

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. -TUESDAY, JANUARY 4, 2005
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF THE MINUTES OF THE DECEMBER 7, 2004 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. **ZC04-09-078**
TEXT CHANGE An ordinance to amend the St. Tammany Parish Land Use Regulations, Ordinance No. 523, and Subdivision Regulations, Ordinance No. 499, to amend the transportation impact analysis regulations

(Tabled from 12/7/04 Meeting)

2. **ZC04-10-087**
Existing Zoning: SA (Suburban Agriculture) and C-2 (Highway Commercial) Districts
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 89.56 acres
Petitioner: Leroy Cooper/Cooper Engineering, Inc.
Owner: Favret Investments, L.L.C.
Location: Parcel located south of LA Highway 22, west of Penn's Chapel Road, S54, T7S, R11E, Ward 4, District 4
Council District: 4

(Tabled from 12/7/04 Meeting)

3. **ZC04-11-092**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 30.3 acres
Petitioner: David Weber
Owner: Graber, L.L.C.
Location: Parcel located on the south side of LA Highway 1085, west of LA Highway 21, across from Bricker Road, S45 & 46, T7S, R10E & 11E, Ward 1, District 1
Council District: 1

(Tabled from 12/7/04 Meeting)

4. **ZC04-11-093**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 112 acres
Petitioner: Allan Coudrain
Owner: Patricia Plance Bopp, Andree Planche a.k.a. Andree Planche Hand, Planche Company L.L.C.
Location: Parcel located on the east side of LA Highway 1077, north of LA Highway 1085, across from Stanga Road, S34, T6S, R10E, Ward 1, District 1
Council District: 1

(Tabled from 12/7/04 Meeting)

DRAFT - December 13, 2004

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5. ZC04-11-095

Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: PUD(Planned Unit Development) District
Acres: 62.092 acres
Petitioner: Rockhurst Interests, LLC
Owner: Succession of Agnes Blasi
Location: Parcel located on the south side of LA Highway 1085, west of LA Highway 21, east of LA Highway 1077, S2, T7S, R10E, Ward 1, District 1
Council District: 1

(Tabled from 12/7/04 Meeting)

6. ZC04-12-098

Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: C-1 (Neighborhood Commercial) District
Acres: 2.23 acres
Petitioner: Jeff Johannsen
Owner: Samuel & Louise Woods
Location: Parcel located on the southeast corner of US Highway 190 & South Oaklawn Drive, being part of lot 349, North Oaklawn Subdivision, S39, T8S, R13E, Ward 7, District 7
Council District: 7

(Tabled from 12/7/04 Meeting)

7. ZC04-12-100

Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 13.906 acres
Petitioner: Leroy Cooper
Owner: Marilyn Pittman
Location: Parcel located on the south side LA Highway 22, west of Penn's Chapel Road, east of the Tchefuncte River & Marina Del Ray , S40, T7S, R10E, Ward 4, District 4
Council District: 4

(Tabled from 12/7/04 Meeting)

8. ZC04-12-103

Existing Zoning: LC (Light Commercial) District
Proposed Zoning: C-1 (Neighborhood Commercial) District
Acres: 1.99 acres
Petitioner: Elizabeth Cox
Owner: Wainer Brothers
Location: Parcel located on the north side of Nord du Lac Blvd., east of LA Highway 21, S47, T7S, R11E, Ward 1, District 1
Council District: 1

(Tabled from 12/7/04 Meeting)

9. ZC05-01-002

Existing Zoning: A-2 (Suburban) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 6.61 acres
Petitioner: Etienne Devlin
Owner: Riverside Drive, L.L.C.
Location: Parcel located on the west side of Riverside Drive, east of the Bogue Falaya River, north of L'Esperance Lane, S42, T7S, R11E, Ward 3, 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:

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1. CP04-11-126 - Use: Addition to Existing Mini Storage

Zoning: C-2 (Highway Commercial) District
Use Size: 46,000 sq. ft.
Petitioner: Safe-Stor, L.L.C.
Owner: Safe-Stor, L.L.C.
Location: Parcel located on the southwest corner of Hwy 22 & Ridgewood Drive, S54, T7S, R10E, Ward 4, District 4
Council District: 4

(Tabled from 12/7/04 Meeting)

2. CP05-01-002 - Use: Mobile Home

Zoning: SA (Suburban Agriculture) District
Use Size: 980 sq.ft.
Petitioner: Dennis Midkiff
Owner: Dennis Midkiff
Location: Parcel located on the south side of Oak Street, east of Lakeview Drive, being lots 9, 10, 11 & 12 of Square 9, Howze Beach Subdivision, Unit One, S44, T9S, R14E, Ward 9, District 12
Council District: 12

3. CP05-01-003 - Use: Church

Zoning: SA (Suburban Agricultural) District
Use Size: 17,600 sq. ft.
Petitioner: Pastor Herbert H. Rowe
Owner: The Upper Room Bible Church
Location: Parcel located on the southwest corner of Spartan Drive & Howze Beach Road, S44, T9S, R14E, Ward 9, District 12
Council District: 12

4. CP05-01-004 - Use: Addition to existing school

Zoning: A-3 (Suburban District)
Use Size: 928 sq.ft.
Petitioner: Al Carlucci
Owner: Slidell Bible Chapel
Location: Parcel located on the northeast corner of North Pearl Street & Ruby Street, west of Amber Street, being lots 5 & 10, Square 10, Pearl Acres Subdivision, S6, T9S, R15E, Ward 8, District 8
Council District: 8

5. CP05-01-005 - Use: Mobile Home

Zoning: SA (Suburban Agriculture) District
Use Size: 1152 sq. ft.
Petitioner: Melanie Everman
Owner: Jennifer Mehaffie
Location: Parcel located on the north side of Willow Drive, east of Maple Drive, south of Tulip Drive, being lots 3 & 4, Square 7, River Gardens Subdivision, S29, T8S, R15E, Ward 8, District 9
Council District: 9

6. CP05-01-007 - Use: Pond without Removal of dirt

Zoning: R (Rural) District
Use Size: 9.5 acres
Petitioner: Michael Magee
Owner: Trust for the Benefit of Ernest V. Richards, IV
Location: Parcel located on the west side of Lee Road, east of LA Highway 437, south of the Washington Parish line, north of LA Tung Road, S20, 21, 22, 27, 28, & 29, T4S, R11E, Ward 2, District 2
Council District: 2

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7. CP05-01-008 - Use: Day Care

Zoning: A-3 (Suburban) District
Use Size: 3400 sq. ft.
Petitioner: JoAnn Reed- Selina Brouillette
Owner: Milton and JoAnn Reed
Location: Parcel located on the northeast corner of LA Highway 59 & Henry Meiners Road, S36, T7S, R11E, Ward 4, District 5
Council District: 5

8. CP05-01-009 - Use: Mobile Home (2nd Residence)

Zoning: SA (Suburban Agricultural) District
Use Size: 2,280 sq. ft.
Petitioner: Dean & Gail P. Mathern
Owner: Dean & Gail P. Mathern
Location: Parcel located on the east side of Green Valley Road, south of Raehyo Lane, north of Stewart Road , S10, T6S, R10E, Ward 2, District 3
Council District: 3

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

1. PR04-11-011 - Use: McDonalds Restaurant

Corridor: Highway 21 Planned Corridor
Zoning: C-2 (Highway Commercial) District
Use Size: 38,241 sq.ft.
Petitioner: Suzanne Nogues/McDonalds Corporation
Owner: Golden Arch Limited Partnership
Location: Parcel located on the west side of LA Highway 21, north of I-12, S47, T7S, R11E, Ward 1, District 1
Council District: 1

(Tabled from 12/7/04 Meeting)

OLD BUSINESS

1. CP02-12-114 - Use: Mini Storage

Zoning: C-2 (Highway Commercial) District
Use Size: 143,215.41 sq. ft.
Petitioner: A. Wayne Buras
Owner: Elliott R. James, Sr.
Location: Parcel located on the north side of LA Highway 1088, west of Hickory Street, east of Trinity Drive, across from Quail Creek Subdivision, S6, T8S, R12E, Ward 4, District 10
Council District: 10

NEW BUSINESS

ADJOURNMENT