AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. -TUESDAY, DECEMBER 7, 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 NOVEMBER 3, 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 ORDNANCE 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 11/3/04 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 11/3/04 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 11/3/04 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 11/3/04 Meeting)

5. 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 11/3/04 Meeting)
6. **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
   - (Tabled from 11/3/04 Meeting)

7. **ZC04-11-093**
   - Existing Zoning: SA (Suburban Agricultural) District
   - Proposed Zoning: PUD (Planned Unit Development) District
   - Acres: 112 acres
   - Petitioner: Allan Courrain
   - 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
   - (Tabled from 11/3/04 Meeting)

8. **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
   - (Tabled from 11/3/04 Meeting)

9. **ZC04-10-089**
   - Existing Zoning: SA (Suburban Agricultural) District
   - Proposed Zoning: PUD(Planned Unit Development) District
   - Acres: 51.18 acres
   - Petitioner: Gary Intravia
   - Owner: Poole Investment Club, L.L.C.
   - Location: Parcel located on the south side of LA Highway 22, east of Port Louis Road, S37, T7S, R10E, Ward 1, District 1
   - Council District: 1

10. **ZC04-11-094**
    - Existing Zoning: R (Rural) District
    - Proposed Zoning: A-4 (Single Family Residential) District
    - Acres: 26 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

11. **ZC04-12-096**
    - Existing Zoning: A-2 (Suburban) District
    - Proposed Zoning: LC (Light Commercial) District
    - Acres: 30,178.8 sq.ft.
    - Petitioner: Angelina Ruiz
    - Owner: Angelina Ruiz
    - Location: Parcel located on the southwest corner of Destin Street & Gerard Street, being 1446 Gerard Street in Square 224, S38, T8S, R11E, Ward 4, District 10
    - Council District: 10

12. **ZC04-12-097**
    - Existing Zoning: SA (Suburban Agricultural) District
    - Proposed Zoning: M-1 (Light Industrial) District
    - Acres: 9.183 acres
    - Petitioner: A. Wayne Buras
    - Owner: Tchefuncte Farms, L.L.C.
    - Location: Parcel located on the east side of Krentel Road, west of LA Highway 434, S8, T8S, R13E, Ward 7, District 7
    - Council District: 7

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13. **ZC04-12-098**

Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: C-1 (Neighborhood Commercial) District  
Acres: 2.23 acres  
Petitioner: Jeff Johannsen  
Owner: Samuel & Louise Woods  
Location: Parcel located on the southeast corner of U.S. Highway 190 & South Oaklawn Drive, being part of lot 349, North Oaklawn Subdivision, S39, T8S, R13E, Ward 7, District 7  
Council District: 7

14. **ZC04-12-099**

Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: C-2 (Highway Commercial) District  
Acres: 8,100 sq.ft.  
Petitioner: Jack Fayard  
Owner: JJK & A Construction Co., Inc.  
Location: Parcel located on the west side of La Highway 11 and on the east side of 7th Street, being lot 12 and the remainder of lot 7, Square 60, Alton Subdivision, S26, T8S, R14E, Ward 8, District 14  
Council District: 14

15. **ZC04-12-100**

Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: PUD (Planned Unit Development) District  
Acres: 13.906 acres  
Petitioner: Leroy Cooper  
Owner: Marilyn Pittman  
Location: Parcel located on the south side La Highway 22, west of Penn's Chapel Road, east of the Tchefuncte River & Marina Del Ray, S40, T7S, R10E, Ward 4, District 4  
Council District: 4

16. **ZC04-12-101**

Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: C-1 (Neighborhood Commercial) District  
Acres: 3 acres  
Petitioner: Cindy R. Guepet  
Owner: Doug McIntosh  
Location: Parcel located on the north side of US Highway 190, east of Guillory Road, Big Branch, S48, T8S, R12E, Ward 4, District 7  
Council District: 7

17. **ZC04-12-102**

Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: A-2 (Suburban) District  
Acres: 58.906 acres  
Owner: Pontchartrain Oaks Estates, L.L.C.  
Representative: Kelly McHugh  
Location: Parcel located on the southwest corner of Koepp Road, west of Ouilbert Road, S37 & 42, T7S, R11E, Ward 1, District 1  
Council District: 1

18. **ZC04-12-103**

Existing Zoning: LC (Light Commercial) District  
Proposed Zoning: C-1 (Neighborhood Commercial) District  
Acres: 1.99 acres  
Petitioner: Elizabeth Cox  
Owner: Wainer Brothers  
Location: Parcel located on the north side of Nord du Lac Blvd., east of LA Highway 21, S47, T7S, R11E, Ward 1, District 1  
Council District: 1

19. **ZC04-12-104**

Existing Zoning: R (Rural) District  
Proposed Zoning: ID (Institutional) District  
Acres: 6.285 acres  
Petitioner: Cameron Tipton  
Owner: ST. Tammany Parish School Board  
Representative:  
Location: Parcel located on the southwest corner of C.S. Owens Road & LA Highway 1077, S14, T7S, R10E, Ward 1, District 1  
Council District: 1
20. **ZC04-12-105**

   **Text Change:** Ordinance to amend the St. Tammany Parish Land Use Regulations. Ordinance No. 523, Section 2.15 M-2 (Intermediate Industrial) District

21. **ZC04-12-106**

   **Existing Zoning:** LC (Light Commercial) District
   **Proposed Zoning:** C-2 (Highway Commercial) District
   **Acres:** 1.81 acres
   **Petitioner:** Gayle Betz
   **Owner:** John Ray Bufkin, Jr.
   **Location:** Parcel located on the east side of LA Highway 25, south of St. Gertrude Drive, north of Hard Hat Road, S20, T6S, R11E, Ward 3, District 2
   **Council District:** 2

**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. **CP04-11-126 - 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
   
   (Tabled from 11/3/04 Meeting)

2. **CP04-12-132 - Use: Addition to existing school**
   **Zoning:** R (Rural) District
   **Use Size:** 1389 sq. ft.
   **Petitioner:** Cameron Tipton
   **Owner:** St. Tammany Parish School Board
   **Location:** Parcel located on the southwest corner of C.S. Owns Road & LA Highway 1077, S14, T7S, R10E, Ward 1, District 1
   **Council District:** 1

3. **CP04-12-133 - Use: Mobile Home**
   **Zoning:** SA (Suburban Agricultural) District
   **Use Size:** 2,176 sq. ft.
   **Petitioner:** Veronica Buras Silve
   **Owner:** Kenneth B. & Veronica Silve
   **Location:** Parcel located on the northeast corner of Diane Street & Annette Street, being lot 4, Square 6, Oaklawn East Subdivision, S33, T8S, R13E, Ward 7, District 7
   **Council District:** 7

4. **CP04-12-134 - Use: Mobile Home**
   **Zoning:** A-3 (Suburban) District
   **Use Size:** 1197 sq. ft.
   **Petitioner:** Kevin S. and Donna P. McDonald
   **Owner:** Kevin S. and Donna P. McDonald
   **Location:** Parcel located on the south side of Oakridge Avenue, west of Carroll Road, being lot 23A, Square E, Stidell Oak Ridge Subdivision, S38, T9S, R14E, Ward 9, District 11
   **Council District:** 11

5. **CP04-12-135 - Use: Mobile Home**
   **Zoning:** SA (Suburban Agricultural) District
   **Use Size:** 2240 sq. ft.
   **Petitioner:** Tammy Wimmer
   **Owner:** Tammy Wimmer
   **Location:** Parcel located on the north side of LA Highway 1078, east of Davidson Road, west of Booth Road, S4, T6S, R10E, Ward 3, District 3
   **Council District:** 3

6. **CP04-12-136 - Use: Mobile Home**
   **Zoning:** SA (Suburban Agricultural) District
   **Use Size:** 980 sq. ft.
   **Petitioner:** Zita Ann Fisher
   **Owner:** Zita Ann Fisher
   **Location:** Parcel located on the southeast corner of Chestnut Avenue & Ponchartrain Drive, being lot 26A, Square 34, Forest Glen Subdivision, S48, T8S, R12E, Ward 7, District 7
   **Council District:** 7
7. **CP04-12-137 - Use: Mini Storage**
   - **Zoning:** C-1 (Neighborhood Commercial) District
   - **Use Size:** 129,380 sq. ft.
   - **Petitioner:** Jim Bennett
   - **Owner:** Northshore Group, L.L.C./ James W. Bennett
   - **Location:** Parcel located on the east side of LA Highway 1077, north of I-12, south of LA Highway 1085, S3, T7S, R10E, Ward 1, District 1
   - **Council District:** 1

8. **CP04-12-138 - Use: Fire Station**
   - **Zoning:** R (Rural) District
   - **Use Size:** 7,840 sq. ft.
   - **Petitioner:** Lionel Booth
   - **Owner:** St. Tammany Parish Fire District No. 9
   - **Location:** Parcel located on the north side of LA Highway 21, east of Lavghouse Road, west of LA Highway 40, S24, T5S, R12E, Ward 5, District 2
   - **Council District:** 2

9. **CP04-12-139 - Use: Mini Storage**
   - **Zoning:** C-2 (Highway Commercial) District
   - **Use Size:** 169,000 sq. ft.
   - **Petitioner:** A. Wayne Buras
   - **Owner:** Bennett Brothers Development, L.L.C.
   - **Location:** Parcel located on the east side of LA Highway 59, south of I-12, north of Independence Drive, S30, T7S, R12E & S25, T7S, R11E, Ward 4, District 5
   - **Council District:** 5

10. **CP04-12-140 - Use: Mobile Home**
    - **Zoning:** SA (Suburban Agricultural) District
    - **Use Size:** 1120 sq. ft.
    - **Petitioner:** Muriel Marie Lewis
    - **Owner:** Muriel Marie Lewis
    - **Location:** Parcel located on the south side of Chestnut Street, north of Elm Street, east of Pontchartrain Drive, being blt B-1, Square 34, Forest Glen Subdivision, S48, T8S, R12E, Ward 7, District 7
    - **Council District:** 7

11. **CP04-12-141 - Use: Office Building**
    - **Zoning:** C-2 (Highway Commercial) District
    - **Use Size:** 20,281 sq. ft.
    - **Petitioner:** Leroy J. Cooper
    - **Owner:** John Bagley
    - **Location:** Parcel located on the west side of US Highway 190, north of Maple Ridge Way, south of 9th Street, S42, T7S, R11E, Ward 3, District 1
    - **Council District:** 1

12. **CP04-12-142 - Use: Wetlands Wastewater Assimilation Project**
    - **Zoning:** SA (Suburban Agricultural) District
    - **Use Size:** 53,386 acres
    - **Petitioner:** Gary Intravia
    - **Owner:** Guste Island Holding, L.L.C.
    - **Location:** Parcel located on the west side of Guste Island Road, south of LA Highway 22, being part of Guste Island Subdivision, S20 & 29, T7S, R10E, Ward 1, District 1
    - **Council District:** 1

13. **CP04-12-143 - Use: Addition to existing Greenhouse**
    - **Zoning:** SA (Suburban Agricultural) District
    - **Use Size:** 1500 sq. ft.
    - **Petitioner:** Gary Kern
    - **Owner:** Peggy Childs
    - **Location:** Parcel located on the south side of US Highway 190, east of South Mill Road, west of Cypress Drive, S32, T8S, R13E, Ward 7, District 7
    - **Council District:** 7

14. **CP04-12-144 - Use: Pond without removal of dirt, exceeding a 1000 cubic yard**
    - **Zoning:** A-1 (Suburban) District
    - **Use Size:** 2 acres
    - **Petitioner:** Shell Sibley
    - **Owner:** Shell Sibley
    - **Location:** Parcel located on the south side of Damiano Road, west of LA Highway 450, S32, T4S, R10E, Ward 2, District 3
    - **Council District:** 3
15. CP04-12-145 - Use: Private Recreational Facility
   Zoning: A-4 (Single Family Residential) District
   Use Size: 4.52 acres
   Petitioner: Timothy P. Rice
   Owner: Joe Yaeger
   Location: Parcel located on the south side of Derbes Drive, east of Three Rivers Road, south of I-12, S17, T7S, R11E, Ward 3, District 4
   Council District: 4

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

(Tabled from 11/3/04 Meeting)

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT