

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - TUESDAY, JANUARY 5, 2010
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 DECEMBER 1, 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. ZC09-12-036

Text Change

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

TABLED FROM 12/1//09 MEETING)

2. 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

TABLED FROM 12/1//09 MEETING)

3. ZC10-01-002

Existing Zoning:

A-3 (Suburban) District

Proposed Zoning:

AT-1 (Animal Training/Housing) District

Petitioner:

Council via Ord. Cal.# 4182

Location:

Parcels located north & south of Tortoise Street, east & west of Amber Street & west of Opal Street, being Square 2: lots 7-11, Square 3; lots 1-12, Square 6, lots 1, 2 & 9-13, Pearl Acres Subdivision, S6, T9S, R15E, Ward 8, District 8

Council District:

8

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4. **ZC10-01-004**
Existing Zoning: A-4 (Single Family Residential) District
Proposed Zoning: A-4 (Single Family Residential) & MHO (Mobile Home Overlay) Districts
Petitioner: Council via Ord. Cal.# 4197
Location: Parcels located south of Powell Drive & west of US Highway 11, S34, T8S, R14E, & S3, T9S, R14E, Ward 8, District 14
Council District: 14

5. **ZC10-01-005**
Existing Zoning: NC-1 (Professional Office) District
Proposed Zoning: NC-5 (Retail and Services) District
Acres: 14,400 sq.ft.
Petitioner: Council via Ord. Cal.# 4173
Location: Parcels located on the southeast corner of Harrison Avenue & Courtano Drive, being Lots 1, 2, 3 and 4 of Section D, Square 20, Alexiusville Subdivision , S48, T7S, R11E, Ward 3, District 5
Council District: 5

6. **ZC10-01-006**
Existing Zoning: NC-1 (Professional Office) District
Proposed Zoning: NC-5 (Retail and Services) District
Petitioner: Council via Ord. Cal.# 4174
Location: Parcels located on the south side of Harrison Avenue, being Lots 1, 2, 3 and 4 of Section A, and Lots 1, 2, 3 and 4 of Section B Now Designated as Lot 1-A in Square 20, Alexiusville Subdivision, S48, T7S, R11E, Ward 3, District 5
Council District: 5

7. **ZC10-01-007**
Existing Zoning: CB-1 (Community Based Facilities) District
Proposed Zoning: A-2 (Suburban) District
Acres: 68.21 acres
Petitioner: Council via RCS#2746
Location: Parcels located on the south side of Country Club Drive, being Tract A-1, S37, T7S, R11E, Ward 4, District 4
Council District: 4

8. **ZC10-01-008**
Existing Zoning: CB-1 (Community Based Facilities) District
Proposed Zoning: A-2 (Suburban) District
Acres: 53.25 acres
Petitioner: Council via RCS#2746
Location: Parcels located on the north side of Country Club Drive, being Tract A-2, S37, T7S, R11E, Ward 4, District 4
Council District: 4

9. **ZC10-01-009**
Text Change: Ordinance to Amend the St. Tammany Parish Unified Development Code Volume I (Zoning) Article 2 Definitions and Section 5.2102, Paragraph (2) Convenience Stores (W/Gas) to Provide a definition for Convenience Store and to Provide Requirements
Petitioner: Council via Ord. Cal.# 4171

10. **ZC10-01-010**
Existing Zoning: A-2 (Suburban) District
Proposed Zoning: NC-4 (Neighborhood Institutional) District
Acres: 1.5 acres
Petitioner: JoAnn Reed
Owner: JoAnn Reed

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Location: Parcel located on the northeast corner of LA Highway 59 & Henry Meiners Road, S36, T7S, R11E, Ward 4, District 5
 Council District: 5

11. ZC10-01-011

Existing Zoning: NC-2 (Indoor Retail & Service) District
 Proposed Zoning: NC-6 (Public, Cultural & Recreational) District
 Acres: 4.27 acres
 Petitioner: Tontinette Puissegur
 Owner: Stirling W. Smith
 Location: Parcel located on the north side of US Highway 190, west of LA Highway 1077, S20,T6S,R10E, Ward 1, District 1
 Council District: 1

12. ZC10-01-012

Existing Zoning: NC-1(Professional Office) District
 Proposed Zoning: NC-5 (Retail & Service) District
 Acres: 14,400 sq.ft.
 Petitioner: Council via Ord. Cal.# 4175
 Location: Parcel located on the east of Courtano Drive & south of Harrison Avenue, being lots 1,2,3, &4 in Section C, Square 20, Alexiusville Subdivision, S10 & 48, T7S, R11E, Ward 3, District 5
 Council District: 5

13. ZC10-01-013 - Withdrawn

Existing Zoning: A-3 (Suburban) District
 Proposed Zoning: A-3 (Suburban) & MHO (Mobile Home Overlay) Districts
 Petitioner: Council via Ord. Cal.# 4208
 Location: Parcels located on the north & south sides of Donnis Road, south of Browns Village Road, S34, T8S, R14E, Ward 9, District 6
 Council District: 6

14. ZC10-01-014

Existing Zoning: A-1 (Suburban) District
 Proposed Zoning: I-3 (Heavy Industrial) District
 Acres: 72 acres
 Petitioner: Council via Ord. Cal.# 4207
 Location: Parcel located on the east side of I-59, south of the St. Tammany Parish Line, S39, T7S, R15E, Ward 6, District 6
 Council District: 6

15. ZC10-01-015

Text Change Ordinance to amend the St. Tammany Parish Unified Development Code, Volume 1(Zoning), Sections 5.01 E-1 estate District, 5.02 E-2 Estate District 5.03 E-3 Estate District, 5.04 E-4 estate District, 5.05 A-1 Suburban District 5.05 A-1 Suburban District

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. CP10-01-001 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
 Use Size: 1,500 sq.ft.
 Petitioner: Patrick A. Roberts, Jr.
 Owner: Jacqueline Lobell
 Location: Parcel located on the south side of Oak Hill Road, north of Coin Road, east of Savoie Road, S4, T6S, T11E, Ward 3, District 2
 Council District: 2

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2. CP10-01-002 - Use: Mobile Home as 2nd Residence

Zoning: SA (Suburban Agricultural) District
Use Size: 980 sq.ft
Petitioner: Irma McClain
Owner: Irma McClain
Location: Parcel located on the west side of United Church Road, south of
Lowe Davis Road, S25, T6S,R11E, Ward 3, District 3
Council District: 3

PLANNED REVIEW

1. PR10-01-001 - Use: Commercial retail center

Corridor: Highway 21 Planned Corridor
Zoning: NC-5 (Retail & Service) District
Use Size: 6000 sq.ft.
Petitioner: Paysee McWilliams
Owner: Four Corners Triangle Investments, Inc
Location: Parcel located at the intersection of LA Highway 21 & LA
Highway 1077, S38, T7S, R10E, Ward 1, District 1
Council District: 1

OLD BUSINESS

1. CP07-09-157PR - Use: Retail Facility over 20,000 sq. ft.

Zoning: C-2 (Highway Commercial) District
Proposed Use: Retail Facility over 20,000 sq. ft.
Use Size: 99,045 sq. ft.
Previous/Current Use: Vacant
Gross Area Lot Size: 8.138 acres
Petitioner: Samuel Markovich/Acadian Properties Northshore, LLC
Owner: Samuel Markovich/Acadian Properties Northshore, LLC
Location: Parcel located on the west side of LA Highway 21, south of
Cherokee Rose Lane, S46, T7S, R11E, Ward 1, District 1
Council District: 1

NEW BUSINESS

- Mobile Home Overlay for the Northeast Study Area
- Mobile Home Overlay for the Northwest Study Area

TABLED FROM 12/1//09 MEETING

ADJOURNMENT