AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - TUESDAY, DECEMBER 7, 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 NOVEMBER 3, 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. ZC10-08-102 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.
   (Tabled from 11/3/10 Meeting)

2. ZC10-08-103 staff recommends tabling for further review and analysis
   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
   (Tabled from 11/3/10 Meeting)
3. **ZC10-11-128**

   **Existing Zoning:** A-2 (Suburban District) & NC-4 (Neighborhood Institutional District)
   **Proposed Zoning:** A-2 (Suburban District), NC-4 (Neighborhood Institutional District) & MHO (Manufactured Housing Overlay District)
   **Acres:** 6.67 acres
   **Petitioner:** Parish Council by Motion 9/2/10
   **Location:** Parcel located on the north side of US Highway 190 East, east of Mitchell, west of Military Road, S18, T9S, R15E, Ward 8, District 13
   **Council District:** 13
   *(Tabled from 11/3/10 Meeting)*

4. **ZC10-12-138**

   **Existing Zoning:** A-4 (Single-Family Residential District)
   **Proposed Zoning:** A-4 (Single Family Residential District) & MHO (Manufactured Housing Overlay District)
   **Acres:** 7,200 sq.ft.
   **Petitioner:** Dorothy Barnes
   **Owner:** Inez M. Toney
   **Location:** Parcel located on the west side of 1st Street, north of Arthur Road, south of LA Highway 36, being lot 11, Square 75, 72091 1st St. Covington, LA , S42, T6S, R11E, Ward 3, District 3
   **Council District:** 3

5. **ZC10-12-139**

   **Existing Zoning:** HC-1 (Highway Commercial District)
   **Proposed Zoning:** A-2 (Suburban District)
   **Acres:** 2.76 acres
   **Petitioner:** Parish Council by Motion 10/7/10
   **Owner:** Zoning Change
   **Location:** Parcels located on the south side of East Banner Road, east of Banner Road, south of US Highway 190 West, S5 & 38, T9S, R14E, Ward 9, District 11
   **Council District:** 11

6. **ZC10-12-140**

   **Existing Zoning:** A-2 (Suburban District)
   **Proposed Zoning:** A-2 (Suburban District) & MHO (Manufactured Housing Overlay District)
   **Acres:** 1 acre
   **Petitioner:** Misty Emmons
   **Location:** Parcel located on the south side of 1st Avenue, east of Old Spanish Trail, being lots 165 & 166, Pine Villa Subdivision, Slidell, S25, T9S, R14E, Ward 8, District 13
   **Council District:** 13

7. **ZC10-12-141**

   **Existing Zoning:** A-1 (Suburban District)
   **Proposed Zoning:** A-1 (Suburban District) & MHO (Manufactured Housing Overlay District)
   **Acres:** 0.56 acre
   **Petitioner:** Latanya Champagne
   **Owner:** Latanya Champagne
   **Location:** Parcel located on the west side of Achee Road, south of Tantela Ranch Road, being Lot B-3, S7, T6S, R10E, Ward 1, District 1
   **Council District:** 1
8. **ZC10-12-142**

- **Existing Zoning:** A-3 (Suburban District)
- **Proposed Zoning:** HC-2 (Highway Commercial District)
- **Acres:** 0.174 acre
- **Petitioner:** Parish Council by Motion 11/4/10
- **Location:** Parcel located on the south side of Bayou Liberty Road, west of Old Bayou Liberty Road, S9, T9S, R14E, Ward 9, District 14
- **Council District:** 14

9. **ZC10-12-143**

- **Existing Zoning:** A-2 (Suburban District)
- **Proposed Zoning:** HC-1 (Highway Commercial District)
- **Acres:** 4.6 acres
- **Petitioner:** Parish Council by Motion 11/4/10
- **Location:** Parcel located on the south side of La Highway 22, east of Mitcham Street, being 1957 Highway 22 West, Madisonville, S18, T7S, R11E, Ward 1, District 1
- **Council District:** 1

10. **ZC10-12-144**

- **Existing Zoning:** A-3 (Suburban District)
- **Proposed Zoning:** I-2 (Industrial District)
- **Acres:** 6.41 acres
- **Petitioner:** Jeffrey D Schoen
- **Owner:** Abita Brewing Co., LLC
- **Location:** Parcel located on the south side of La Highway 36, east of Barbee Road, being 21084 LA Highway 36, Abita Springs, S36, T6S,R11E, Ward 3, District 3
- **Council District:** 3

11. **ZC10-12-145**

- **Text Change Ordinance to Amend the St Tammany Parish Unified Development Code, Volume I (Zoning), Section 5.29A, MD-4 Medical Research District.

12. **ZC10-12-146**

- **Existing Zoning:** A-4 (Single-Family Residential District)
- **Proposed Zoning:** HC-2 (Highway Commercial District)
- **Acres:** 1.56 acres
- **Petitioner:** Parish Council by Motion 11/4/10
- **Location:** Parcel located at the northwest corner of Bayou Liberty Road & West Street, S9, T9S, R14E, Ward 9, District 14
- **Council District:** 14

13. **ZC10-12-147**

- **Existing Zoning:** A-3 (Suburban District)
- **Proposed Zoning:** HC-2 (Highway Commercial District)
- **Acres:** 1.26 acres
- **Petitioner:** Parish Council by Motion 11/4/10
- **Location:** Parcel located on the southwest corner of Bayou Liberty Road & Old Bayou Liberty Road, S9, T9S, R14E, Ward 9, District 14
- **Council District:** 14
14. **ZC10-12-148**

Existing Zoning: A-3 (Suburban District)

Proposed Zoning: I-2 (Industrial District)

Acres: 7.86 acres

Petitioner: Parish Council by Motion 11/4/10

Location: Parcel located on the northeast corner of Bayou Liberty Road & East Street, S9, T9S, R14E, Ward 9, District 12 & 14

Council District: 12 & 14

15. **ZC10-12-149**

Existing Zoning: A-3 (Suburban District)

Proposed Zoning: HC-2 (Highway Commercial District)

Acres: 0.16 acre

Petitioner: Parish Council by Motion 11/4/10

Location: Parcel located on the west side of East street, south of Sloat Road, north of Bayou Liberty Road, S9, T9S, R14E, Ward 9, District 14

Council District: 14

16. **ZC10-12-150**

Existing Zoning: NC-4 (Neighborhood Institutional District) & NC-1 (Professional Office District)

Proposed Zoning: NC-5 (Service and Retail District)

Acres: 6 acres

Petitioner: C.L. "Bucky" Meredith

Owner: Louisiana Children Center for Research

Location: Parcel located at the southwest corner of LA Highway 21 & Keys Road, S41, T7S, R11E, Ward 1, District 1

Council District: 1

**OLD BUSINESS**

1. **CP08-03-043 - Use: Residential Board & Care Facility**

Zoning: R (Rural) & ID (Institutional) Districts

Use Size: 46,000 sq.ft.

Petitioner: Beth Gage-Oalman/BBI Architectural Services

Owner: Alexander Milne Home for Women

Location: Parcel located on the east side of LA Highway 21, north of Cleland Road, S5, T6S, R12E, Ward 10, District 2

Council District: 2

**NEW BUSINESS**

**ADJOURNMENT**