

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. -TUESDAY, MAY 7, 2013
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

ROLL CALL

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

APPROVAL OF THE MINUTES OF THE MARCH 5, 2013 MEETING

APPROVAL OF THE MINUTES OF THE APRIL 2, 2013 MEETING

POSTPONING 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. ZC13-04-019

Existing Zoning: A-4 (Single-Family Residential District)

Proposed Zoning: A-4 (Single-Family Residential District) & RO (Rural Overlay)

Acres: 0.889 acre

Petitioner: Lesley Ezkovich

Owner: Lesley Ezkovich & Ryan & Hailey Tierney

Location: Parcel located on the north side of West Porter's River Road, west of I-59, being 39311 West Porter River's Road, Pearl River , S42,T8S,R14E, Ward 8, District 9

Council District: 9

(POSTPONED FROM 4/2/13 MEETING)

2. ZC13-05-023

Existing Zoning: A-3 (Suburban District)

Proposed Zoning: I-1 (Industrial District)

Acres: 1.15 acres

Petitioner: Ronald Gilmore

Owner: Ronald and Chkarleyn C. Gilmore, Jr nd J. & Johanna L. Spicuzza

Location: Parcel located on the south side of Browns Village Road, west of Donnis Drive, being Lots 4 & 5, Square A, Brown's Village Subdivision, S33, T8S, R14E, Ward 9, District 14

Council District: 14

3. ZC13-05-024

Existing Zoning: A-1A (Suburban District)

Proposed Zoning: HC-1 (Highway Commercial District)

Acres: 33,365 sq.ft

Petitioner: Allen Vest

Owner: Vesco Properties, LLC

Location: Parcel located on the south side of US Highway 190, west of South Pontchartrain Drive, being 25638 Highway 190, Lacombe , S48,T8S,R12E, Ward 4, District 7

Council District: 7

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4. **ZC13-05-025**
Existing Zoning: A-5 (Two family Residential District)
Proposed Zoning: HC-1 (Highway Commercial District)
Acres: 28,800 sq.ft.
Petitioner: Dennis R. & Rosana C. Preau
Owner: Dennis R. & Rosana C. Preau
Location: Parcel located on the east side of 10th St. and on the west side of 9th Street
and on the east side of 10th Street, north of LaSalle Street, south of
Marquette Street, being lots 5,6,7,8,33,34,35 & 36, Square 28,
Chinchuba Subdivision, S34,T7S,R11E, Ward 4, District 4

Council District: 4

5. **ZC13-05-026**
Existing Zoning: A-5 (Two Family Residential District)
Proposed Zoning: HC-1 (Highway Commercial District)
Acres: 18,000 sq.ft
Petitioner: Robert Hurst
Owner: Robert Hurst & Dorothy F. Authement
Location: Parcel located on the west side of 10th Street, north of LaSalle Street,
south of Marquette Street, being Lots 7, 8, 9, 10 & 11 Square 29,
Chinchuba Subdivision , S34,T7S,R11E, Ward 4, District 4

Council District: 4

6. **ZC13-05-027**
Existing Zoning: A-5 (Two Family Residential District) & HC-2 (Highway Commercial
District)
Proposed Zoning: HC-1 (Highway Commercial District) (lots 9, 10, 11, 30, 31, 32) & HC-2
(Highway Commercial District) (lots 12, 13, 28 & 29)
Acres: 0.826 acre
Petitioner: Robert Hurst
Owner: Robert Hurst & Dorothy F. Authement
Location: Parcels located on the west side of 9th street and on the east side of 10th
Street, lots 9, 10, 11, 12, 13, 28, 29, 30, 31, 32, Square 28, Chinchuba
Subdivision, S34, T7S, R11E, Ward 4, District 4

Council District: 4

7. **ZC13-05-028**
Existing Zoning: A-4 (Single-Family Residential District)
Proposed Zoning: I-1 (Industrial District)
Acres: 25,000 sq.ft.
Petitioner: Parish Council by motion 3/7/13
Location: Parcel located on the west side of US Highway 11, north of 3rd Avenue,
being south half of lot 7, 8, 9, 10, 11 & south half of lot 12, Square 26,
Town of Alton , S23,T8S,R14E, Ward 8, District 14

Council District: 14

8. **ZC13-05-029**
Existing Zoning: HC-3 (Highway commercial District)
Proposed Zoning: I-1 (Industrial District)
Acres: 5.0192 acres
Petitioner: Ralph Kastner, Sr.
Owner: Kastner Enterprises, LLC
Location: Parcel located on the south side of Browns Village Road, west of US
Highway 11, being 38008 Browns Village Road, Slidell, S35,T8S,R14E,
Ward 8, District 14

