AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - TUESDAY, DECEMBER 1, 2009
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

CALL TO ORDER

ANNOUNCEMENTS
Phones and Pagers
Appeals
Speaker Card
Ten (10) minutes of each side and five (5) minutes for rebuttal
Please exit the building

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF THE MINUTES OF THE NOVEMBER 4, 2009 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. ZC09-11-032
   Text Change
   Ordinance to amend the St. Tammany Parish Unified Development Code, Volume I (Zoning) Section 5.24-I-1 Industrial District relative to Commercial Excavations.
   (TABLED FROM 11/4/09 MEETING)

2. ZC09-11-035
   Text Change
   Ordinance to amend the St. Tammany Parish Unified Development Code, Volume I (Zoning) to add a new Zoning Classification: MD-4 (Medical Research) District.
   (TABLED FROM 11/4/09 MEETING)

3. ZC09-12-036
   Text Change
   Ordinance to amend the St. Tammany Parish Unified Development Code, Volume I (Zoning) Section 5.24-I-1 relative to Permitted Uses/Office Warehouse.

4. ZC09-12-037
   Existing Zoning: PUD (Planned Unit Development) District
   Proposed Zoning: NC-1 (Professional Office) District
   Acres: 10.989 acres
   Petitioner: Jeffrey D. Schoen, Attorney
   Owner: Montluf Properties, LLC
   Location: Parcel located on the west side of LA Highway 21, north of Lalanne Road., S41, T7S, R10E, Ward 1, District 1
   Council District: 1
5. **ZC09-12-038**

- **Existing Zoning:** A-3 (Suburban) District
- **Proposed Zoning:** HC-2 (Highway Commercial) District
- **Acres:** 2.95 acres
- **Petitioner:** Sal Perino, Jr
- **Owner:** 1077 Properties LLC
- **Location:** Parcel located on the west side of LA Highway 1077, south of Belington Avenue, north of Brewster Road, S11, T7S, R10E, Ward 1, District 1
- **Council District:** 1

6. **ZC09-12-039**

- **Existing Zoning:** A-3 (Suburban) District
- **Proposed Zoning:** HC-2 (Highway Commercial) District
- **Acres:** 0.64 acre
- **Petitioner:** Joyce C. David
- **Owner:** Edward J. David Jr. & Joyce C. David
- **Location:** Parcel located on the west side of LA Highway 21, north of the Town of Madisonville, S38, T7S, R10E, Ward 1, District 1
- **Council District:** 1

7. **ZC09-12-040**

- **Existing Zoning:** A-3 (Suburban) District
- **Proposed Zoning:** A-4 (Single Family Residential) District
- **Acres:** 28.36 Acres
- **Location:** Parcel located on the west side of LA Highway 1077, south of Joiner Wymer Road, S34, T6S, R10E, Ward 1, District 1
- **Council District:** 1

8. **ZC09-12-042**

- **Existing Zoning:** NC-1 (Professional Office) & NC-4 (Neighborhood Institutional) Districts
- **Proposed Zoning:** MD-1 (Medical Residential) District
- **Acres:** 10 acres
- **Location:** Parcel located on the southwest corner of Keys Road & LA Highway 21, S41, T7S, R10E, Ward 1, District 1
- **Council District:** 1

9. **ZC09-12-043**

- **Existing Zoning:** A-3 (Suburban) District
- **Proposed Zoning:** NC-1 (Professional Office) District
- **Acres:** 1 acre
- **Location:** Parcel located on the northwest corner Carol Avenue & Pearl Street, being lot 6, Square 14, Pearl Acres Subdivision, S6, T9S, R14E, Ward 8, District 8
- **Council District:** 8

10. **ZC09-12-044**

- **Existing Zoning:** A-4 (Single-Family Residential) District
- **Proposed Zoning:** NC-2 (Indoor Retail and Service) District
- **Acres:** 1.145 acres
- **Location:** Parcel located on the south side of Fairview Drive, north of LA Highway 22, being 136 Fairview Drive, Madisonville, S54, T7S, R11E, Ward 4, District 4
- **Council District:** 4
11. **ZC09-12-045**

**Existing Zoning:** A-6 (Multiple-Family Residential) District  
**Proposed Zoning:** HC-2 (Highway Commercial) District  
**Acres:** 3.04 acres  
**Location:** Parcel located on the southeast corner of LA Highway 22 & Parkview Blvd, S54, T7S, R11E, Ward 4, District 4  
**Council District:** 4

12. **ZC09-12-046**

**Existing Zoning:** A-3 (Suburban) District  
**Proposed Zoning:** NC-4 (Neighborhood Institutional) District  
**Acres:** 6.44 acres  
**Petitioner:** Jeff Breland  
**Owner:** Richard Wornat, Living Trust  
**Location:** Parcel located on the east side of Military Road, north of Mary Grace Loop, S13, T8S, R14E & S18, T8S, R15E, Ward 8, District 9  
**Council District:** 9

13. **ZC09-12-047**

**Existing Zoning:** PUD (Planned Unit Development) District  
**Proposed Zoning:** MD-1 (Medical Residential) District  
**Acres:** 33 acres  
**Petitioner:** Michael J. Champagne, Jr.  
**Owner:** Webber Land & Development Corporation  
**Representative:** Paul Mayronne  
**Location:** Parcel located on the south side of LA Highway 1085, west of LA Highway 21, across from Bricker Road, S45, T7S, R10E & S46, T7S, R11E, Ward 1, District 1  
**Council District:** 1

14. **ZC09-12-048**

**Text Change Ordinance to Amend the St. Tammany Parish Unified Development Code, Volume I (Zoning) Section 6.0202 General Standards and Criteria of the Manufactured Housing Overlay Regulations**

15. **ZC09-12-049**

**Text Change Ordinance to amend the Unified Development Code Sections Governing TND-1 and TND-2 Traditional Neighborhood Development Zoning Districts, Specifically Section 5.3503, Section 5.3503A, Section 5.3523 and 5.3523A.**

**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. **CP09-12-090 - Use: Mobile Home**

   **Zoning:** A-2 (Suburban) District  
   **Use Size:** 1,280 sq.ft.  
   **Petitioner:** Paul Hilker  
   **Owner:** Gertie Mae Taylor  
   **Location:** Parcel located on the east side of Beverly Drive, north of Lake Ramsey Drive, being Lot 18, 76242 Beverly Drive, Covington, S12, T5S, R10E, Ward 3, District 3  
   **Council District:** 3

DRAFT -November 16, 2009 (9:10am)
2. CP09-12-091 - Use: Outdoor Storage Yard
   - Zoning: R (Rural) District
   - Use Size: 25,600 sq.ft.
   - Petitioner: Robert Bolin
   - Owner: Ranger Environmental, Inc
   - Location: Parcel located at the intersection of House Creek Road & LA Highway 40, S6, T5S, R12E, Ward 2, District 2
   - Council District: 2

OLD BUSINESS

NEW BUSINESS

Mobile Home Overlay for the Northeast Study Area

Rural Overlay for the Northeast Study Area

ADJOURNMENT