AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. -TUESDAY, MAY 2, 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

INVOCAITION

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF THE MINUTES OF THE APRIL 4, 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. ZC05-09-063
   Existing Zoning: SA (Suburban Agricultural) District
   Proposed Zoning: A-2 (Suburban) District
   Acres: 176.81 acres
   Petitioner: Franklin Kyle
   Owner: CERP Development
   Location: Parcel located on the east side of LA Highway 1077 & Tantella Ranch Roads, north of Magee Road, west of Wilkinson Road, S21, T6S, R10E, Ward 1, District 1
   Council District: 1
   (TABLED FROM 11/1/05 MEETING)

2. ZC05-03-012
   Existing Zoning: SA (Suburban Agricultural) & C-2 (Highway Commercial) Districts
   Proposed Zoning: PUD (Planned Unit Development) District
   Acres: 181.2 acres
   Petitioner: Jim Rehkopf
   Owner: Maurmont Properties, LLC/ James E. Maurin
   Location: Parcel located on the east side of LA Highway 1077 & Tantella Ranch Roads, north of Magee Road, west of Wilkinson Road, S21, T6S, R10E, Ward 1, District 1
   Council District: 1
   (TABLED FROM 4/4/06 MEETING)

3. ZC06-04-020 - WITHDRAWN
   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
   (TABLED FROM 4/4/06 MEETING)

AGENDA
4. **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  
   *(TABLED FROM 4/4/06 MEETING)*

5. **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. Gitl, 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  
   *(TABLED FROM 4/4/06 MEETING)*

6. **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  
   *(TABLED FROM 4/4/06 MEETING)*

7. **ZC06-04-024**  
   Existing Zoning: SA (Suburban Agricultural) District  
   Proposed Zoning: C-2 (Highway Commercial), M-1 (Light Industrial) & A-5 (Two Family Residential) Districts  
   Acres: 13.57 acres  
   Petitioner: Anthony Santangelo  
   Owner: Thomas A. & Julie C. Barfield  
   Location: Parcel located on the north side of LA Highway 36, west of Nursery Street, being parcel C, Greensburg District, S36, T6S, R11E, Ward 3, District 3  
   Council District: 3

8. **ZC06-05-032**  
   Existing Zoning: SA (Suburban Agricultural) District  
   Proposed Zoning: C-2 (Highway Commercial) District  
   Acres: 39,000 sq. ft.  
   Petitioner: Greg Lebeuf  
   Owner: Greg Lebeuf  
   Location: Parcel located on the west side of US Highway 11, north of Carr Drive, S32, T9S, R14E, Ward 9, District 13  
   Council District: 13

9. **ZC06-05-033**  
   Existing Zoning: SA (Suburban Agricultural) District  
   Proposed Zoning: C-2 (Highway Commercial) District  
   Acres: 2.23 acres  
   Petitioner: William M. Magee  
   Owner: Samuel R. & Louise Woods  
   Location: Parcel located on the southeast corner of US Highway 190 & Oaklawn Drive, being Part of lot 349, North Oaklawn Subdivision, S39, T8S, R13E, Ward 7, District 7  
   Council District: 7

10. **ZC06-05-034**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 1.5 acres
Petitioner: Jeffrey D. Schoen
Owner: Abita Brewing Co. LLC
Location: Parcel located on the south side of LA Highway 36, east of Barbee Road, S36, T6S, R11E, Ward 3, District 3
Council District: 3

11. ZC06-05-035
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 4.35 acres
Petitioner: Jeffrey D. Schoen
Owner: TRRB Enterprises, LLC
Location: Parcel located on the north side of LA Highway 36, west of Nursery Street, S36, T6S, R11E, Ward 3, District 3
Council District: 3

12. ZC05-07-044
Existing Zoning: R (Rural) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 5.214 acres
Petitioner: Christopher L. Pierson
Owner: BCS, L.L.C.
Location: Parcel located on the west side of LA Highway 1077, south of I-12, north of Brewster Road, S11, T7S, R10E, Ward 1, District 1
Council District: 1

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. CP05-12-108 - 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 4/4/06 MEETING)

2. 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 4/4/06 MEETING)

3. CP06-05-077 - Use: Mobile Home
Zoning: SA (Suburban Agricultural) District
Use Size: 1400 sq. ft.
Petitioner: Mercedes Weiser Latapie/ Christopher Weiser
Owner: Mercedes Weiser Latapie
Location: Parcel located on the south side of Nina Drive, west of Lynn Drive & Transmitter Road, being lot 14, Square 5, Oaklawn Estates, S33, T8S, R13E, Ward 7, District 7
Council District: 7
4. **CP06-05-078 - Use: Assisted Living Facility**  
Zoning: A-3 (Suburban) District  
Use Size: 2500 sq. ft.  
Petitioner: Pansey Bradshaw  
Owner: Pansey Bradshaw  
Location: Parcel located on the north side of Mayer's Trace, west of Thompson Road, S42, T9S, R13E, Ward 9, District 11  
Council District: 11

5. **CP06-05-079 - Use: Mobile Home**  
Zoning: SA (Suburban Agricultural) District  
Use Size: 960 sq. ft.  
Petitioner: David L. Gonzales  
Owner: David L. Gonzales  
Location: Parcel located on the north side of Rollins Street, east of Robert Road, being lot 33, Block 2, Litolf Subdivision, S17, T7S, R12E, Ward 4, District 7  
Council District: 7

6. **CP06-05-080 - Use: Mobile Home**  
Zoning: A-2 (Suburban) District  
Use Size: 3150 sq. ft.  
Petitioner: Albert T & Ellen Dina Polis  
Owner: Albert T & Ellen Dina Polis  
Location: Parcel located on the north side of Napoleon Avenue, north of Bayou Liberty Road, being lots 77 through 86, Square D, Bayou Liberty Estates, S38, T9S, R14E, Ward 9, District 11  
Council District: 11

7. **CP06-05-081 - Use: Mobile Home**  
Zoning: SA (Suburban Agricultural) District  
Use Size: 1280 sq. ft.  
Petitioner: Kelly D. Muller  
Owner: Kelly D. Muller  
Location: Parcel located on the northeast corner of August Avenue & 4th Street, being lots 7 & 8, Square 22, West Addition to Morgan Subdivision, S28, T8S, R14E, Ward 9, District 6  
Council District: 6

8. **CP06-05-082 - Use: Mobile Home**  
Zoning: SA (Suburban Agricultural) District  
Use Size: 1280 sq.ft.  
Petitioner: Thomas & Brenda Kelt, Sr.  
Owner: Thomas & Brenda Kelt, Sr.  
Location: Parcel located on the northwest corner of of Cayo Street & Almonaster Road, being Lots 5, 6, 7, 8, 9, Square 28, Spanish Trail Highlands, S44, T9S, R14E, Ward 9, District 14  
Council District: 14

9. **CP06-05-083 - Use: Mobile Home**  
Zoning: SA (Suburban Agricultural) District  
Use Size: 960 sq.ft.  
Petitioner: Thomas & Brenda Kelt, Sr.  
Owner: Thomas & Brenda Kelt, Sr.  
Location: Parcel located on the north side of Cayo Street, west of Almonaster Road, lots 3 & 4, Square 28, Spanish Trail Highlands, S44, T9S, R14E, Ward 9, District 14  
Council District: 14

10. **CP06-05-084 - Use: Body Shop**  
Zoning: C-2 (Highway Commercial) District  
Use Size: 5600 sq. ft.  
Petitioner: Lyle Dowdy  
Owner: Dale Phillips  
Location: Parcel located on the west side of Lafitte Street, south of Orleans Street, being lot 48, Square 112, Town of Mandeville, S39, T8S, R11E, Ward 4, District 10  
Council District: 10
11. **CP06-05-085 - Use: Mobile Home**
   Zoning: SA (Suburban Agricultural) District
   Use Size: 2560 sq. ft.
   Petitioner: Sherlette C. Tyson
   Owner: Sherlette C. Tyson
   Location: Parcel located on the east side of United Church Road, north of Emancipation Street, south of Lowe Davis Road, S25, T6S, R11E, Ward 3, District 3
   Council District: 3

12. **CP06-05-086 - Use: Mobile Home**
    Zoning: SA (Suburban Agricultural) District
    Use Size: 1280 sq. ft.
    Petitioner: Steve Stewart
    Owner: Van J. Perrin Jr.
    Location: Parcel located on the northwest corner of Cyprian Drive & Pierre Street, east of Paquet Road, being lot 9, Bayou Cyprian Estates, S5, T9S, R13E, Ward 7, District 7
    Council District: 7

13. **CP06-05-087 - Use: Outdoor Storage Yard**
    Zoning: C-2 (Highway Commercial) District
    Use Size: 1.55 acres
    Petitioner: Frank Streva
    Owner: Tammy, David, Chantel & Barry Glass
    Location: Parcel located on the west side of LA Highway 59, north of Emile Strain Road, S13, T7S, R11E, Ward 4, District 7
    Council District: 7

14. **CP06-05-088 - Use: Mobile Home**
    Zoning: SA (Suburban Agricultural) District
    Use Size: 1280 sq. ft.
    Petitioner: Bettie Crosser
    Owner: Clifford & Bettie Crosser
    Location: Parcel located on the north side of Downey Road, west of US Highway 190, S28, T9S, R15E, Ward 8, District 13
    Council District: 13

15. **CP06-05-089 - Use: Mobile Home**
    Zoning: SA (Suburban Agricultural) District
    Use Size: 4800 sq. ft.
    Petitioner: Cutine S. Pittman
    Owner: Cutine S. Pittman
    Location: Parcel located on the south side of Jones Road, east of Bryan Road, S34, T8S, R14E, Ward 9, District 14
    Council District: 14

16. **CP06-05-090 - Use: Mobile Home**
    Zoning: A-4 (Single Family Residential) District
    Use Size: 2240 sq. ft.
    Petitioner: Genevieve Zeigler
    Location: Parcel located on the north side of Shady Pine Road, east of Nellie Drive, S29 & 43, T8S, R13E, Ward 7, District 7
    Council District: 7

17. **CP06-05-091 - Use: Day Care**
    Zoning: R (Rural) District
    Use Size: 5000 sq. ft.
    Petitioner: Jennifer Frierson
    Owner: Rodney Frierson
    Location: Parcel located on the south side of Hickory Drive, west of LA Highway 41, S35, T7S, R14E, Ward 6, District 6
    Council District: 6
18. **CP06-05-092 - Use: Mini Storage**  
Zoning: C-2 (Highway Commercial) District  
Use Size: 75,000 sq. ft.  
Petitioner: Scalfano Engineering, Inc.  
Owner: Earl Claiai, Jr./ Fennon Rogers  
Location: Parcel located on the north side of LA Highway 36, east of St. Landry Street, S42, T6S, R11E, Ward 3, District 3  
Council District: 3

19. **CP06-05-093 - Use: Mobile Home**  
Zoning: SA (Suburban Agricultural) District  
Use Size: 784 sq. ft.  
Petitioner: Matthew Maxwell  
Owner: Matthew Maxwell  
Location: Parcel located on the west side of Buck Run, across from Garrett's Prime Run, being lot 249, Phase 7, Ponderosa Ranches, S15, T8S, R14E, Ward 9, District 6  
Council District: 6

20. **CP06-06-094 - Use: Mobile Home**  
Zoning: SA (Suburban Agricultural) District  
Use Size: 2560 sq. ft.  
Petitioner: Sheryl Carter  
Owner: Sheryl Carter  
Location: Parcel located on the north of 7th Street, east of Richard Avenue, being lots 1-5, Square 11, West Addition to the Morgan Subdivision, S28, T8S, R14E, Ward 9, District 6  
Council District: 6

21. **CP06-05-095 - Use: Mobile Home**  
Zoning: SA (Suburban Agricultural) District  
Use Size: 2560 sq. ft.  
Petitioner: Sheryl Carter  
Owner: Sheryl Carter  
Location: Parcel located on the south side of 8th Street, east of Richard Avenue, being lots 37-41, Square 11, West Addition of Morgan Subdivision, S28, T8S, R14E, Ward 9, District 6  
Council District: 6

22. **CP06-05-096 - Use: Mobile Home**  
Zoning: SA (Suburban Agricultural) District  
Use Size: 1280 sq.ft.  
Petitioner: Laura T. Rodick  
Owner: Golden Oak Mobile Homes, INC.  
Location: Parcel located on the south side of Oak Hill Drive, west of North Fitzmorris Road Extension, S4, T6S, R11E, Ward 3, District 2  
Council District: 2

**PLAN REVIEW CASES - APPLICATIONS REQUIRING REVIEW & APPROVAL OF SITE PLANS ALONG A PLANNED CORRIDOR DISTRICT BY THE ZONING COMMISSION ARE AS FOLLOWS:**

1. **PR05-07-004 - Use: Retail & Restaurant Center**  
Corridor: Hwy 21 Planned Corridor  
Zoning: C-2 (Highway Commercial) District  
Use Size: 11,280 sq. ft.  
Petitioner: Jeffrey H. St. Romain  
Owner: Creekstone Village, L.L.C.  
Location: Parcel located on the east side of LA Highway 21, south of Hyacinth Drive, S47, T7S, R11E, Ward 1, District 1  
Council District: 1

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**