

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - TUESDAY, MARCH 6, 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 FEBRUARY 6, 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. **ZC07-02-007**
Existing Zoning: C-1 (Neighborhood Commercial) District & SA (Suburban Agricultural) District
Proposed Zoning: ID (Institutional) District
Acres: 14 acres
Petitioner: Ron Duhe
Owner: Summerfield Retirement Comm, LLC
Location: Parcel located on the north side of Brownsitch Road, east of Robert Road, west of Dauphine Street, S36,T8S, R14E, Ward 8, District 9
Council District: 9
TABLED FROM 2/6/07 MEETING)
2. **ZC07-02-009**
Existing Zoning: R (Rural) District
Proposed Zoning: A-1 (Suburban) District
Acres: 213.65 acres
Petitioner: Leroy Cooper
Owner: David Aymond/Aymond Development, LLC
Location: Parcel located on the north side of LA Highway 40, west of Jerry Willis Road, S39 & 40, T5S, R12E, Ward 5, District 2
Council District: 2
TABLED FROM 2/6/07 MEETING)
3. **ZC07-03-011**
Existing Zoning: A-2 (Suburban) District/A-3 (Suburban) District
Proposed Zoning: M-2 (Intermediate Industrial) District
Acres: 4.35 acres
Petitioner: John R. Butkin, Jr.
Owner: John R. Butkin, Jr.
Location: Parcel located on the east side of LA Highway 25, north of Hard Hat Road, S20, T6S, R11E, Ward 3, District 2
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4. **ZC07-03-012**
 Existing Zoning: SA (Suburban Agricultural) District
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 21.211 acres
 Petitioner: Jeffrey D. Schoen
 Owner: Church of the King
 Location: Parcel located on the north side of Little Creek Road, east of LA Highway 59, S30, T7S, R12E, Ward 4, District 7
 Council District: 7

5. **ZC07-03-013**
 Existing Zoning: A-3 (Suburban) District
 Proposed Zoning: C-1 (Neighborhood Commercial) District
 Acres: 22,530 sq. ft.
 Petitioner: Greg Siless
 Owner: Greg Siless
 Location: Parcel located on the northeast corner of Brownsitch Road and St. Louis Street, S31, T8S, R15E, Ward 8, District 9
 Council District: 9

6. **ZC07-03-014**
 Existing Zoning: SA (Suburban Agricultural) District
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 0.391 acres
 Petitioner: Larry & Shirley Rodriguez
 Owner: Larry & Shirley Rodriguez
 Location: Parcel located on the south side of Brownsitch Road, west of Military Road, east of Jacob Road, S31, T8S, R15E, Ward 8, District 9
 Council District: 9

7. **ZC07-03-015**
 Existing Zoning: SA (Suburban Agricultural) District
 Proposed Zoning: C-1 (Neighborhood Commercial) District
 Acres: 1 acre
 Petitioner: Bea Kaiser
 Owner: Bea Kaiser
 Location: Parcel located on the south side of U.S. Highway 190, east of Bremerman Road, west of Johns Road, S48, T8S, R12E, Ward 4, District 7
 Council District: 7

8. **ZC07-03-016**
 Existing Zoning: SA (Suburban Agricultural) District
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 33,365 sq. ft.
 Petitioner: Allen & Margaret Vest, Jr.
 Owner: Allen & Margaret Vest, Jr.
 Location: Parcel located on the south side of U.S. Highway 190, west of South Pontchartrain Drive, S48, T8S, R12E, Ward 7, District 7
 Council District: 7

9. **ZC07-03-017**
 Existing Zoning: R (Rural) District
 Proposed Zoning: A-2 (Suburban) District
 Acres: 52.0767 acres
 Petitioner: Ned Wilson
 Owner: Barry Family Acquisitions, LLC
 Location: Parcel located on the east side of Bob Baxter Road, north of Hemphill Road, S16, T5S, R12E, Ward 5, District 2
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10. ZC07-03-018

_____ Text Change- Ordinance to Amend The Parish Code of Ordinances, Appendix C, Land Use Regulations Ordinance (Ordinance No. 523), Section 5.03, Sign Regulations

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. CP07-02-026 - Use: Church

Zoning: SA (Suburban Agricultural) District
 Use Size: 14,251 sq. ft.
 Petitioner: Pastor Chuck Constant
 Owner: High Praise Fellowship
 Location: Parcel located on the east side of Military Road (LA Highway 1090), south of Brownswitch Road, S31, T8S, R15E, Ward 8, District 9
 Council District: 9

TABLED FROM 2/6/07 MEETING)

2. CP07-03-028 - Use: Church

Zoning: ID (Institutional) District
 Use Size: 24,000 sq. ft.
 Petitioner: Jeffrey Schoen
 Owner: Lakeshore Christian Center Church
 Location: Parcel located on the north side of Brewster Road, west of LA Highway 21, east of Amelia Lane, S12, T7S, R10E, Ward 1, District 1
 Council District: 1