Council District: 14

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- 9. ZC13-05-030**
Existing Zoning: A-1A (Suburban District) & HC-1 (Highway Commercial District)
Proposed Zoning: HC-2 (Highway Commercial District)
Acres: 4.913 acres
Petitioner: Andrew Klein
Owner: Mcubed Properties LLC
Location: Parcel located on the east side of LA Highway 437, south of Brunning Road, S35, T5S, R11E, Ward 2, District 2
Council District: 2
- 10. ZC13-05-031**
Existing Zoning: A-4 (Single-Family Residential District)
Proposed Zoning: A-4A (Single Family Residential District)
Acres: 3.1 acres
Petitioner: Brandon Strunk
Owner: Habitat for Humanity St. Tammany West, Inc/Jeffery S. St. Romain
Location: Parcel located on the north side of America Street, east of Wilkinson Street, west of Lafayette Street, being the south half portion of Square 150, Town of Mandeville, S39,T8S,R11E, Ward 4, District 10
Council District: 10
- 11. ZC13-05-032**
Existing Zoning: A-3 (Suburban District) & NC-4 (Neighborhood Institutional District)
Proposed Zoning: NC-4 (Neighborhood Institutional District)
Acres: 1.65 acres
Petitioner: William R. & Terry Hughes
Owner: William R. & Terry Hughes
Location: Parcel located on the south side of US Highway 190 East, west of Square Road, east of Leaning Oak Drive , S18,T9S,R15E, Ward 8, District 13
Council District: 13
- 12. ZC13-05-033**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
Acres: 1.254 acres
Petitioner: Richard Ruiz
Owner: Richard P. & Deborah Ruiz
Location: Parcel located on the west side of Bunny Lane, south of Joiner Wymer Road, being 72244 Bunny Lane, Covington, S33, T6S, R10E, Ward 1, District 3
Council District: 3
- 13. ZC13-05-034**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-1 (Suburban District) & MHO (Manufactured Housing Overlay)
Acres: 1 acre
Petitioner: Derrick L. & Roxzandra M. Gill
Owner: Derrick L. & Roxzandra M. Gill
Location: Parcel located on the west side of Bunny Lane, south of Joiner Wymer Road, S33,T6S,R10E, Ward 1, District 3
Council District: 3
- 14. ZC13-05-035**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-1A (Suburban District)
Acres: 3 acres
Petitioner: Jeffrey D. Schoen
Owner: St. Tammany Parish Water District #3
Location: Parcel located at the north end of Shady Lane & Paillet Drive, S37,T7S,R11E, Ward 4, District 4
Council District: 4

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15. ZC13-05-036

Existing Zoning: NC-1 (Professional Office District)
Proposed Zoning: NC-4 (Neighborhood Institutional District)
Acres: 2.392 acres
Petitioner: Michael J. Saucier
Owner: Daisy Gaines
Location: Parcel located on the north side of Shortcut Highway, west of Joan Avenue , S11, T9S,R14E, Ward 8, District 12
Council District: 12

16. ZC13-05-037

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
Acres: 1.64 acres
Petitioner: Randy Charles Falgout
Owner: Randy Charles Falgout
Location: Parcel located at the northwest corner of Press Sharp Road & Maurice Taylor Road, being Parcel D, S6,T5S,R12E, Ward 2, District 6
Council District: 6

17. ZC13-05-038

Existing Zoning: HC-2 (Highway Commercial District)
Proposed Zoning: A-5 (Two Family Residential District)
Acres: 7,200 sq.ft.
Petitioner: Adelaide H. Nolan
Owner: Adelaide H. Nolan
Location: Parcel located at the northwest corner of Marquette Street & 3rd Street, being lots 19 & 20, Square 17, Chinchuba Subdivision, S34, T7S, R11E, Ward 4, District 5
Council District: 5

18. ZC04-10-083

Existing Zoning: Major Amendment to the PUD
Acres: 375 acres
Petitioner: Wayne Buras
Owner: Terra Bella Group, LLC
Location: Parcel located on the north side of LA Highway 1085, south of the Tchefuncte River, east of Rousseau Road; S31, 37, 45, 46; T6S & 7S; R10E & 11E; Ward 1, District 3 & 1
Council District: 3 & 1

PLAN REVIEW CASES - APPLICATIONS REQUIRING REVIEW & APPROVAL OF SITE PLANS ALONG A PLANNED CORRIDOR DISTRICT BY THE ZONING COMMISSION ARE AS FOLLOWS:

1. PR13-04-001 - Use: Retail Building

Corridor: Retail Building
Zoning: NC-4 (Neighborhood Institutional District)
Use Size: 2,041 sf
Petitioner: Rod Rodrigue
Owner: Andreas & Jennifer Antzoulis
Location: Parcel located on the west side of LA Highway 21, south of Arborwalk Drive, north of Dummyline Road, being 339 hwy 21, Covington , S41,T7S,R10E, Ward 1, District 1.
Council District: 1

(POSTPONED FROM 4/2/13 MEETING)

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT