. ZC10-07-069

Existing Zoning: I-1 (Industrial District) & I-4 (Heavy Industrial District)
Proposed Zoning: A-2 (Suburban District) & I-2 (Industrial District)
Acres: 14.09 acres
Location: Parcels located on the east side of Slaughter Road, south of LA Highway 36, west of Reed Road, S28,T7S,R14E, Ward 6, District 6
Council District: 6

8. ZC10-07-070

Existing Zoning: A-3 (Suburban District)
Proposed Zoning: AT-1 (Animal Training Housing District)
Acres: 5.61 acres
Petitioner: Parish Council by Motion 6/3/10
Location: Parcel located on the north side of Voters Road, west of Allen Road, S13,T9S,R14E, Ward 8, District 14
Council District: 14

9. ZC10-07-071

Existing Zoning: NC-2 (Indoor Retail and Service District)
Proposed Zoning: NC-5 (Retail and Service District)
Acres: 2.23 acres
Location: Parcels located at the northwest corner of Front Street & Ramos Street, being lots 114AA & 116A, Town of Claiborne., S42,T6S,R11E, Ward 3, District 3
Council District: 3

10. ZC10-07-072

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-1 (Suburban District) & MHO (Manufactured Housing Overlay District)
Acres: 58 acres
Location: Parcels located within an area bounded by Tantela Ranch Road, Arc Road & Boyd Road and intersected by Trincharad Road, less and except those parcels abutting Tantela Ranch Road, S16, T6S, R10E, Ward 1, District 1
Council District: 1

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11. ZC10-07-073

Existing Zoning: NC-4 (Neighborhood Institutional District)
Proposed Zoning: I-2 (Industrial District)
Acres: 0.44 acre
Petitioner: Robert Sigillito
Owner: Phillip M Willie Sr.
Location: Parcel located on the northwest corner of Nursery Street & LA Highway 36, being lots 10 & 11, Square 1, Abita Nursery Subdivision, S36,T6S,R11E, Ward 3, District 3
Council District: 3

12. ZC10-07-074

Existing Zoning: A-4 (Single Family Residential District)
Proposed Zoning: HC-2 (Highway Commercial District)
Acres: 6.21 acres
Petitioner: Parish Council by Motion 6/3/10
Location: Parcel located on the south side of Fairview Drive & on the north side of LA Highway 22, being 120 Fairview Drive, Mandeville, S54, T7S R11E, Ward 4, District 4
Council District: 4

13. ZC10-07-075

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: PBC-1 (Planned Business Campus District)
Acres: 30.421 acres
Petitioner: Jeffrey D. Schoen
Owner: Land Holding Co, LLC
Location: Parcel located on the south side of LA Highway 1088 at the southwest Intersection with Interstate 12, S33,T7S,R12E, Ward 4, District 7
Council District: 7

14. ZC10-07-076

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-3 (Suburban District)
Acres: 358 acres
Petitioner: Jeffrey D Schoen
Owner: St. Tammany Parish 357, LLC c/o Weyerhaeuser Real Estate Dev. Co.
Location: Parcel located at the southeast intersection of LA Highway 1088 & I-12, S4, T7S, R12E & S35 ,T8S, R12 E, Ward 4, District 7
Council District: 7

15. ZC10-07-077

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: PUD (Planned Unit Development Overlay District)
Acres: 358 acres
Petitioner: Jeffrey D Schoen
Owner: St Tammany Parish 357. LLC c/o Weyerhauser Rural Estate Dev. Co.
Location: Parcel located at the southeast intersection of LA Highway 1088 & I-12, S4,T7S, R12E & S33, T8S, R12 E, Ward 4, District 7
Council District: 7

16. ZC10-07-078

Existing Zoning: A-1A (Suburban District)
Proposed Zoning: A-2 (Suburban District)
Acres: 34.55 acres
Petitioner: Parish Council by Motion 6/3/10
Location: Parcels located on east & west sides of 6th Avenue, north of Helenbirg Drive , S14, T7S, R11E, Ward 3, District 5
Council District: 5

