



St. Tammany Parish **APPEAL # 1**

Depa

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Pat Brister
Parish President

ZC Recommended Denial :
6/4/13

THE PETITIONER OR ANY AGGRIEVED PERSON HAS TEN (10) DAYS TO APPEAL THE DECISION OF THE ZONING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 6-6-13



CASE NUMBER:

- 1. **PR13-04-001 - Use: Retail Building**
 - Corridor: Retail Building
 - Zoning: NC-4 (Neighborhood Institutional District)
 - Use Size: 2,041 sq.ft.
 - 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 5/7/13 MEETING)**

We are hereby appealing to the St. Tammany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Tammany Parish Zoning Commission.

This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.

Sincerely,

PLEASE SIGN YOUR NAME, PRINT NAME BESIDE IT, MAILING ADDRESS AND PHONE NUMBER BELOW

(SIGNATURE)

Print name here: ANDREAS ANTZOULIS

3980 MONROE ST.

HADEVILLE LA 70448

PHONE # 504-319-2538

PLAN REVIEW STAFF REPORT

Date: May 27, 2013
CASE NO.: PR13-04-001
Posted: 05/16/13

Meeting Date: June 4, 2013
Determination: Denied

PETITIONER: Rod Rodrigue
OWNER: Andreas & Jennifer Antzoulis
PROPOSED USE: Retail Building
PREVIOUS/CURRENT USE: Vacant
SQ. FT. OF USE: 2,041 sq.ft.
GROSS AREA LOT SIZE: 0.3 acre
ZONING CLASSIFICATION: NC-4 (Neighborhood Institutional District)
CORRIDOR: Highway 21 Planned Corridor Overlay
LOCATION: Parcel located on the west side of LA Highway 21, south of Arborwalk Drive, north of Dummyline Road, being 339 Highway 21, Covington; S41,T7S,R10E; Ward 1, District 1

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

Surrounding Land Use and Zoning:

| <u>Direction</u> | <u>Land Use</u> | <u>Zoning</u> |
|------------------|-----------------|--|
| North | Residential | PUD (Planned Unit Development Overlay) |
| South | Commercial | NC-4 (Neighborhood Institutional District) |
| East | Undeveloped | A-2 (Suburban District) |
| West | Undeveloped | NC-4 (Neighborhood Institutional District) |

Existing development? Yes

Multi occupancy development? No

STAFF COMMENTS:

Petitioner is proposing a new Retail Building on a parcel located on the west side of LA Highway 21, south of Arborwalk Drive, north of Dummyline Road. The proposed site plan does not meet the Highway 21 PCO requirements. Considering the small size of the property, waivers of the PCO requirements are being requested. Staff is in favor of most of the requested variances considering the small size of the site.

STAFF RECOMMENDATIONS:

The staff recommends approval of this proposal, subject to all applicable regulations and the following conditions:

1. Waiver of the required 50' parking setback.
2. Waiver of the required 100' building setback.
3. Reduction of the required 30' buffer along the north side, where abutting residential, to 25'.
4. Waiver of the required parking islands at the end of the parking rows, in order to maximize the number of parking spaces.
5. Request to reduce the required number of trees within the street planting area, using existing trees to meet minimum requirements.
6. Waiver of required number of trees in the rear of the site, using existing trees to meet minimum requirements.
7. Waiver of required number of trees on the south side, using existing trees to meet minimum requirements.
8. Provide a revised landscape plan showing the size and location of all existing trees to be preserved and any new plant materials to meet the applicable landscaping requirements, before final landscaping inspection.
9. Access ways through the periphery of an off street parking or other vehicular use area shall be a minimum of 24' to a maximum of 35' wide for 2 way traffic; and a minimum of 12' to 15' wide for one way traffic.
10. If a dumpster is required, provide the location and the required screening.
11. The property owner shall be responsible for the maintenance and the replacement of the required plant materials.
12. During construction, planting or open ground areas surrounding preserved trees shall be wired off with a properly flagged, reinforced & rolled wire mesh.
13. Sight triangle shall have 25 feet at the intersection of a public street and 15 feet along a private access way. No parking, wall, fence, sign, structure or plant material shall be placed within the sight distance area so as not to impede vision between a height of 2½ feet and 10 feet above the center line grades of the intersecting streets and/or drives.
14. No plant material except grass or ground cover shall be located closer than 3 feet from the edge of any access way pavement.
15. Provide an exterior lighting plan so all exterior lighting shall be shaded or inwardly directed in such a manner so that no direct lighting or glare is cast beyond the property line. The intensity of such lighting shall not exceed one foot candle as measured at the abutting property line. Outdoor lighting illumination shall follow the recommended guidelines for the luminescence as established in the IESNA Lighting Handbook.

