AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - TUESDAY, AUGUST 3, 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 JULY 6, 2010 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. **ZC10-05-049**
   Text Change
   Ordinance to Amend the St. Tammany Parish Unified Development Code, Volume 1 (Zoning) Section 5.20 HC-1 Highway Commercial District to add the Use Of Specialty Food Processing.
   (Tabled from 7/6/10 Meeting)

2. **ZC10-07-069**
   Existing Zoning: I-1 (Industrial District) & I-4 (Heavy Industrial District)
   Proposed Zoning: A-2 (Suburban District) & I-2 (Industrial District)
   Acres: 14.09 acres
   Petitioner: Parish Council by Motion 5/6/10
   Location: Parcels located on the east side of Slaughter Road, south of LA Highway 36, west of Reed Road, S28,T7S,R14E, Ward 6, District 6
   Council District: 6
   (Tabled from 7/6/10 Meeting)

3. **ZC10-07-072** pulled from the agenda for readvertisement.
   Existing Zoning: A-1 (Suburban District)
   Proposed Zoning: A-1 (Suburban District) & MHO (Manufactured Housing Overlay District)
   Acres: 58 acres
   Petitioner: Parish Council by Motion 5/6/10
   Location: Parcels located within an area bounded by Tantela Ranch Road, Arc Road & Boyd Road and intersected by Trinchard Road, less and except those parcels abutting Tantela Ranch Road, S16, T6S, R10E, Ward 1, District 1
   Council District: 1
   (Tabled from 7/6/10 Meeting)
4. **ZC10-07-075**  
Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: PBC-1 (Planned Business Campus District)  
Acres: 30.421 acres  
Petitioner: Jeffrey D. Schoen  
Owner: Land Holding Co, LLC  
Location: Parcel located on the south side of LA Highway 1088 at the southwest intersection with Interstate 12, S33,T7S,R12E, Ward 4, District 7  
Council District: 7  
(Tabled from 7/6/10 Meeting)

5. **ZC10-07-076**  
Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: A-3 (Suburban District)  
Acres: 358 acres  
Petitioner: Jeffrey D Schoen  
Owner: St. Tammany Parish 357, LLC c/o Weyerhaeuser Real Estate Dev. Co.  
Location: Parcel located at the southeast intersection of LA Highway 1088 & I-12, S4, T7S, R12E & S35 ,T8S, R12 E, Ward 4, District 7  
Council District: 7  
(Tabled from 7/6/10 Meeting)

6. **ZC10-07-077**  
Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: PUD (Planned Unit Development Overlay District)  
Acres: 358 acres  
Petitioner: Jeffrey D Schoen  
Owner: St Tammany Parish 357. LLC c/o Weyerhauser Rural Estate Dev. Co.  
Location: Parcel located at the southeast intersection of LA Highway 1088 & I-12, S4,T7S, R12E & S33, T8S, R12 E, Ward 4, District 7  
Council District: 7  
(Tabled from 7/6/10 Meeting)

7. **ZC06-04-028**  
Major amendment to PUD (Planned Unit Development District)  
Acres: 48.58 acres  
Petitioner: Paul Mayronne  
Owner: Autumn Creek II, LLC  
Location: Parcel located on the north side of Foliage Court, west of Dummyline Road, south of Fairfield Oaks Subdivision, S42 & 15, T7S, R10E, Ward 1, District 1  
Council District: 1

8. **ZC06-06-042**  
Major amendment to PUD (Planned Unit Development District)  
Acres: 28.84 acres  
Petitioner: Paul Mayronne  
Owner: Autumn Creek II, LLC  
Location: Parcel located on the north side of LA Highway 22, east of Perrilloux Road , S42, T7S, R10E, Ward 1, District 1  
Council District: 1
9. **ZC10-03-035 Referred back from Council**

   Existing Zoning: A-4 (Single Family Residential District) & A-6 (Multiple Family Residential District)  
   Proposed Zoning: A-8 (Multiple Family Residential District)  
   Acres: 14.5 acres  
   Petitioner: Parish Council by Motion 2/4/10  
   Location: Parcels located on the east side of Military Road, south of Cross Gates Blvd, S37 & 38, T9S, R15E, Ward 8, District 9  
   Council District: 9

10. **ZC10-07-083**

   Existing Zoning: A-2 (Suburban District)  
   Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Home Overlay District)  
   Acres: 32.2 acres  
   Petitioner: Parish Council by Motion 6/3/10  
   Location: Parcels located along Genie Street, Yaupon Street, Michelle Street & Yvette Drive, Phase I & II, Hickory Village Subdivision, S27, T7S, R14E, Ward 6, District 6  
   Council District: 6

11. **ZC10-08-090**

   Existing Zoning: A-2 (Suburban District), A-4 (Single Family Residential District) & MHO (Manufactured Home Overlay District)  
   Proposed Zoning: A-2 (Suburban District) & A-4 (Single Family Residential District)  
   Petitioner: Parish Council by Motion 6/3/10  
   Acres: 28.65 acres  
   Location: Parcels located on the east and west side of 5th & 9th Avenue, south of LA Highway 435, S38, T6S, R12E, Ward 10, District 6  
   Council District: 6

12. **ZC10-08-091**

   Existing Zoning: A-2 (Suburban District)  
   Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Home Overlay District)  
   Acres: 98.93 acres  
   Petitioner: Parish Council by Motion 4/1/10  
   Location: Parcels located along Central Avenue, Tupelo Drive & Ted Kennedy Road, west of Chris Kennedy Road, S33, T7S, R14E, Ward 6, District 6  
   Council District: 6

13. **ZC10-08-092 staff recommends tabling for further review and analysis**

   Text Change: Ordinance to amend the St. Tammany Parish Unified Development Code, Volume I (Zoning) to amend Section 6.05 Planned Corridor District to create the Tammany Trace Planned Corridor Overlay  
   Petitioner: Parish Council by Motion 6/3/10

14. **ZC10-08-093**

   Existing Zoning: NC-6 (Public, Cultural and Recreational) District  
   Proposed Zoning: A-2 (Suburban District)  
   Acres: 1.04 acres  
   Petitioner: Gordon Richard, Sr.  
   Owner: Gordon & Alice Richard, Sr.  
   Location: Parcel located at the end of Richard's Road, south of North Dixie Ranch Road, north of I-12, S21, T8S, R13E, Ward 7, District 7  
   Council District: 7
Text Change Ordinance to Amend the St Tammany Parish Unified Development Code, Volume I (Zoning) Article 2, Definitions, Section 5.25 I-2 Industrial District, Section 5.26 I-3 Industrial District, Section 5.26A I-4 Industrial District and Section 8.01 Minimum Standards relative to Solid Waste Transfer Station.

Existing Zoning: A-1 (Suburban) District
Proposed Zoning: A-4 (Single Family Residential) District
Acres: 93.66 acres
Location: Parcel located on the east & west sides of Morrow Drive, on the east & west sides of Hoover Drive, north & south sides of Lawes Street, S12 & 13, T9S,R14E, Ward 8, District 13
Council District: 13

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: NC-6 (Public, Cultural, Recreational District)
Acres: 133.01 acres
Petitioner: Parish Council by Motion 6/3/10
Location: Parcels located on the east and west sides of Jack Lloyd Road & on the north, south, east and west sides of Moonshadow Road, S13 & 14, T6S, R12E, Ward 6, District 6
Council District: 6

Existing Zoning: A-2 (Suburban) District
Proposed Zoning: A-2 (Suburban) & MHO (Manufactured Home Overlay) Districts
Acres: 1.008 acres
Petitioner: Ryan Fricke
Owner: Ryan Fricke
Location: Parcel located on the west side of Wood Street, north of Berry Todd Road, being 62075 Wood Street, Lacombe, S19,T8S,R11E, Ward 7, District 7
Council District: 7

Text Change Ordinance to Amend the St Tammany Parish Unified Code, Volume I (Zoning), Section 8.01, Minimum Standards for Specific Uses, Relative to Contractors' Storage Yard, Outdoors Salvage Yards, Outdoor Retail Sales & Storage Yards, Portable Storage containers use for storage, outside display area of pre assembled accessory building, pool and playground equipment.

Existing Zoning: A-2 (Suburban) District
Proposed Zoning: A-3 (Suburban District)
Acres: 7.28 acres
Petitioner: Adrine Batiste
Owner: Adrine & Violet Batiste, Shineta M Eden, Christopher J Eden
Location: Parcel located on the east side of Rock Road, north of Mill Road, south of Berry Todd Road, S29,T8S,R13E, Ward 7, District 7
Council District: 7
21. **ZC10-08-100**  
Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: NC-2 (Indoor Retail and Service District)  
Acres: 1.69 acres  
Petitioner: Parish Council by Motion 7/1/10  
Location: Parcel located on the south side of Riverside Drive, west of US Highway 190, S42,T7S,R11E, Ward 3, District 1  
Council District: 1  

22. **ZC10-08-101**  
Existing Zoning: HC-1 (Highway Commercial District)  
Proposed Zoning: HC-2 (Highway Commercial District)  
Acres: 3.49 acres  
Petitioner: Parish Council by Motion 7/1/10  
Location: Parcel located at the northwest corner of LA Highway 22 & Belle Point Drive, S16,T7S,R10E, Ward 1, District 1  
Council District: 1  

23. **ZC10-08-102** staff recommends tabling for further review and analysis  
Text Change Ordinance Amending the St Tammany Parish Unified Development Code, Volume I (Zoning) to Add a New Zoning Classification: Section 6.07 AAO-Abita Airport Overlay.  

24. **ZC10-08-103**  
Existing Zoning: PF-1 (Public Facilities District)  
Proposed Zoning: PF-1 (Public Facilities District) & AAO (Abita Airport Overlay District)  
Acres: 16,843 acres  
Location: Parcel located on the south side of LA Highway 36, Sections 1, 2, 3, 4, 5, 6, 7, 8, 9 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 33, 34, & 35, Township 7 South, Range 12 East, and in Sections 32, 33, 34, 35 & 36, Township 6 South, Range 12 East, Ward 4, 6 & 10, District 6 & 7  
Council District: 6 & 7  

**OLD BUSINESS**  

1. **CP09-07-062 - Use: Pond**  
   Zoning: R (Rural District)  
   Use Size: 8 Acres  
   Petitioner: Matt Franklin  
   Owner: James S. Fleming  
   Location: Parcel located on the southeast side of Old Highway 11, west of I-59, S31, T7S, R12E, Ward 8, District 6  
   Council District: 6  

**NEW BUSINESS**  

**ADJOURNMENT**