3. CP07-03-029 - Use: Mobile Home

Zoning: A-4 (Single Family Residential) District
 Use Size: 1,762 sq. ft.
 Petitioner: John Pichon
 Owner: Wilber Navarre, Jr.
 Location: Parcel located on the west side of Patrick Street, north of Salmen Road, S9, T9S, R14E, Ward 9, District 14
 Council District: 14

4. CP07-03-030 - Use: Addition to Church

Zoning: A-2 (Suburban) District
 Use Size: 4,368 sq. ft.
 Petitioner: Chad Lockfield
 Owner: St. Michael's Episcopal Church
 Location: Parcel located on the north side of Sharp Road, east of Westwood Drive, west of Victorian Lane, S39, T7S, R11E, Ward 4, District 5
 Council District: 5

5. CP07-03-031 - Use: Mini Storage

Zoning: R (Rural) District
 Use Size: 109,000 sq. ft.
 Petitioner: Matt Bennett
 Owner: BB Facilities
 Location: Parcel located on the north side of LA Highway 22, east of Helen Drive, west of Perilloux Road, S16, T7S, R10E, Ward 1, District 1
 Council District: 1

6. CP07-03-032 - Use: Mobile Home as Second Residence

Zoning: SA (Suburban Agricultural) District
 Use Size: 1,088 sq. ft.
 Petitioner: Andrea Madere
 Owner: Dennis and Andrea Madere
 Location: Parcel located on the north side of Tice Road, west of Lee Road, S15, T6S, R11E, Ward 3, District 2
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7. CP07-03-033 - Use: Bar and Poolroom

Zoning: C-2 (Highway Commercial) District
Use Size: 3,000 sq. ft.
Petitioner: Laura Valencia
Owner: Yee Properties, LLC
Location: Parcel located on the north side of U.S. Highway 190, west of Sunset Drive, being 1714 Highway 190, S4, T9S, R14E, Ward 9, District 11
Council District: 11

8. CP07-03-034 - Use: Day Care

Zoning: SA (Suburban Agricultural) District
Use Size: 21,150 sq. ft.
Petitioner: Leroy Cooper
Owner: One-Nine Enterprises, LLC
Location: Parcel located on the east side of LA Highway 1077, south of Interstate 12, north of Brewster Road, S11, T7S, R10E, Ward 1, District 1
Council District: 1

9. CP07-03-035 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 14,100 sq. ft.
Petitioner: Edna Williams
Owner: Edna Williams
Location: Parcel on the north side of Lazy K Drive, west of Transmitter Road, south of West Main Street, S4, T9S, R13E, Ward 7, District 7
Council District: 7

10. CP07-03-036 - Use: Mobile Home

Zoning: A-4 (Single Family Residential) District
Use Size: 840 sq. ft.
Petitioner: Eva Delaune
Owner: Eva Delaune
Location: Parcel located on the west side of Bel-Air Drive, south of U.S. Highway 190, S18, T9S, R15E, Ward 8, District 14
Council District: 14

11. CP07-03-037 - Use: Electronic Billboard

Zoning: PUD (Planned Unit Development) District
Use Size: 672 sq. ft. per side
Petitioner: McChord Carrico
Owner: The Azby Fund
Location: Parcel located on the north side of Interstate 12, west of LA Highway 1088, S33, T8S, R12E, Ward 4, District 7
Council District: 7

12. CP07-03-038 - Use: Outdoor Storage Yard

Zoning: C-2 (Highway Commercial) District
Use Size: 9,500 sq. ft.
Petitioner: Robert Keyes
Owner: Ranson Lanier
Location: Parcel located on the east side of LA Highway 59, north of Harry Lemons Road, S1, T8S, R11E, Ward 4, District 5
Council District: 5

13. CP07-03-039 - Use: Office

Zoning: R (Rural) District
Use Size: 2,880 sq. ft.
Petitioner: John Bonneau
Owner: Philip R. Peter
Location: Parcel located on the north side of LA Highway 1085, west of Hano Road, S5, T7S, R10E, Ward 1, District 1
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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. **PR07-03-001 - Use: Dayroom & Bunk Rooms Addition for Fire District No. 2 - Weldon Poole Station**
-
- Corridor: LA Highway 21
Zoning: SA (Suburban Agricultural) District
Use Size: 1,680 sq. ft.
Petitioner: John Beyl
Owner: Fire District No. 2
Location: Parcel located on the east side of LA Highway 21, south of Interstate 12, north of Christwood Boulevard, S41, T7S, R10E, Ward 1, District 1
Council District: 1

OLD BUSINESS

1. **CP06-06-112 - Use: Hotel**
- Zoning: C-2 (Highway Commercial) District
Use Size: 37,800 sq. ft.
Petitioner: Sandip Chauhan
Owner: Covington Hospitality L.L.C.
Location: Parcel located on the north side of Holiday Blvd., west of US Highway 190, S15, T7S, R11E, Ward 3, District 1
Council District: 1

(TABLED FROM 2/6/07 MEETING)

NEW BUSINESS

ADJOURNMENT