

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - TUESDAY, AUGUST 7, 2012
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 JULY 3, 2012 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. ZC96-11-064

Major amendment to PUD (Planned Unit Development Overlay)

Acres: 17.47 acres

Petitioner: Arrow Engineering and Consulting, inc/Darrell Fussell

Owner: Money Hill Golf & Country Club/ Mimi Goodyear Dossett

Location: Parcels located on the east side of Raccoon Drive and on the north, south and west of Bald Eagle Drive, being lots 379-391, Phase 6, Part 3 of Money Hill Subdivision, S12,13; T6S; R12E, Ward 6, District 6.

Council District: 6

(TABLED FROM ZC 7/3/12 MEETING)

2. ZC12-08-065

Text change

Ordinance to amend the St. Tammany Parish Unified Development Code, Volume 1 (Zoning) to create a new Section 6.08 Regional Business Center Overlay to allow for coordinated design standards and flexible design standards for planned commercial or office developments

3. ZC12-08-066

Existing Zoning: A-3 (Suburban District)

Proposed Zoning: HC-2 (Highway Commercial District)

Acres: 1.8 acres

Petitioner: Jeff Schoen

Owner: Henry Austin Moore

Location: Parcel located on the west side of US Highway 11, north of Avenue D, S12 &13,T8S,R14E, Ward 8, District 9

Council District: 9

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- 4. ZC12-08-067**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: PF-1 (Public Facilities District)
Acres: 6.33 acres
Petitioner: John Sammons
Owner: St. Tammany Parish Fire District #7/John K. Sammons
Location: Parcel located on the west side of LA Highway 41, south of Gus Baldwin Road, being 73469 Hwy 41, Pearl River, S40,T6S,R14E, Ward 6, District 6
Council District: 6
- 5. ZC12-08-068**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-1A (Suburban District)
Acres: 12.8 acres
Petitioner: Bridget Mizell
Owner: Emile P. Davies
Location: Parcel located on the east side of Booth Road, north of Joiner Road, S34, T5S, R10E, Ward 2, District 3
Council District: 3
- 6. ZC12-08-069**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: NC-2 (Indoor Retail and Service District)
Acres: 0.907 acre
Petitioner: Claire Pizzuto
Owner: Claire Pizzuto, Frank Francois Jr., Francis Waguespack, Claire R. Valentino, Irisis Ricca-Harris, Nicole Ricca-Randell, Joseph Ricca
Location: Parcel located on the south side of LA Highway 1088, east of Forest Brook Blvd, S32, T7S, R12E, Ward 4, District 7
Council District: 7
- 7. ZC12-08-070**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-4A (Single Family Residential District) & MHO (Manufactured Housing Overlay)
Acres: 0.47 acre
Petitioner: Elmera King
Owner: Anna Marie Barker
Location: Parcel located on the east side of South Fitzmorris Road, south of Mayhaw Road, being 76108 S. Fitzmorris, Covington, LA , S10,T6S,R11E, Ward 3, District 2
Council District: 2
- 8. ZC12-08-071**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: HC-2 (Highway Commercial District)
Acres: 2.027 acres
Petitioner: Marcus Buring
Owner: Bayou Liberty Property, LLC
Location: Parcel located on the south side of US Highway 190, east of Neslo Road, S37,T8S,R14E, Ward 9, District 14
Council District: 14
- 9. ZC12-08-072**
Existing Zoning: HC-3 (Highway Commercial District) & A-3 (Suburban District)
Proposed Zoning: NC-2 (Indoor Retail and Service District)
Acres: 28,800 sq.ft.
Petitioner: Alan John DeCorte
Owner: Joyce D. Segreto, Loyce M. DeCorte, Deborah D. Griffin, Alan John DeCorte
Location: Parcel located at the southwest corner of Bravo Street & 4th Street, being Lots 1 & 2, Square 37, Alexiusville, S48,T7S,R11E, Ward 3, District 5
Council District: 5

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- 10. ZC12-08-073**
Existing Zoning: NC-4 (Neighborhood Institutional District)
Proposed Zoning: HC-1(Highway Commercial)
Acres: 1.966 acres
Petitioner: Nathan J. Junius
Owner: Fire District #1/Larry Hess
Location: Parcel located on the northeast corner of Robert Road & Brownsitch Road,
 S36,T8S,R14E, Ward 8, District 8
Council District: 8
- 11. ZC12-08-074**
Existing Zoning: A-4A (Single Family Residential District)
Proposed Zoning: A-4A (Single Family Residential District) & MHO (Manufactured Housing
 Overlay)
Acres: 0.29 acre
Petitioner: Gwen Schmid
Owner: Darrell & Gwen Schmid
Location: Parcel located on the west side of Cass Avenue, north of Coast Blvd, being lots
 42A & 43A, Square 6, Central Park, S23 & 44,T9S,R14E, Ward 8, District
 12
Council District: 12
- 12. ZC12-08-075**
Existing Zoning: NC-1 (Professional Office District)
Proposed Zoning: I-2 (Industrial District)
Acres: 1.4388 acres
Petitioner: Ed McLellan
Owner: Anita M. Warner
Location: Parcel located on the east side of I-59, south & west of LA Highway 1090,
 S24,T8S,R14E, Ward 8, District 9
Council District: 9
- 13. ZC12-08-076**
Proposed Zoning: PUD (Planned Unit Development Overlay)
Acres: 14.6 acres
Petitioner: Ryan Ritchie
Owner: Covington Medical Properties, LLC
Location: Parcel located on the north side of Emerald Forest Blvd, east of Falconer
 Drive, S11,T7S,R11E, Ward 3, District 5
Council District: 5
- 14. ZC12-08-077**
Existing Zoning: NC-4 (Neighborhood Institutional District) & NC-1 (Professional Office
 District)
Proposed Zoning: A-4A (Single-Family Residential District)
Acres: 14.6 acres
Petitioner: Ryan Ritchie
Owner: Covington Medical Properties, LLC
Location: Parcel located on the north side of Emerald Forest Blvd, east of Falconer
 Drive, S11,T7S,R11E, Ward 3, District 5
Council District: 5
- 15. ZC12-08-078**
Existing Zoning: A-1A (Suburban District)
Proposed Zoning: PF-1 (Public Facilities District)
Acres: 1.15 acres
Petitioner: Ray M. Newton
Owner: Fire District #12
Location: Parcel located at the northeast intersection of LA Highway 36 & LA Highway
 21, being 19375 Hwy 36, Covington, S42,T6S,R11E, Ward 3, District 2
Council District: 2

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- 16. ZC12-08-079**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-1A (Suburban District)
Acres: 7.44 acres
Petitioner: Gene D. Booth
Owner: Gene D. Booth
Location: Parcel located on the south side of Thompson Road, west of LA Highway 25, being 15086 Thompson Road, Folsom , S36,T5S,R10E, Ward 2, District 3
Council District: 3
- 17. ZC12-08-080**
Existing Zoning: MD-1 (Medical Residential District), A-3 (Suburban District) & A-4 (Single Family Residential District)
Proposed Zoning: MD-1 (Medical Residential District), A-3 (Suburban District), A-4 (Single Family Residential District) & PUD (Planned Unit Development Overlay)
Acres: 150.97 acres
Petitioner: Kelly McHugh
Owner: Delta Land Holding Co., LLC
Representative: Wayne Buras
Location: Parcel located on the south side of East Brewster Road, west of the Tchefoncte River, S47 & 49,T7S,R11E, Ward 1, District 1
Council District: 1
- 18. ZC12-08-081**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: PF-1 (Public Facilities District)
Acres: 1 acre
Petitioner: Ray M. Newton
Owner: Alan Riecke
Location: Parcel located on the north side of Harrison Avenue, west of Flowers Drive, S2,T7S,R11E, Ward 3, District 2
Council District: 2
- 19. ZC12-08-082**
Existing Zoning: I-1 (Industrial District)
Proposed Zoning: NC-6 (Public, Cultural and Recreational District)
Acres: 2.14 acres
Petitioner: Chuck Walker
Owner: Parish Properties LLC/Chris Jean
Location: Parcel located on the east side of Commercial Drive, north of Browns Village Road, being 114 Commercial Drive, Slidell, S27,T8S,R14E, Ward 9, District 14
Council District: 14
- 20. ZC12-08-083**
Existing Zoning: A-3 (Suburban District)
Proposed Zoning: MD-1 (Medical Residential District)
Acres: 1.2 acres
Petitioner: Arcadia Communities, LLC
Owner: Lennie L. Crawford & Jean Crawford Cleveland
Location: Parcel located on the south side of Crawford Road, east of LA Highway 21, south of LA Highway 36, S42,T6S,R11E, Ward 3, District 2
Council District: 2
- 21. ZC12-08-084**
Existing Zoning: A-4 (Single Family Residential District)
Proposed Zoning: A-4 (Single Family Residential District) & MHO (Manufactured Housing Overlay)
Acres: 6.000 sq.ft.
Petitioner: Aurora Cosentino
Owner: Aurora & Jeffrey Cosentino

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Location: Parcel located on the northeast corner of Rex Avenue & Davis Street, being lot 188, Three Rivers Heights, S10,T7S,R10E, Ward 1, District 1

Council District: 1

22. ZC12-08-085

Existing Zoning: A-1 (Suburban District)

Proposed Zoning: A-1 (Suburban District) & MHO (Manufactured Housing Overlay)

Acres: 2 acres

Petitioner: Vera Brown Harvey

Owner: Vera Brown Harvey, Daphne B. Agillard, Darnell Brown, Linda Neezy, Barbara Brown, Roy Brown, Dennis Brown

Location: Parcel located on the east of Hwy 450, north of Ed Williams Road East, S17,T4S,R10E, Ward 2, District 3

Council District: 3

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT