AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. -WEDNESDAY, AUGUST 3, 2005
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

CALL TO ORDER

ANNOUNCEMENTS -
- Please mute all cellular phones and pagers
- You have the right to appeal to the Parish Council any adverse ruling made by this Commission. An appeal form can be obtained through the Department of Planning. Appeals must be filed within ten (10) days after the meeting.
- If a person wishes to speak, they must fill out a “speaker card” which are located along the railing behind and to the left of the staff where the agendas are situated. Please return your card to the staff and you will be recognized at the appropriate time when the case you are interested in is called for public hearing.
- In the event of cases that have opposition, a time limit of ten (10) minutes of each side and five (5) minutes for rebuttal shall be awarded.
- Once a case that you had interest in has been heard, please exit the building in an orderly fashion and do not congregate in the front lobby.

INVOCATION
PLEDGE OF ALLEGIANCE
ROLL CALL
APPROVAL OF THE MINUTES OF THE JULY 12, 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. **ZC05-03-012**
   - Existing Zoning: SA (Suburban Agricultural) District
   - Proposed Zoning: A-3 (Suburban) District & C-2 (Highway Commercial) District
   - Acres: 168.385 acres
   - Petitioner: Richard C. Lambert
   - Owner: Succession of Emilie Kolb/ Kristina Kolb Johnson & Fred R. Klob
   - Location: Parcel located at the southwest corner of I-12 & LA Highway 21, behind the Target Shopping Center, S47, T7S, R11E, Ward 1, District 1
   - Council District: 1
   (Tabled from 5/3/05 Meeting)

2. **ZC04-11-094**
   - Existing Zoning: R (Rural) District
   - Proposed Zoning: A-4 (Single Family Residential) District
   - Acres: 25 acres
   - Petitioner: Anthony Marino
   - Owner: Gregory A. Williams
   - Location: Parcel located on the north side of Vista Street, south of I-12, west of LA Highway 1077, S10, T7S, R10E, Ward 1, District 1
   - Council District: 1

3. **ZC05-04-024**
   - Existing Zoning: SA (Suburban Agricultural) District
   - Proposed Zoning: A-4 (Single Family Residential) District
   - Acres: 32.6 acres
   - Petitioner: Fontcuberta Surveys, Inc.
   - Owner: Team Management, L.L.C.
   - Location: Parcel located on the south side of M.P. Planche Road, west of LA Highway 25, east of Jenkins Road, S18, T6S, R11E, Ward 3, District 3
   - Council District: 3

4. **ZC05-06-040**
   - Existing Zoning: R (Rural) District
   - Proposed Zoning: A-3 (Suburban) District
   - Acres: 4.5 acres
   - Petitioner: Leroy Cooper
   - Owner: Colonnade Homes Corporation/ Gregory M. Peace
   - Location: Parcel located on the west side of Ruelle Du Chene Drive, south of Brewster Road, S17, T7S, R10E, Ward 1, District 1
   - Council District: 1
5. **ZC05-07-049**

Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: A-2 (Suburban) District  
Acres: 21.27 acres  
Petitioner: Brad Noble  
Owner: Bel Oaks Builders Assoc.  
Location: Parcel located on the east side of Plantation Street, north of Shady Lane, south of Wilson Road, S25, T6S, R11E, Ward 3, District 3  
Council District: 3

6. **ZC05-08-050**

Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: A-4 (Single Family Residential) District  
Acres: 5.46 acres  
Petitioner: Scalifano Engineering  
Owner: Modern America Realty Services  
Location: Parcel located at the end of Atalin Street, south of Tortoise Drive, west of Marigny Trace Subdivision, S12, T8S, R11E, Ward 4, District 10  
Council District: 10

7. **ZC05-08-051**

Existing Zoning: R (Rural) District  
Proposed Zoning: M-2 (Intermediate Industrial) District  
Acres: 37.79 acres  
Petitioner: Jeff Schoen, Atty  
Owner: Zenith Interest Partnership  
Location: Parcel located on the south side of LA Highway 1085 & on the north side of I-12, west of LA Highway 1077, S3, T7S, R10E, Ward 1, District 1  
Council District: 1

8. **ZC05-08-052**

Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: PUD (Planned Unit Development) District  
Acres: 101.74 acres  
Petitioner: Leroy Cooper  
Owner: Kay Nehlig Redding, Robert A. Nehlig, Jr., Charles A. Nehlig, Jr.  
Representative: Paul Mayronne  
Location: Parcel located on the north side of LA Highway 59, S24, T6S, R11E, Ward 6, District 3  
Council District: 6

9. **ZC05-08-053**

Existing Zoning: R (Rural) District  
Proposed Zoning: C-2 (Highway Commercial) District  
Acres: 4.319 acres  
Petitioner: Bruce J. Roberts  
Owner: John Short  
Location: Parcel located on the north side of LA Highway 36, west of Reed Road, east of Deer Run Road, S21, T7S, R14E, Ward 6, District 6  
Council District: 6

10. **ZC05-08-054**

Ordinances to Amend Parish Code, Appendix C, Land Use Ordinance 523, Section 3.03 Minimum Standards, Paragraph R Manufactured Homes or Mobile Home, Subparagraph 5b Waiver of public hearing , to enact a new subparagraph 5b, to authorize administrative approval of conditional use permits for mobile homes in a subdivision that has received prior council consideration and approval for the issuance of an administrative permit, to reenact existing subparagraph 5b as subparagraph 5c, and to further provide with respect thereto.

**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. **CP05-08-071** - Use: Office Warehouse & Mini Storage  
Zoning: M-1 (Light Industrial) District  
Use Size: 49,650 sq. ft.  
Petitioner: Stephen C. Ratlcy  
Owner: Turnpike Development  
Location: Parcel located on the west side of Seymour Myers Blvd., west of LA Highway 1077, being lots 6 & 7, Phase 1B, Seymour Myers Industrial Park, S10, T7S, R10E, Ward 1, District 1

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2. **CP05-08-072 - Use: Mobile Home**
   - Zoning: SA (Suburban Agricultural) District
   - Use Size: 1280 sq. ft.
   - Petitioner: Thomas P. Landa
   - Owner: Thomas P. & Mary L. Landa
   - Location: Parcel located at the end of Max Jude Lane, east of south Strain Road, S29, T7S, R12E, Ward 4, District 7
   - Council District: 7

3. **CP05-08-073 - Use: Single Family Residence**
   - Zoning: ID (Institutional) District
   - Use Size: 36,000 sq.ft.
   - Petitioner: David Scalifano
   - 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

4. **CP05-08-074 - Use: 160' Monopole Cellular Tower**
   - Zoning: SA (Suburban Agricultural) District
   - Use Size: 10,000 sq. ft.
   - Petitioner: Chris Emmers
   - Owner: Mystic Porte, L.L.C.
   - Location: Parcel located on the south side of Walder Road, west of LA Highway 59, S1, T8S, R11E, Ward 4, District 4
   - Council District: 4

5. **CP05-08-075 - Use: Mobile Home**
   - Zoning: SA (Suburban Agricultural) District
   - Use Size: 1280 sq. ft.
   - Petitioner: Catherine Delouse
   - Owner: Harold & Catherine Delouse
   - Location: Parcel located on the east side of Strain Road, north of Max Jude Lane, being Lot 6 of Kings Row, S30, T7S, R12E, Ward 4, District 7
   - Council District: 7

6. **CP05-08-076 - Use: Recreation (Athletic Training) Center**
   - Zoning: M-2 (Intermediate Industrial) District
   - Use Size: 26,000 sq. ft.
   - Petitioner: TF Barkerding, Inc.
   - Owner: Deer Cross 2H, L.L.C.
   - Location: Parcel located at the end of Deer Cross Court East, south of LA Highway 1085; S4, T7S, R10E, Ward 1, District 1
   - Council District: 1

7. **CP05-08-077 - Use: Single Family Residence in A-6 (Multi-Family) District**
   - Zoning: A-6 (General Multiple Family) District
   - Use Size: 17,500 sq. ft.
   - Petitioner: Travis Samford
   - Owner: Travis Samford
   - Location: Parcel located on the south side of US Highway 190, next to St. Tammany Mobile Home Park across from Indian Village Road, S20, T9S, R15E, Ward 8, District 13
   - Council District: 13

8. **CP05-08-078 - Use: Mobile Home**
   - Zoning: SA (Suburban Agricultural) District
   - Use Size: 2400 sq. ft.
   - Petitioner: Mae B. Turner
   - Owner: Charles T. Turner
   - Location: Parcel located on the southwest corner of Palm Street & East Pine Hill Drive, being lot 1, Sq. VII, S34, T9S, R14E, Ward 9, District 14
   - Council District: 14

9. **CP05-08-079 - Use: Addition to Stockroom**
   - Zoning: C-2 (Highway Commercial) District
   - Use Size: 4,421 sq.ft.
   - Petitioner: Shawn Hima
   - Owner: Wal-mart Real Estate
   - Location: Parcel located on the east side of US Highway 190, south of Emerald Forest Drive, S15, T7S, R11E, Ward 3, District 5

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10. **CP05-08-080 - Use: Mobile Home**
    Zoning: A-4 (Suburban) District
    Use Size: 1344 sq.ft.
    Petitioner: Forrest & Maxine L. Faciane
    Owner: Succ. William C. Garrett
    Location: Parcel located on the west side of Casey Street, south of Charlene Drive, being lot 22, Phase 1-A, Secluded Pines Estates , S33, T7S, R14E, Ward 6, District 6
    Council District: 6

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

1. **PR05-07-003 - Use: Bank**
   Zoning: C-1 (Neighborhood Commercial) District
   Use Size: 4,164 sq. ft.
   Petitioner: Brandon Donahue
   Owner: Parish National Bank- Peter Link
   Location: Parcel located on the west side of LA Highway 21, south of Brewster Road, S46, T7S, R10E, Ward 1, District 1
   Council District: 1

2. **PR05-07-004 - Use: Retail & Restaurant Center**
   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

3. **PR05-07-005 - Use: Bank**
   Zoning: C-2 (Highway Commercial) District
   Use Size: 5,240 sq. ft.
   Petitioner: Kenneth P. Sprague
   Owner: Wainer Brothers
   Location: Parcel located on the northwest corner of LA Highway 21 & Greenbrier Boulevard, being lot 2A, Highland Park Center Subdivision, S47, T7S, R11E, Ward 1, District 1
   Council District: 1

4. **PR05-08-006 - Use: Variance of Monument Sign Height**
   Corridor: Highway 21 Planned Corridor
   Zoning: C-2 (Highway Commercial) District
   Use Size: 25 sq. ft.
   Petitioner: Doug Dehart
   Owner: J.P. Morgan Chase Bank
   Location: Parcel located on the southeast corner of LA Highway 21 & Hyacinth Drive, S47, T7S, R11E, Ward 1, District 1
   Council District: 1

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

Draft July 14, 2005 4