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. Spicuzzza
   - 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. andon 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 & Pailet Drive, S37, T7S, R11E, Ward 4, District 4
    - Council District: 4
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**

DRAFT - April 11, 2013