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17. **ZC10-07-079**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-1A (Suburban District)
Acres: 9.82 acres
Petitioner: Parish Council by Motion 6/3/10
Location: Parcel located on the south side of Woodrow Drive, west of LA Highway 437, S29,T4S,R11E, Ward 2, District 2
Council District: 2
18. **ZC10-07-080**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District)
Acres: 4 acres
Petitioner: Parish Council by Motion 6/3/10
Location: Parcel located on the west side of Isabel Swamp Road, north of LA Highway 40, S50,T5S,R12E, Ward 2, District 2
Council District: 2
19. **ZC10-07-081**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District)
Acres: 9.232 acres
Petitioner: Parish Council by Motion 6/3/10
Location: Parcel located on the south side of LA Highway 40, west of LA Highway 437, S17,T5S,R11E, Ward 2, District 2
Council District: 2
20. **ZC10-07-082**
Existing Zoning: PF-1 (Public Facilities District)
Proposed Zoning: HC-1 (Highway Commercial District)
Acres: 0.994 acre
Petitioner: Parish Council by Motion 6/3/10
Location: Parcel located on the northeast corner of Brownsitch Road & Chateau de Way , S35,T8S,R14E, Ward 8, District 9
Council District: 9
21. **ZC10-07-083 Pulled from the agenda for readvertisement.**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay District)
Acres: 28 acres
Petitioner: Parish Council by Motion 6/3/10
Location: Parcels located along Genie Street, Yupon Street, Michelle Street & Yvette Drive, Phase I & II, Hickory Village Subdivision, S27, T7S, R14E, Ward 6, District 6
Council District: 6
22. **ZC10-07-084**
Text Change: Ordinance to Amend the St Tammany Parish Unified Development Code, Volume I (Zoning), Section 5 Zoning Districts, to delete from Household Agriculture as a permitted use in the A-4 and A-4A- Zoning Districts the raising of any livestock weighing more than ten (10) pounds and to delete from Household Agriculture as a permitted use in a A5 - A8 zoning districts
Petitioner: Parish Council by Motion 6/3/10

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23. ZC10-07-085

Existing Zoning: A-1A (Suburban District)
Proposed Zoning: A-1A (Suburban District) & MHO (Manufactured Housing Overlay District)
Acres: 1 acre
Petitioner: Parish Council by Motion 6/3/10
Location: Parcel located at the end of Perkins Road, east of South 24th Street, south of US Highway 190, being part of lot 3 & south half of lot 10, Greensburg District Subdivision, S40 & 48 T8S, R12E, Ward 7, District 7
Council District: 7

24. ZC10-07-086

Existing Zoning: A-4A (Suburban District)
Proposed Zoning: CB-1 (Community Based Facilities District)
Acres: 1.94 acres
Petitioner: Parish Council by Motion 6/3/10
Location: Parcel located on the west side of US Highway 11, commencing at Northshore Circle and extending to Lake Pontchartrain, S31, T9S, R14E, Ward 9, District 13
Council District: 13

25. ZC10-07-087

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-1A (Suburban District)
Acres: 14.16 acres
Petitioner: Parish Council by Motion 6/3/10
Location: Parcel located on the northwest corner of LA Highway 437 & Woodrow Road, S29, T4S, R11E, Ward 2, District 2
Council District: 2

26. ZC10-07-088

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District)
Acres: 5 acres
Petitioner: Parish Council by Motion 6/3/10
Location: Parcel located on the west side of LA Highway 437, north of Woodrow Drive, S29, T4S, R11E, Ward 2, District 2
Council District: 2

27. ZC10-07-089

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-1A (Suburban District)
Acres: 9.31 acres
Petitioner: Parish Council by Motion 6/3/10
Location: Parcel located on the east side of LA Highway 40, north of Big Fork Road, south of Fairhaven Road, S13, T5S, R11E, Ward 2, District 2
Council District: 2

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT