

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. -TUESDAY, JULY 6, 2004
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 JUNE 1, 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. **ZC04-05-041**
Text Change: An ordinance to amend St. Tammany Parish Land Use Regulations, Ordinance No. 523, Section 5.17, to modify the standards for land clearing.
(Tabled from 6/1/04 Meeting)
2. **ZC04-06-049**
TEXT CHANGE: An ordinance to amend St. Tammany Parish Land Use Regulations, Ordinance No. 523, Section 5.16, to modify the standards for landscaping.
(Tabled from 6/1/04 Meeting)
3. **ZC04-07-050**
Existing Zoning: SA (Suburban Agriculture) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 0.45 acres
Petitioner: Albert and Sonya Brignac
Owner: Albert and Sonya Brignac
Location: Parcel located on the south side of US Highway 190 between 8th Street and Lake Road, being a portion of lots 3, 7, 8, 9, and 10 of square 101 in the Town of Lacombe Subdivision, S37, T8S, R13E, Ward 7, District 7

Council District: 7
4. **ZC04-07-051**
Existing Zoning: R (Rural) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 3.457 acres
Petitioner: Ian Magruder
Owner: Kathman Realty, Inc. and Hester Kathman c/o Robert Masson
Location: Parcels located on the north side of LA Highway 22, being lots 16 and 17 of square 13 and lot 23 of square 5 in Live Oak Hills Subdivision, S18, T7S, R10E, Ward 1, District 1

Council District: 1
5. **ZC04-07-052**
Existing Zoning: MH (Mobile Home) and A-4 (Single Family Residential) Districts
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 2.5 acres
Petitioner: Nicholas Milazo
Owner: Nicholas and Marilyn Milazo
Location: Parcel located on the northwest corner of Hoover Drive and US Highway 190, being lots 39-45 of square 5 in Lindbergh Glen Subdivision, Annex No. 2, S13, T9S, R14E, Ward 8, District 13

Council District: 13

6. **ZC04-07-053**
 Existing Zoning: A-4 (Single Family Residential) District
 Proposed Zoning: C-1 (Neighborhood Commercial) District
 Acres: 15,000 sq. ft.
 Petitioner: Charlie Garic
 Owner: Sharon Brown
 Location: Parcel located on the northeast corner of Natchez Drive and Tyler Drive, being lot 6 of square 14 in Robbert Park Subdivision, Annex No. 3, S12, T9S, R14E, Ward 8, District 13
 Council District: 13
7. **ZC04-07-054**
 Existing Zoning: SA (Suburban Agriculture) District
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 37,280 sq. ft.
 Petitioner: A. Wayne Buras
 Owner: Claiborne Investment Group, L.L.C. c/o Jay Pellegrini, Sr.
 Location: Parcel located on the southwest corner of First Street and Ramos Street, being lot 116 and a portion of lot 117 in the Town of Claiborne Subdivision, S42, T6S, R11E, Ward 3, District 3
 Council District: 3
8. **ZC04-07-055**
 Existing Zoning: SA (Suburban Agriculture) District
 Proposed Zoning: PUD (Planned Unit Development) District
 Acres: 206.437 acres
 Petitioner: Lonesome Development, L.L.C., c/o Tim Henning
 Owner: Lonesome Development, L.L.C., et al.
 Location: Parcel located west of Tantella Ranch Road, east of LA Highway 1077, north of the intersection of Tantella Ranch Road and LA Highway 1077, S8, 17, & 20, T6S, R10E, Ward 1, District 1
 Council District: 1
9. **ZC04-07-056**
 Existing Zoning: A-2 (Suburban) District
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 8.783 acres
 Petitioner: Jean Freeman
 Owner: Carl and Emma Jean Freeman
 Location: Parcel located at the southeast corner of River Road and LA Highway 25, S17, T6S, R11E, Ward 3, District 2
 Council District: 2
10. **ZC04-07-057**
 Existing Zoning: R (Rural) District
 Proposed Zoning: A-1 (Single Family Residential) District
 Acres: 1,859.94 acres
 Petitioner: Steve Duvernay
 Owner: Alaska Seaboard Partners Limited Partnership
 Location: Parcel located east of LA Highway 1129, north of Simalusa Estates, S25, 26, 35, 36, 39, & 44, T4S, R11E; and S1 & 2, T5S, R11E, Ward 2, District 2
 Council District: 2
11. **ZC04-07-059**
 Existing Zoning: A-3 (Suburban) District
 Proposed Zoning: C-1 (Neighborhood Commercial) District
 Acres: 42,500 sq. ft.
 Petitioner: Steve Duvernay
 Owner: Investment Realty Associates
 Location: Parcel located on the northwest corner of Amber Street and Cane Avenue, being lot 5 of square 18 in Pearl Acres Subdivision, S6, T9S, R15E, Ward 8, District 8
 Council District: 8
12. **ZC04-07-060**
 Existing Zoning: A-2 (Suburban) District
 Proposed Zoning: LC (Light Commercial) District
 Acres: 57,600 sq. ft.
 Petitioner: David Webber
 Owner: William and Anita Barfield; James Scott
 Representative: James Scott
 Location: Parcel located on the west side of Vivian Street, between Fifth and Sixth Streets, being square 3 of Mailleville Subdivision, S42, T7S, R11E, Ward 3, District 1
 Council District: 1

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13. **ZC04-07-061**
 Existing Zoning: A-4 (Single Family Residential) District
 Proposed Zoning: PUD (Planned Unit Development) District
 Acres: 9.98 acres
 Petitioner: Foster Engineering
 Owner: Marks' Lake, Inc., c/o Michael Tufaro
 Location: Parcel located on the south side of Moonraker Drive, S32, T9S, R14E, Ward 9, District 13
 Council District: 13
14. **ZC04-07-062**
 Existing Zoning: SA (Suburban Agriculture) District
 Proposed Zoning: PUD (Planned Unit Development) District
 Acres: 9.13 acres
 Petitioner: Thomas Johnston
 Owner: Succession of Mildred Blossman, c/o Herbert Oalman, Jr.
 Location: Parcel located north of 10th Street, east of the intersection of Jefferson Avenue and 10th Street, and south of Arthur Road, S42, T6S, R11E; S42, T7S, R11E, Ward 3, District 3
 Council District: 3
15. **ZC04-07-063**
 Existing Zoning: LC (Light Commercial) District
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 2.4186 acres
 Petitioner: Grace Burkes
 Owner: Fritchie Sisters, L.L.C.
 Representative: J.V. Burkes & Associates, Inc.
 Location: Parcel located at the southeast corner of US Highway 190 (Business) and Nellie Drive, S11, T9S, R14E, Ward 8, District 14
 Council District: 14
16. **ZC04-07-064**
 Existing Zoning: PUD (Planned Unit Development) District
 Proposed Zoning: A-3 (Suburban) District
 Acres: 11.39 acres
 Petitioner: Sean Burkes
 Owner: Cross Gates, Inc.
 Location: Parcel located east of Leeds Drive, south of Parkpoint Drive, S37, T9S, R15E, Ward 8, District 9
 Council District: 9

AMENDMENT(S) TO THE PLANNED UNIT DEVELOPMENT

1. **ZC02-09-066**
 Existing Zoning: R (Rural) District
 Proposed Zoning: PUD (Planned Unit Development) District
 Acres: 53.807 acres
 Petitioner: Kelly J. McHugh & Assoc.
 Owner: Tchefuncte Trace South, LLC
 Location: Parcel located on the south side of LA Highway 22, east of LA Highway 1085 (Bootlegger Road), & west of Guste Island Road, S17/20, 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. **CP04-06-068 - Use: Mobile Home**
 Zoning: SA (Suburban Agriculture) District
 Use Size: 2,100 sq. ft.
 Petitioner: Diane Sambola
 Owner: Diane and Gerald Sambola
 Location: Parcel located at the west end of Dewberry Road, S9, T6S, R11E, Ward 3, District 2
 Council District: 2

(Tabled from 6/1/04 Meeting)

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2. CP04-07-072 - Use: Household Agriculture

Zoning: A-2 (Suburban) District
Use Size: 4 acres
Petitioner: Gary Loyd
Owner: Gary and Madelyn Loyd
Location: Parcel located on the north side of Royal Pine Drive, east of LA Highway 437 (Lee Road), being lot 1 of Royal Pine Acres Subdivision, Phase 1, S14, T6S, R11E, Ward 3, District 2
Council District: 2

3. CP04-07-073 - Use: Mobile Home

Zoning: SA (Suburban Agriculture) District
Use Size: 1,216 sq. ft.
Petitioner: James and Diane Davis
Owner: James and Diane Davis
Location: Parcel located on the north side of Fern Street between Spruce Street and Eden Street, being lots 3 and 4 of square 11 in Abita Nursery Subdivision, S36, T6S, R11E, Ward 3, District 3
Council District: 3

4. CP04-07-074 - Use: Mobile Home

Zoning: A-3 (Suburban) District
Use Size: 2,000 sq. ft.
Petitioner: Robert and Carolyn Pizzella
Owner: Robert and Carolyn Pizzella
Location: Parcel located on the northeast corner of Iron Street and Niblick Street, being lot 15 of square 7 in Hillcrest Country Club Estates Subdivision, Addition No. 2, S27, T6S, R12E, Ward 10, District 6
Council District: 6

5. CP04-07-075 - Use: Mobile Home

Zoning: SA (Suburban Agriculture) District
Use Size: 1,232 sq. ft.
Petitioner: Andy Howard
Owner: Andy Howard
Location: Parcel located on the south side of Rabbit Run, east of Stallion Run, being lot 84 of Ponderosa Ranches Subdivision, Phase 2, S15, T8S, R14E, Ward 9, District 6
Council District: 6

6. CP04-07-076 - Use: Single Family Residences

Zoning: A-6 (General Multiple Family) District
Use Size: 14.98 acres
Petitioner: Buddy Coate
Owner: Marina Developers, LLC
Location: Parcel located on the east and west sides of Mako Nako Drive, south of Marina Boulevard, being lots 1-51 in Marina Beau Chene Subdivision, S54, T7S, R11E, Ward 4, District 4
Council District: 4

7. CP04-07-077 - Use: Mobile Home

Zoning: SA (Suburban Agriculture) District
Use Size: 1,344 sq. ft.
Petitioner: Daphne Jones Jenkins
Owner: Brian and Daphne Jones Jenkins
Location: Parcel located between 10th Street and 11th Streets, north of 1st Avenue, being lots 6, 7, 12, and 13 of square 54 in the Town of Alton Subdivision, S23, T8S, R14E, Ward 8, District 14
Council District: 14

8. CP04-07-078 - Use: Condominiums

Zoning: C-2 (Highway Commercial) District
Use Size: 8.223 acres
Petitioner: Mike Fitzpatrick c/o First Const. Corp.
Owner: The Aguilar Group, Inc., et al.
Representative: Scalfano Engineering, Inc./ David Scalfano
Location: Parcel located on the north side of Holiday Boulevard, west of US Highway 190, S15, T7S, R11E, Ward 3, District 1
Council District: 1

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9. CP04-07-079 - Use: Gas Station, Convenience Store, and Restaurant

Zoning: M-1 (Light Industrial) District
Use Size: 2,700 sq. ft.
Petitioner: Bryan White
Owner: Enterprise Corp. II
Location: Parcel located on the west side of LA Highway 434, north of Krentel Road, S17, T8S, R13E, Ward 7, District 7
Council District: 7

10. CP04-07-080 - Use: Addition to Sewer Treatment Plant

Zoning: R (Rural) District
Use Size: 1.1 acres
Petitioner: Paul Mayronne
Owner: Southeastern LA Water & Sewer Co., LLC
Location: Parcel located on the southeast corner of LA Highway 22 and Koepp Road, S42, T7S, R10E, Ward 1, District 1
Council District: 1

11. CP04-07-081 - Use: Church Addition

Zoning: A-2 (Suburban) District
Use Size: 15,664 sq. ft.
Petitioner: Vernon Cobb
Owner: Trinity Evangelical Free Church
Location: Parcel located at the east end of 10th Street, east of US Highway 190, S42, T7S, R11E, Ward 3, District 3
Council District: 3

12. CP04-07-082 - Use: Boat Repair and Reconditioning

Zoning: C-2 (Highway Commercial) District
Use Size: 2,000 sq. ft.
Petitioner: Stephen Ratley
Owner: Michele and Paul Huggins Jr.
Location: Parcel located on the east side of LA Highway 59, north of the intersection of Mire Drive and LA Highway 59, being lot 4 of square 3 in Red Gap Acres Subdivision, S13, T7S, R11E, Ward 3, District 5
Council District: 5

13. CP04-07-083 - Use: Day Care Center

Zoning: A-4 (Single Family Residential) District
Use Size: 12,936 sq. ft.
Petitioner: Lionel Hanley
Owner: Pamela M. Shields
Location: Parcel located on the west side of Hoover Drive, south of Lawes Street, north of Shortcut Highway (US Highway 190 Business), being lots 68 & 69 of square 5 in Lindbergh Glen Annex No. Two Subdivision, S12, T9S, R14E, Ward 8, District 13
Council District: 13

14. CP04-07-084 - Use: Mobile Home

Zoning: SA (Suburban Agriculture) District
Use Size: 1,680 sq. ft.
Petitioner: Latoya Barnes
Owner: Latoya Barnes
Location: Parcel located on the south side of 6th Street, west of St. Tammany Avenue, being lots 21 and 22 of square 44 in Morgan Subdivision, S27, T8S, R14E, Ward 9, 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. PR04-07-007 - Use: Bank

Corridor: Highway 21 Planned Corridor
Zoning: C-2 (Highway Commercial) District
Use Size: 4,308 sq. ft.
Petitioner: Michael Panzer
Owner: Bank One, NA
Location: Parcel located on the southeast corner of LA Highway 21 and Hyacinth Drive, being lot 402-A1 in Flower Estates Subdivision, Section A, S47, T7S, R11E, Ward 1, District 1
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2. PR04-07-008 - Use: Commercial Building

Corridor: East Gause Planned Corridor

Zoning: C-2 (Highway Commercial) District

Use Size: 11,256 sq. ft.

Petitioner: Chuck Dammon

Owner: Dinelli, LLC

Location: Parcel located at the southwest corner of East Gause Boulevard and Cross Gates Boulevard, S38, T9S, R15E, Ward 8, District 9

Council District: 9

3. PR04-07-009 - Use: Restaurant

Corridor: Highway 21 Planned Corridor

Zoning: C-2 (Highway Commercial) District

Use Size: 6,000 sq. ft.

Petitioner: Velvet Pines/ John Barry

Owner: All State Financial Company

Location: Parcel located on the east side of LA Highway 21, north of Hyacinth Drive and south of Zinnia Drive, S47, T7S, R11E, Ward 1, District 1

Council District: 1

OLD BUSINESS

1. CP02-12-127 - Use: Office/ Warehouse & Distribution Center

Zoning: SA (Suburban Agricultural) District

Use Size: 695,185 sq. ft.

Petitioner: Bob Crawford

Owner: The Folgers Coffee Co

Location: Parcel located on the east side of LA Highway 434, north of I-12, S8 & 9, T8S, R13E, Ward 7, District 7

Council District: 7

NEW BUSINESS

ADJOURNMENT