NOTE TO PETITIONER

There is a 10 day appeals period following the Zoning Commission decision. If the request is approved, permits will not be issued until this 10 day period has elapsed. The petitioner shall have one year to obtain the appropriate building permits or occupy the site from the date of approval of the St. Tammany Parish Zoning Commission, unless otherwise stipulated by the St. Tammany Parish Zoning Commission.

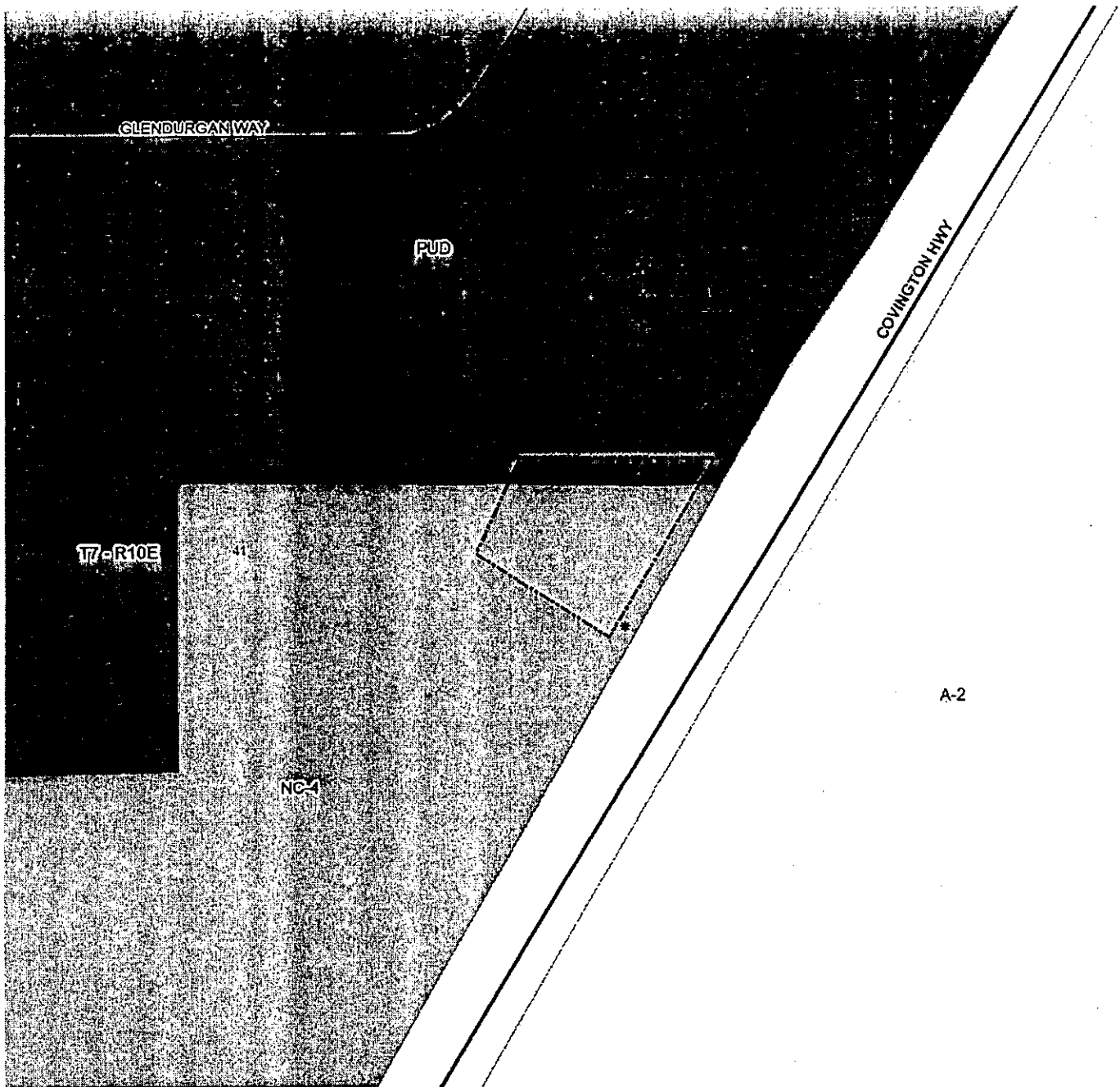
APPENDIX A
CASE NO.: PR13-04-001

LANDSCAPE CHART

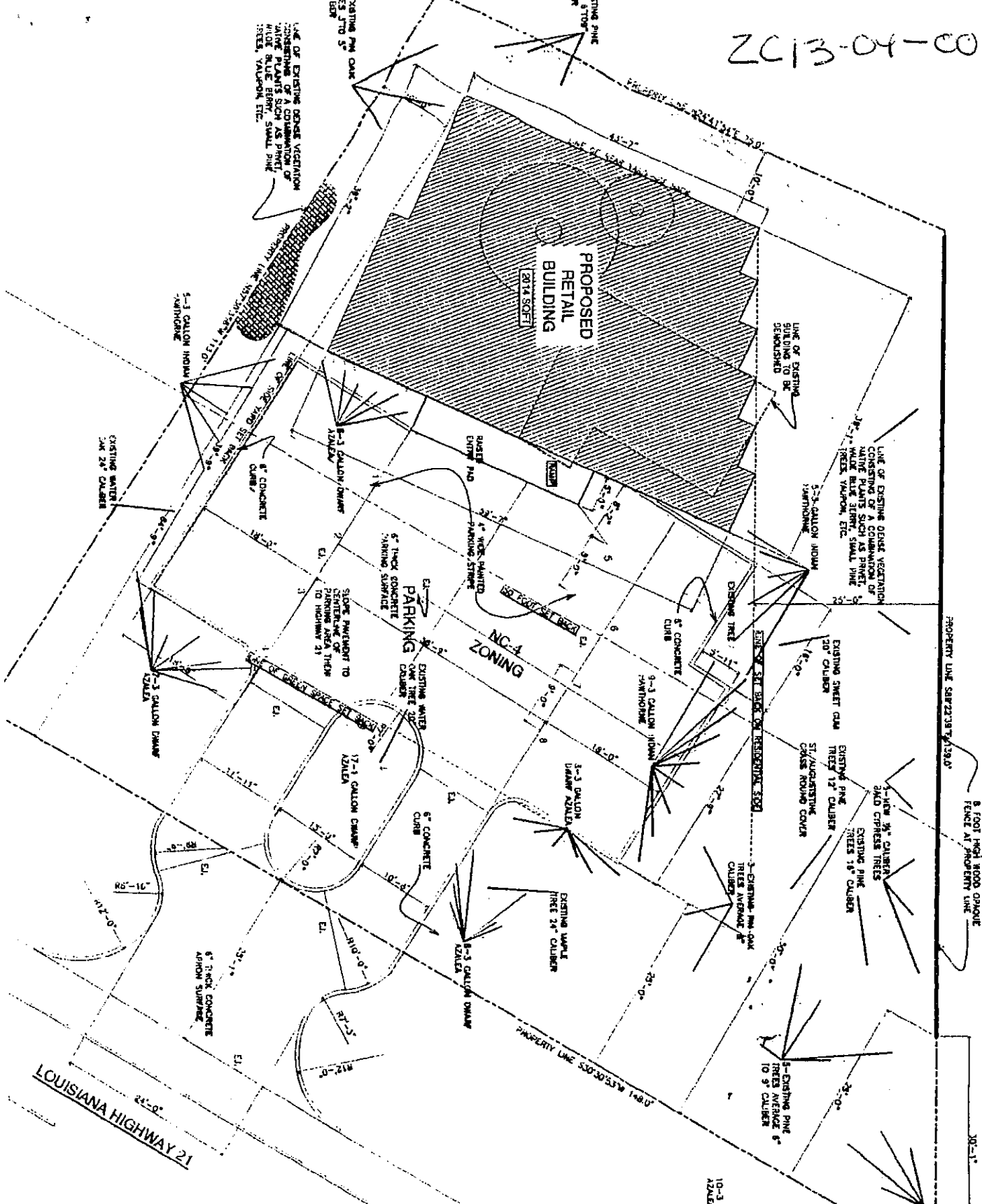
FOR COMMERCIAL/INDUSTRIAL/INSTITUTIONAL/MULTI-FAMILY USES ONLY

| Affected Area | Planned Corridor | Minimum Requirements | Petitioner Provided | Staff Recommends |
|--|--|---|--|------------------------|
| Street Planting 148 ft. | 100' building setback 50' parking setback 25' planting area 12 Class A 19 Class B 15 Shrubs | 25' planting area 5 Class A 5 Class B 15 shrubs | 25' planting area 24" Maple Tree 20" Water Oak Four 4" Pin Oak Three 8" Pin Oak One 12" Pine 15 shrubs | As petitioner provided |
| North Perimeter Planting 139 ft. | 30' planting area 5 Class A 5 Class B 8' opaque screen | 10' planting area 5 Class A 5 Class B 8' opaque screen | 25' planting area 20" Sweet Gum 5 Class A 8' opaque screen | As petitioner proposes |
| South Perimeter Planting 113 ft. | 10' planting area 4 Class A 4 Class B | 10' planting area 4 Class A 4 Class B | 10' planting area 24" Water Oak tree Three 5" Pin Oak 8 Shrubs | As petitioner provided |
| West Perimeter Planting 75 ft. | 10' planting area 3 Class A 3 Class B | 10' planting area 3 Class A 3 Class B | 10' planting area Three 6" to 9" Pine | As petitioner provided |
| Parking Planting 6 Spaces Required 8 Spaces Provided | 1 Class A in Island / 12 spaces & in island at ends of row; | 1 Class A / 12 spaces & in islands at ends of row; | no trees are proposed to be provided in order to maximize the number of parking spaces | As petitioner provided |

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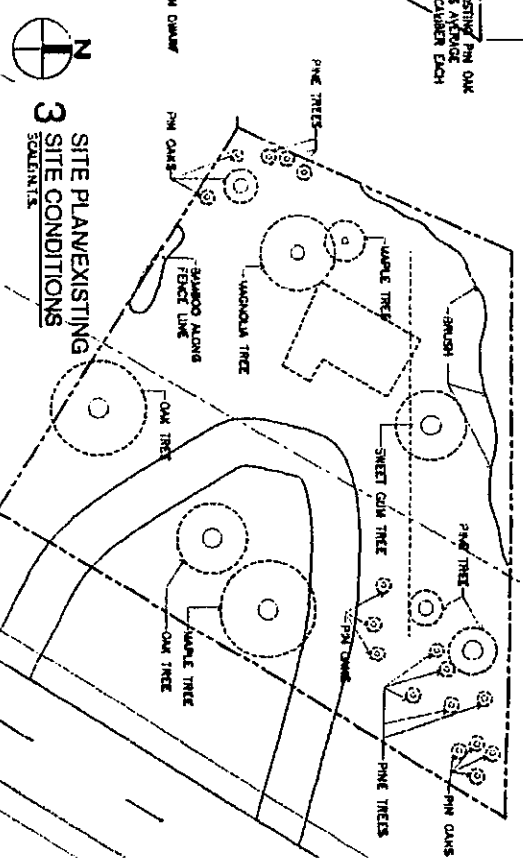


ZC13-04-C01



339 LA HWY 21

MADISONVILLE, LA



NOTE:
DIMENSIONS INDICATED HERE ARE FOR LOCATION PURPOSES ONLY. THE LANDSCAPE ARCHITECT'S PLAN RECOMMENDATIONS PERFORM THE SERVICES OF A LEASED LANDSCAPE ARCHITECT.

