

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 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 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)

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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 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

(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: 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

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 US Highway 190 & South Oaklawn Drive, being part of lot 349, North Oaklawn Subdivision, S39, T8S, R 13E, 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 Conctruction 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, R 12E, 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
Petitioner: Wayne Buras, Atty.
Owner: Pontchartrain Oaks Estates, L.L.C.
Representative: Kelly McHugh
Location: Parcel located on the south side of Koepp Road, west of Oullibert Road, S37 & 42, T7S, R10E, 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, R 11E, 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. Tam many 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
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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, Slidell 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 & Pontchartrain Drive, being lot 26A, Square 34, Forest Glen Subdivision, S48, T8S, R12E, Ward 7, District 7
Council District: 7

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

(Tabled from 11/3/04 Meeting)

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT