

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. -WEDNESDAY, NOVEMBER 3, 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 OCTOBER 5, 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 10/5/04 Meeting)

2. **ZC04-10-079**
Existing Zoning: R (Rural) District
Proposed Zoning: M-2 (Intermediate Industrial) District
Acres: 14.406 acres
Petitioner: Randy Varuso
Owner: Varuso Enterprises, Inc.
Location: Parcel located on the northwest corner of LA Highway 1085 and LA Highway 1077, S3, T7S, R10E, Ward 1, District 1

Council District: 1

(Tabled from 10/5/04 Meeting)

3. **ZC04-10-080**
Existing Zoning: A-2 (Suburban) District
Proposed Zoning: M-2 (Intermediate Industrial) District
Acres: 12.29 acres
Petitioner: Jeffrey D. Schoen
Owner: Woodlands, L.L.C.
Location: Parcel located north of LA Highway 1085, north of Bootlegger Run Subdivision, S3, T7S, R10E, Ward 1, District 1

Council District: 1

(Tabled from 10/5/04 Meeting)

4. **ZC04-10-081**
Existing Zoning: A-2 (Suburban) District
Proposed Zoning: A-3 (Suburban) District
Acres: 4.75 acres
Petitioner: A. Wayne Buras
Owner: Woodlands, L.L.C.
Location: Parcel located on the north side of LA Highway 1085, west of Bootlegger Run Subdivision, S3, T7S, R10E, Ward 1, District 1

Council District: 1

(Tabled from 10/5/04 Meeting)

5. **ZC04-10-083**
Existing Zoning: SA (Suburban Agriculture) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 375 acres
Petitioner: Cheryl and Mark Malkemus
Owner: The Planche Company, L.L.C., et al.
Location: Parcel located on the north side of Bricker Road and LA Highway 1085, south of the Tchefoncte River, east of Rousseau Road, S31, 37, 45, 46; T6S & 7S; R10E & 11E, Ward 1, District 1

Council District: 1

(Tabled from 10/5/04 Meeting)

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6. 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 10/5/04 Meeting)

7. 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

8. 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

9. 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

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. CP04-11-120 - Use: 2nd Residence Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1680 sq. ft.
Petitioner: Charlotte Galloway
Owner: Charlotte & Archie Galloway
Location: Parcel located on the south side of Stewart Road, east of Green Valley Road, being 13146 Stewart Road, S10, T6S, R10E, Ward 3, District 3
Council District: 3

2. CP04-11-121 - Use: Mobile Home

Zoning: A-3 (Suburban) District
Use Size: 1280 sq. ft.
Petitioner: Vickie Foret
Owner: Magee Team
Location: Parcel located on the west side of Hazard Street, north of Bunker Street, south of Niblick Street, S27, T6S, R12E, Ward 10, District 6
Council District: 6

3. CP04-11-122 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 910 sq. ft.
Petitioner: Kim Gibson
Owner: Wendy Gibson and Yana Gibson
Location: Parcel located on the southwest corner of Jackson Street and Third Street, being lot 15A, Square C, North End Addition Subdivision, S3, T9S, R14E, Ward 9, District 14
Council District: 14

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4. CP04-11-123 - Use: Mobile Home (2nd Residence)

Zoning: SA (Suburban Agricultural) District
Use Size: 960 sq. ft.
Petitioner: Deborah Mc Carthey
Owner: William P. Elliott
Location: Parcel located on the south side of Tiger Branch Road, east of K.C. Camp Road, S6, T6S, R11E, Ward 3, District 2
Council District: 2

5. CP04-11-124 - Use: Household Agriculture

Zoning: A-2 (Suburban) District
Use Size: 2 acres
Petitioner: Judy Mehrhoff
Owner: Gail Bode Coyne
Location: Parcel located on east side of Bode Avenue, south of Judy Avenue, being 68376 Bode Avenue, S23, T7S, R11E, Ward 4, District 7
Council District: 7

6. CP04-11-125 - Use: 170 ft. Monopole Commercial Communication Tower

Zoning: SA (Suburban Agricultural) District
Use Size: 7000 sq. ft.
Petitioner: Chris Emmer
Owner: Las Conchas, LA Ordinary Partnership
Location: Parcel located on the north side of LA Highway 433, west of US Highway 90, S37, T10S, R15E, Ward 8, District 13
Council District: 13

7. 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

8. CP04-11-127 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1280 sq.ft.
Petitioner: Lucille Dauphin
Owner: Richard Thompson
Location: Parcel located on the north side of Bryan Drive, across from Short Lane, S34, T8S, R14E, Ward 9, District 14
Council District: 14

9. CP04-11-128 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 840 sq.ft.
Petitioner: Jane A. Morlas
Owner: Jane A. Morlas
Location: Parcel located on the west side of Authement Drive, north of US Highway 190, being lot 19, Pineland Acres Subdivision, S26, T6S, R10E, Ward 3, District 3
Council District: 3

10. CP04-11-129 - Use: Warehouse Business Expansion

Zoning: M-1 (Light Industrial) District
Use Size: 36,000 sq.ft.
Petitioner: A. Wayne Buras
Owner: John A. Ryan, Jr.
Location: Parcel located on the north side of Seymour Meyers Blvd, west of LA Highway 1077, S10, T7S, R10E, Ward 1, District 1
Council District: 1

11. CP04-11-130 - Use: Outdoor Storage Display & Sales of Mobile Homes

Zoning: M-2 (Intermediate Industrial) District
Use Size: 3.75 acres
Petitioner: Golden Oak Mobile Homes
Owner: Metal Master, L.L.C.
Location: Parcel located on the east side of LA Highway 25, north of Hard Hat Road, south of River Road, S20, T6S, R11E, Ward 3, District 2
Council District: 2

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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, R 11E, Ward 1, District 1
Council District: 1

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT