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 Tchefuncte 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)
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 Courdrain
   - 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: 1260 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
4. **CP04-11-123 - Use: Mobile Home (2nd Residence)**  
   **Zoning:** SA (Suburban Agricultural) District  
   **Use Size:** 960 sq. ft.  
   **Petitioner:** Deborah McCarthy  
   **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

   **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, T6S, 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
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

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT