AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - TUESDAY, MAY 3, 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 APRIL 5, 2005 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. **ZC05-03-013**
   - Existing Zoning: SA (Suburban Agricultural) District
   - Proposed Zoning: PUD (Planned Unit Development) District
   - Acres: 80.83 acres
   - Petitioner: Leroy Cooper
   - Owner: Aymond Development, L.L.C.
   - Location: Parcel located on the southeast side of Tantella Ranch Road, north of LA Highway 1077, S5 & 8, T6S, R10E, Ward 1, District 1
   - Council District: 1
   - (Tabled from 4/5/05 Meeting)

2. **ZC05-04-018**
   - Existing Zoning: A-2 (Suburban) District
   - Proposed Zoning: C-2 (Highway Commercial) District
   - Acres: 9.706 acres
   - Petitioner: Lonesome Development, L.L.C.
   - Owner: Janel K. Montgomery
   - Location: Parcel located at the northeast intersection of I-12 Service Road & LA Highway 1077, south of LA Highway 1085, S3, T7S, R10E, Ward 1, District 1
   - Council District: 1
   - (Tabled from 4/5/05 Meeting)

3. **ZC05-04-019**
   - Existing Zoning: A-2 (Suburban) District
   - Proposed Zoning: C-2 (Highway Commercial) District
   - Acres: 0.527 acre
   - Petitioner: Glen and Charlene Robertson
   - Owner: Michael J. & Patricia Karl, Glen & Charlene Robertson
   - Location: Parcel located on the southwest corner of LA Highway 59 & LaBarre Street, being a portion of square 235, Town of Mandeville, S38, T8S, R11E, Ward 4, District 10
   - Council District: 10
   - (Tabled from 4/5/05 Meeting)
4. **ZC05-04-025**

   Existing Zoning: A-2 (Suburban) District  
   Proposed Zoning: A-4 (Single Family Residential) District  
   Acres: 10.1 acres  
   Petitioner: Fontcuberta Surveys, Inc.  
   Owner: Thomas Byers, Jr.  
   Location: Parcel located at the end of Garland Street, north of LA Highway 36, south of Florence Street, S35, T6S, R11E, Ward 3, District 3  
   Council District: 3  

   (Tabled from 4/5/05 Meeting)

5. **ZC04-08-065**

   **TEXT CHANGE:** An ordinance to amend St. Tammany Parish Land Use Regulations, Ordinance No. 523, Section 5.13, to modify the standards for accessory buildings and structures, and Section 10, to modify the definition of accessory buildings, accessory structures, or uses.

6. **ZC05-04-022**

   Existing Zoning: ID (Institutional) District  
   Proposed Zoning: PUD (Planned Unit Development) District  
   Acres: 77.21 acres  
   Petitioner: Leroy Cooper  
   Owner: St. Christopher Development, L.L.C.  
   Location: Parcel located on the east side of Stafford Road, north of Thibodeaux Road, S14, T6S, R11E, Ward 3, District 2  
   Council District: 2

7. **ZC05-05-026**

   Existing Zoning: SA (Suburban Agricultural) District  
   Proposed Zoning: C-1 (Neighborhood Commercial) District  
   Acres: 1.37 acres  
   Petitioner: Vermon D. Anderson  
   Owner: Vermon D. & Monica Anderson  
   Location: Parcel located on the west side of LA Highway 437, north of Schmolke Road, south of North Fitzmorris Road, S10, T6S, R11E, Ward 3, District 2  
   Council District: 2

8. **ZC05-05-027**

   Existing Zoning: SA (Suburban Agricultural) District  
   Proposed Zoning: A-2 (Suburban) District  
   Location: Parcels located along Casril Drive, Parker Drive, Hunt Drive, Mire Drive & Soell Drive, Ward 3, District(s) 3 & 5  
   Council District: 3 & 5

9. **ZC05-05-028**

   Existing Zoning: A-2 (Suburban) District  
   Proposed Zoning: A-6 (General Multiple Family Residential) District  
   Acres: 1.32 acres  
   Petitioner: Jeanne (Nicole) Canatella  
   Owner: Jeanne N. Canatella & James Underwood Jr.  
   Location: Parcel located on the north side of 9th Avenue, east of I Street, west of H Street, being Square 91, Town of Alexiusville, S10, T7S, R11E, Ward 3, District 5  
   Council District: 5
10. **ZC05-05-029**

   **Existing Zoning:** C-2 (Highway Commercial) District  
   **Proposed Zoning:** M-1 (Light Industrial) District  
   **Acres:** 15.67 acres  
   **Petitioner:** Christopher Pierson  
   **Owner:** Robert J. Bruno  
   **Location:** Parcel located at the southern end of New Camellia Blvd, east of LA Highway 1077, being lot 8, Tammany West Multi-Plex, S11, T7S, R10E, Ward 1, District 1  
   **Council District:** 1

11. **ZC05-05-030**

   **Existing Zoning:** R (Rural) District  
   **Proposed Zoning:** C-2 (Highway Commercial) District  
   **Acres:** 1.25 acres  
   **Petitioner:** Thomas and Kelli Robert  
   **Owner:** Thomas and Kelli Robert  
   **Location:** Parcel located on the north side of LA Highway 21, east of Columbia Road, S41, T5S, R13E, Ward 5, District 2  
   **Council District:** 2

12. **ZC05-05-031**

   **Existing Zoning:** A-3 (Suburban) District  
   **Proposed Zoning:** A-6 (General Multiple Family Residential) District  
   **Acres:** 8.97 acres  
   **Petitioner:** Tracey T. Tarleton  
   **Owner:** Slidella II, L.L.C.  
   **Location:** Parcel located on the east side of Airport Road, north of Chateau Drive, S19, T8S, R14E, Ward 9, District 11  
   **Council District:** 11

13. **ZC05-05-032**

   **Existing Zoning:** R (Rural) District  
   **Proposed Zoning:** A-3 (Suburban) District  
   **Acres:** 5 acres  
   **Petitioner:** Patrick A. & Candi S. Ellison/ Fausto Andres Ponce/ Ann Virgadamo/ Mickie Morere/ Grant Grady  
   **Owner:** Patrick A. & Candi S. Ellison/ Fausto Andres Ponce/ Ann Virgadamo/ Mickie Morere/ Grant Grady  
   **Representative:** Charles L. Collins  
   **Location:** Parcel located on the east side of Lee Road, south of Bruning Road, north of Narrow Road, S35, T5S, R11E, Ward 2, District 2  
   **Council District:** 2

14. **ZC05-05-033**

   **Existing Zoning:** SA (Suburban Agricultural) District  
   **Proposed Zoning:** PUD (Planned Unit Development) District  
   **Acres:** 60.112 acres  
   **Petitioner:** Gulf State Development Services, L.L.C.  
   **Owner:** Bunrotha, L.L.C.  
   **Location:** Parcel located south of 3rd Avenue, north of I-12, S23, T7S, R11E, Ward 3, District 5  
   **Council District:** 5
15. **ZC05-05-034**

   **Existing Zoning:** LC (Light Commercial) District  
   **Proposed Zoning:** C-1 (Neighborhood Commercial) District  
   **Acres:** 2.62 acres  
   **Petitioner:** Christopher C. Inman  
   **Owner:** East Gates Commercial, L.L.C.  
   **Location:** Parcel located on the northwest corner of US Highway 190 Service Road & Fountainbleau Drive, being parcel 38, Beau Chene Subdivision, S37, T7S, R11E, Ward 4, District 4  
   **Council District:** 4

16. **ZC05-05-035**

   **Existing Zoning:** A-1 (Suburban) District  
   **Proposed Zoning:** A-2 (Suburban) District  
   **Acres:** 8.25 acres  
   **Petitioner:** Hugh Fitzgerald  
   **Owner:** Moriah Lee Watson, Andrew Stanga  
   **Location:** Parcel located on the south side of Stanga Road, west of LA Highway 1077, north of LA Highway 1085, S34, T6S, 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. **CP05-04-044** - Use: Office Building over 20,000 sq. ft.  
   **Zoning:** C-2 (Highway Commercial) District  
   **Use Size:** 25,000 sq. ft.  
   **Petitioner:** Richard Choate, AIA  
   **Owner:** First Premium Group, L.L.C.  
   **Location:** Parcel located on the south side of New Camellia Blvd., east of LA Highway 1077, S11, T7S, R10E, Ward 1, District 1  
   **Council District:** 1
   (Tabled from 4/5/05 Meeting)

2. **CP05-04-046** - Use: Modification to existing Home Occupation  
   **Zoning:** R (Rural) District  
   **Use Size:** 900 sq. ft.  
   **Petitioner:** Christine Cooper  
   **Owner:** Cooper Engineering  
   **Location:** Parcel located on the north side of Brewster Road, west of LA Highway 1077, S11, T7S, R10E, Ward 1, District 1  
   **Council District:** 1
   (Tabled from 4/5/05 Meeting)

3. **CP05-05-047** - Use: Mobile Home  
   **Zoning:** SA (Suburban Agricultural) District  
   **Use Size:** 1120 sq. ft.  
   **Petitioner:** Terry and Margarette Haney  
   **Owner:** Terry and Margarette Haney  
   **Location:** Parcel located on the east side of Velma Street, south of Pichon Road, being a portion of Farm 569, Forest Glen Subdivision, S48, T8S, R12E, Ward 7, District 7  
   **Council District:** 7
4. **CP05-05-048 - Use: Mobile Home 3rd Residence**
   - Zoning: SA (Suburban Agricultural) District
   - Use Size: 700 sq. ft.
   - Petitioner: Abraham & Lorraine Williams
   - Owner: Abraham & Lorraine Williams
   - Location: Parcel located on the south side of Pontchartrain Drive, west of Fish Hatchery Road, S38, T8S, R12E, Ward 7, District 7
   - Council District: 7

5. **CP05-05-049 - Use: Mercantile/Storage Warehouse**
   - Zoning: M-1 (Light Industrial) District
   - Use Size: 286,670 sq. ft.
   - Petitioner: Christopher Pierson
   - Owner: Robert J. Bruno
   - Location: Parcel located at the end of New Camellia Blvd, east of LA Highway 1077, being lot 8, Tammany West Multiplex, S11, T7S, R10 E, Ward 1, District 1
   - Council District: 1

6. **CP05-05-050 - Use: 2 Mobile Homes**
   - Zoning: SA (Suburban Agricultural) District
   - Use Size: 1140 sq. ft. & 1140 sq. ft.
   - Petitioner: Mark and Brigitte Murchison
   - Owner: Peggy Lemoine
   - Location: Parcel located on the west side of Morgan Road, north of Boyd Road, south of Corte Lane, S16, T6S, R10E, Ward 1, District 1
   - Council District: 1

7. **CP05-05-051 - Use: Mobile Home**
   - Zoning: SA (Suburban Agricultural) District
   - Use Size: 1120 sq. ft.
   - Petitioner: Rhonda Williams
   - Owner: Rhonda Williams
   - Location: Parcel located on the south side of East Chestnut, east of Pontchartrain Drive, S48, T8S, R12E, Ward 7, District 7
   - Council District: 7

8. **CP05-05-052 - Use: Addition to Christwood Retirement Center**
   - Zoning: ID (Institutional) District
   - Use Size: 8540 sq. ft.
   - Petitioner: L.S. Holzhalb, Executive Office
   - 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

9. **CP05-05-053 - Use: Blanket Conditional Use**
   - Zoning: SA (Suburban Agricultural) District
   - Location: Blanket Conditional Use to waive the public hearing process for Forest Glen Subdivision, S48, T8S, R12E, Ward 4 & 7, District 7
   - Council District: 7
10. **CP05-05-054 - Use: Addition to Wastewater Treatment Plant**
   - **Zoning:** A-4 (Single Family Residential) District
   - **Use Size:** 15,000 sq. ft.
   - **Petitioner:** Delos Williams
   - **Owner:** Utilities Inc. of Louisiana
   - **Location:** Parcel located on the north side of Lake Arrow Wood, southeast of the Abita River, S1, T7S, R11E, Ward 3, District 3
   - **Council District:** 3

11. **CP05-05-055 - Use: Addition to Wastewater Treatment Plant**
    - **Zoning:** A-6 (General Multiple Family Residential) District
    - **Use Size:** 5016 sq. ft.
    - **Petitioner:** Delos Williams
    - **Owner:** Louisiana Water Service, Inc.
    - **Location:** Parcel located on the southwest corner of Lake Village Blvd. & Lake Michigan Court, S1 T9S R14E, Ward 8, District 8
    - **Council District:** 8

12. **CP05-05-056 - Use: Addition to Wastewater Treatment Plant**
    - **Zoning:** A-2 (Suburban) District
    - **Use Size:** 4000 sq. ft.
    - **Petitioner:** Delos Williams
    - **Owner:** Louisiana Water Services Inc.
    - **Location:** Parcel located on the east side of Military Road, north of Fisher Drive, S19, T8S, R15E, Ward 8, District 9
    - **Council District:** 9

13. **CP05-05-057 - Use: Addition to Wastewater Treatment Plant**
    - **Zoning:** SA (Suburban Agricultural) District
    - **Use Size:** 3.5 acres
    - **Petitioner:** Delos Williams
    - **Owner:** Utilities Inc. of Louisiana
    - **Location:** Parcel located on the north side of I-12, west of LA Highway 21, S12, T7S, R10E, Ward 1, District 1
    - **Council District:** 1

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

1. **PR05-05-002 - Use: Drug Store**
   - **Corridor:** Hwy 21 Planned Corridor
   - **Zoning:** C-2 (Highway Commercial) District
   - **Use Size:** 14,333 sq. ft.
   - **Petitioner:** Peter D. Aamodt
   - **Owner:** Edward J. Murphy/ Milly S. Barranger/ Garic K. Barranger
   - **Location:** Parcel located at the northeast intersection of LA Highway 21, Bricker Road & LA Highway 1085, S46, T7S, R11E, Ward 1, District 1
   - **Council District:** 1

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

DRAFT APRIL 18, 2005