AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. -TUESDAY, APRIL 4, 2006
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 MARCH 7, 2006 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. ZC06-01-002
   Existing Zoning: SA (Suburban Agricultural) District
   Proposed Zoning: C-2 (Highway Commercial) & A-5 (Two Family Residential) Districts
   Acres: 7.2 acres
   Petitioner: Renegade Properties, L.L.C.
   Owner: Blaine Nolan & Gary Grillot
   Location: Parcel located on the northeast corner of Lynwood Drive & US Highway 190, S48, T8S, R12E, Ward 4, District 7
   Council District: 7
   (TABLED FROM 3/7/06 MEETING)

2. ZC06-03-018
   Existing Zoning: A-4 (Single Family Residential) District
   Proposed Zoning: C-1 (Neighborhood Commercial) District
   Acres: 5.04 acres
   Petitioner: Robert C. Maier
   Owner: DuFour Maier Murray Partnership
   Location: Parcel located on the south side of LA Highway 1088, east of Sweet Bay Drive, west of Soult Street, S6, T8S, R12E, Ward 4, District 5
   Council District: 5
   (TABLED FROM 3/7/06 MEETING)

3. ZC05-03-012
   Existing Zoning: SA (Suburban Agricultural) & C-2 (Highway Commercial) Districts
   Proposed Zoning: A-4 (Single Family Residential), A-6 (General Multi Family Residential) & C-2 (Highway Commercial) Districts
   Acres: 181.2 acres
   Petitioner: Jim Rehkopf
   Owner: Maurmont Properties, LLC/ James E. Maurin
   Location: Parcel located on the south side of I-12, east of LA Highway 21, behind the Target Shopping Center, S47, T7S, R11E, Ward 1, District 1
   Council District: 1

4. ZC06-04-020
   Existing Zoning: R (Rural) District & Special District #8
   Proposed Zoning: LC (Light Commercial) District
   Acres: 4.2 acres
   Petitioner: Katrinna C. Huggs
   Owner: Katrinna C. Huggs
   Location: Parcel located on the west side of LA Highway 1077, north of Woods Drive, south of Cousin Drive, S44, T7S, R10E, Ward 1, District 1
   Council District: 1
5. **ZC06-04-021**
   - **Existing Zoning:** SA (Suburban Agricultural) District
   - **Proposed Zoning:** C-1 (Neighborhood Commercial) District
   - **Acres:** 3.43 acres
   - **Petitioner:** Jeffrey M. Messina
   - **Owner:** Daniel J. & Carol J. Wilson
   - **Location:** Parcel located on the north side of US Highway 190, east of North Tranquility Road, west of Honeybee Road, S34, T8S, R13E, Ward 9, District 11
   - **Council District:** 11

6. **ZC06-04-022**
   - **Existing Zoning:** R (Rural) District
   - **Proposed Zoning:** C-2 (Highway Commercial) District
   - **Acres:** 18.964 acres
   - **Petitioner:** Jeffrey D. Schoen
   - **Owner:** H & S Holding, L.L.C.
   - **Location:** Parcel located on the northeast corner of LA Highway 40 & LA Highway 21, S41, T5S, R13E, Ward 5, District 2
   - **Council District:** 2

7. **ZC06-04-023**
   - **Existing Zoning:** R (Rural) District
   - **Proposed Zoning:** C-2 (Highway Commercial) District
   - **Acres:** 0.92 acres
   - **Petitioner:** Phillip G. Mayeaux
   - **Owner:** Belle Pointe Dev. L.L.C.
   - **Location:** Parcel located on the west side of Perrilloux Road, north of LA Highway 22, S16, T7S, R10E, Ward 1, District 1
   - **Council District:** 1

8. **ZC06-04-025**
   - **Existing Zoning:** R (Rural) District
   - **Proposed Zoning:** C-1 (Neighborhood Commercial) District
   - **Acres:** 4.78 acres
   - **Petitioner:** Charles J. & Barbara Hasselbeck
   - **Owner:** Charles J. & Barbara Hasselbeck
   - **Location:** Parcel located on the southeast corner of LA Highway 22 & Mitcham Road, S18, T7S, R10E, Ward 1, District 1
   - **Council District:** 1

9. **ZC06-04-026**
   - **Existing Zoning:** A-3 (Suburban) District
   - **Proposed Zoning:** A-2 (Suburban) District
   - **Acres:** 4.681 acres
   - **Petitioner:** Sean Burkes
   - **Owner:** Sean & Nicole Burkes
   - **Location:** Parcel located on the southeast corner of Military Road & Robert Road, S30, T8S, R15E, Ward 8, District 9
   - **Council District:** 9

10. **ZC06-04-027**
    - **Existing Zoning:** R (Rural) District
    - **Proposed Zoning:** PUD (Planned Unit Development) District
    - **Acres:** 56.13 acres
    - **Petitioner:** Leroy Cooper
    - **Owner:** Peter M. McEnery & Mary F. McEnery Broussard
    - **Location:** Parcel located on the east and west sides of Fish Hatchery Road, north I-12, S31, T7S, R13E, Ward 6, District 7
    - **Council District:** 7

11. **ZC06-04-028**
    - **Existing Zoning:** R (Rural) District
    - **Proposed Zoning:** PUD (Planned Unit Development) District
    - **Acres:** 48.58 acres
    - **Petitioner:** Leroy Cooper
    - **Owner:** James Coate Jr., Brian E. Gitz, Alfred L. Gitz, Jr.
    - **Location:** Parcel located on the north side of Foliage Court, west of Dummyline Road, S42 & 15, T7S, R10E, Ward 1, District 1
    - **Council District:** 1
12. ZC06-04-029
Existing Zoning: M-2 (Intermediate Industrial) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 14.406 acres
Petitioner: Jeffrey D. Schoen
Owner: Varuso Enterprises, Inc.
Location: Parcel located on the northwest corner of LA Highway 1085 & LA Highway 1077, S3, T7S, R10E, Ward 1, District 1
Council District: 1

13. ZC06-04-030
Existing Zoning: A-3 (Suburban) District
Proposed Zoning: LC (Light Commercial) District
Acres: 0.9779 acres
Petitioner: Simone Faciane
Owner: Estelle Domio Zenon
Location: Parcel located on the east side of Thompson Road, north of Stanley Road, south of Longleaf Lane, S42, T9S, R13E, Ward 9, District 11
Council District: 11

14. ZC06-04-031
Text Change An Ordinance to amend the St. Tammany Parish Land Use Regulations (Zoning Ordinance No. 523) Section 3.03 relative to the minimum standards for Towers and Antennas and Section 10 relative to Definitions.

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. CP06-12-108 - Use: Church
Zoning: SA (Suburban Agricultural) District
Use Size: 15,205 sq. ft.
Petitioner: Jeffrey D. Schoen
Owner: Archdiocese of New Orleans
Location: Parcel located on the south side of the proposed Fairway Drive Extension, east of Westwood Drive, S26, T7S, R11E, Ward 4, District 5
Council District: 5
(TABLED FROM 3/7/06 MEETING)

2. CP06-02-030 - Use: Addition to existing Multi-Family Residential Development
Zoning: C-2 (Highway Commercial) District
Use Size: 348,480 sq. ft.
Petitioner: Leroy Cooper
Owner: The Forest, L.L.C & Salvador Modica
Location: Parcel located on the east side of Falconer Drive, south of Emerald Forest Blvd., S14 & 15, T7S, R11E, Ward 3, District 5
Council District: 5
(TABLED FROM 3/7/06 MEETING)

3. CP06-03-056 - Use: Church
Zoning: A-2 (Suburban) District
Use Size: 7000 sq. ft.
Petitioner: Randy Boyett
Owner: Calvary Baptist Church
Location: Parcel located on the west side of Thompson Road, south of Swan Street, S39, T9S, R13E, Ward 9, District 11
Council District: 11
(TABLED FROM 3/7/06 MEETING)

4. CP06-03-060 - Use: Land Excavation & Land Reclamation
Zoning: A-2 (Suburban) District
Use Size: 1000 sq. ft.
Petitioner: James Russell
Owner: James Russell
Location: Parcel located on the west side of Bayou Paquet Road, south of Chene Drive, S5, T9S, R13E, Ward 7, District 7
Council District: 7
(TABLED FROM 3/7/06 MEETING)
5. **CP06-04-063 - Use: Mobile Home**
   - Zoning: SA (Suburban Agricultural) District
   - Use Size: 1036 sq. ft.
   - Petitioner: Cheryl V. Monroe
   - Owner: Cheryl V. Monroe
   - Location: Parcel located on the northwest corner of Palm Street & East Hillcrest Drive, being lot 26, Square V, Slidell Ozone Heights, S34, T8S, R14E, Ward 9, District 14
   - Council District: 14

6. **CP06-04-064 - Use: R.V Supplies Store and Park**
   - Zoning: C-2 (Highway Commercial) District
   - Use Size: 1.5 acres
   - Petitioner: Danny & Wende Higgins
   - Owner: Danny & Wende Higgins
   - Location: Parcel located on the southeast corner of LA Highway 21 & Pierce Road, S34, T4S, R13E, Ward 5, District 6
   - Council District: 6

7. **CP06-04-065 - Use: Mobile Home**
   - Zoning: C-2 (Highway Commercial) District
   - Use Size: 3200 sq. ft.
   - Petitioner: Edward Fielding
   - Owner: Edward Fielding
   - Council District: 3

8. **CP06-04-066 - Use: Mobile Home**
   - Zoning: SA (Suburban Agricultural) District
   - Use Size: 1280 sq. ft.
   - Petitioner: Susan & Terry Usey
   - Owner: Susan Usey
   - Location: Parcel located on the south side of 2nd Avenue, west of 2nd Street, east of 3rd Street, being lot 4A, Square 47, Town of Alton, S23, T8S, R14E, Ward 8, District 14
   - Council District: 14

9. **CP06-04-067 - Use: Guest House**
   - Zoning: A-3 (Suburban) District
   - Use Size: 969 sq. ft.
   - Petitioner: Mark & Anna Hyde
   - Owner: Mark & Anna Hyde
   - Location: Parcel located on the southwest corner of Pecan Drive & Holly Drive, S30, T8S, R15E, Ward 8, District 9
   - Council District: 9

10. **CP06-04-068 - Use: Mobile Home**
    - Zoning: SA (Suburban Agricultural) District
    - Use Size: 1216 sq. ft.
    - Petitioner: Sharon Gaussiran
    - Owner: Sharon & Elwyn Gaussiran
    - Location: Parcel located on the north side of Kilgore Street, east of Robert Road, S18, T7S, R12E, Ward 4, District 7
    - Council District: 7

11. **CP06-04-069 - Use: Construction & Debris Landfill**
    - Zoning: R (Rural) District
    - Use Size: 120 acres
    - Petitioner: Steve Duvemay
    - Owner: Hickory Oaks, L.L.C.
    - Location: Parcel located on the east & west sides of Teal Road, north of Industry Pit Road, S9 & 10, T7S, R14E, Ward 6, District 6
    - Council District: 6

12. **CP06-04-070 - Use: Modular Home**
    - Zoning: SA (Suburban Agricultural) District
    - Use Size: 2100 sq. ft.
    - Petitioner: David Emmons
    - Owner: David W. & Cynthia M. Emmons
    - Location: Parcel located on the south side of First Street, east of Old Spanish Trail, S25, T9S, R14E, Ward 8, District 13
    - Council District: 13
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MANDEVILLE, LOUISIANA

13. CP06-04-071 - Use: Senior High School
Zoning: ID (Institutional) District
Use Size: 33,238 sq. ft.
Petitioner: Archdiocese of New Orleans c/o Jeffrey D. Schoen
Owner: St. Jospeh Abbey & Seminary
Location: Parcel located on the north side of River Road, east of LA Highway 25, S17, T6S, R11E, Ward 3, District 2
Council District: 2

14. CP06-04-072 - Use: Addition to Assisted Living Facility
Zoning: ID (Institutional) District
Use Size: 3143 sq. ft.
Petitioner: Jeffrey D. Schoen
Owner: Christwood
Location: Parcel located at the end of Christwood Blvd., east of LA Highway 21, S47, T7S, R11E, Ward 1, District 1
Council District: 1

15. CP06-04-073 - Use: Pond
Zoning: A-4 (Single Family Residential) District
Use Size: 8 acres
Petitioner: Chris Jean
Owner: Chris Jean
Location: Parcel located on the west side of I-59, south of Pointer Lane, S24, T8S, R14E, Ward 8, District 9
Council District: 9

16. CP06-04-074 - Use: 2 Duplexes
Zoning: C-2 (Highway Commercial) District
Use Size: 3600 sq. ft.
Petitioner: Julian J. Rodriege, Jr.
Owner: Felix S. & Ada Valdes
Location: Parcel located on the west side of Guillory Road, north of US Highway 190, S48, T8S, R12E, Ward 4, District 7
Council District: 7

17. CP06-04-075 - Use: Mobile Home
Zoning: A-2 (Suburban) District
Use Size: 2280 sq. ft.
Petitioner: Jan or Wanda Stegeman
Owner: Jan Stegeman
Location: Parcel located on the north side of Will Road, west of Josephine Street, being lot 1C, Abita River Estates, S2, T7S, R11E, Ward 3, District 3
Council District: 3

18. CP06-04-076 - Use: Mobile Home
Zoning: SA (Suburban Agricultural) District
Use Size: 1040 sq. ft.
Petitioner: Jessie J. Butler, Jr.
Owner: Jessie J. Butler, Jr.
Location: Parcel located on the north side of Javery Road, south of Ben Thomas Road, being lot 19-A, Square H, North End Addition, S3, T9S, R14E, Ward 9, 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:

OLD BUSINESS

1. CP03-12-152 - Use: Funeral Home/ Cemetery/ Mausoleum
Zoning: SA (Suburban Agriculture) District
Use Size: 11.26 acres
Petitioner: Jeffrey D. Schoen
Owner: Donald R and Beverly W. Jenkins
Location: Parcel located on the north side of LA Hwy 1088, south of I-12, S5 & 6, T8S, R12E, Ward 4, District 10
Council District: 10

NEW BUSINESS

ADJOURNMENT

DRAFT -March 16, 2006 5