



Pat Brister
Parish President

St. Tammany Parish Government

Department of Develoment

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APPEAL # 1

ZC Recommended Denial :

10/7/14

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: 10/14/14

CASE NUMBER: ZC07-09-157 PR

CP07-09-157PR - Use: Retail Facility over 20,000 sq. ft.

Zoning: HC-2 (Highway Commercial) District

Use Size: 99,045 sq. ft.

Petitioner: Samuel Markovich/Acadian Properties Northshore, LLC

Owner: Samuel Markovich/Acadian Properties Northshore, LLC

Location: Parcel located on the west side of LA Highway 21, south of Cherokee Rose Lane, S46, T7S, R11E, Ward 1, District 1

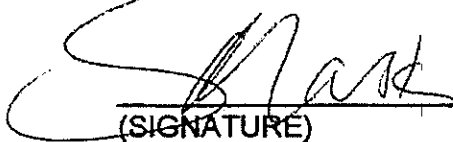
Council District: 1

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 PRINT NAME, PRINT NAME BESIDE IT, MAILING ADDRESS AND PHONE NUMBER BELOW.


(SIGNATURE)

Print Name Here: Sam Markovich

P.O. Box 6318

Metairie, LA 70009

PHONE #: 504-454-6943

CONDITIONAL USE PERMIT STAFF REPORT

Date: 09/29/14
CASE NO.: CP07-09-157PR
Prior Action: Approved (01/02/08)
Posted: 09/15/14

Meeting Date: October 7, 2014
Determination: Denied

PETITIONER:
OWNER:
PROPOSED USE:
PREVIOUS/CURRENT USE:
SQ. FT. OF USE:
GROSS AREA LOT SIZE:
ZONING CLASSIFICATION:
LOCATION:

Samuel Markovich/Acadian Properties Northshore, LLC
Samuel Markovich/Acadian Properties Northshore, LLC
Retail Facility over 20,000 sq. ft.
Vacant
88,110 sq.ft.
8.138 acres
HC-2 (Highway Commercial) District
Parcel located on the west side of LA Highway 21, south of Cherokee Rose Lane; S46, T7S, R11E;
Ward 1, District 1

SITE ASSESSMENT

ACCESS ROAD INFORMATION
Type: State

Road Surface: 4 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

Surrounding Land Use and Zoning:		
Direction	Land Use	Zoning
North	Commercial	HC-2 (Highway Commercial) District
South	Commercial	HC-2 (Highway Commercial) District
East	Commercial	City of Covington
West	Commercial & Residential	HC-2 (Highway Commercial) District & A-4(Single Family Residential
District)		

Existing development? Yes

Multi occupancy development? Yes

STAFF COMMENTS:

A conditional use permit was originally approved for the a 88,110 sq.ft. Retail Shopping Center, on the subject site. The Louisiana Highway Department of Transportation (DOT) informed the owner of the site that road improvements will be taking place along Hwy 21, which will affect most of the required 50' buffer and parking setback of the proposed development (see attached drawing). Considering that the road improvement will require the State to acquire most of the first 50' of the property along Hwy 21, the petitioner is requesting a waiver of most of the required 50' buffer and parking setback and to only provide 10 Class A & 10 Class B trees within the remaining portion of the front landscape buffer. As a result of the taking of the front planting buffer from the DOT, most of the proposed parking lot will then be directly abutting the front property line.

As originally proposed, drainage ponds were to be provided within the greenspace area, to accommodate the drainage requirements (See attache plan). The revised plan shows that subsurface drainage will be provided on site, which will connect to the State drainage provided along Hwy 21.

Since the approval of the proposed development, a flat work permit has been issued for the construction of the parking lot. Considering the large size of the site, and that the construction of the facility has not taken place, staff feels that the proposed development could be reconfigured in order to meet the PCO buffer and setback requirements.

STAFF RECOMMENDATIONS:

The staff recommends denial of this request.

If the Commission wishes to recommend approval, it should be subject to all applicable regulations and the following conditions:

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Meet all required Traffic improvements before occupancy, as originally approved under the TIA.

Provide the required landscaping on the north, south and west sides of the property and within the parking area.

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.

Provide a 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. Provide the size, caliper and species of the proposed trees on the revised landscape plan. Note that Class A trees have to be a minimum of 10' to 12' high & Class B trees have to be a minimum of 8' to 10' high after planting. The caliper of Class A trees has to be a minimum of 2½" and the caliper of Class B trees has to be a minimum of 1½" measured at 1½ feet above the ground.

If a dumpster is required, provide the location and the required screening.

The property owner shall be responsible for the maintenance and the replacement of the required plant materials.

During construction, planting or open ground areas surrounding preserved trees shall be wired off with a properly flagged, reinforced & rolled wire mesh.

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.: CP07-09-157PR
LANDSCAPE CHART
FOR COMMERCIAL/INDUSTRIAL/INSTITUTIONAL/MULTI-FAMILY USES ONLY

Affected Area	Planned Corridor	Minimum Requirements	Petitioner Provided	Staff Recommends
Street Planting 929.5 ft. (LA Highway 21)	100' building setback 50' planting area & parking setback 155 Class A 232 Class B 3' earthen berm or 70% living obscuring screen	30' planting area 37 Class A 37 Class B 93 Shrubs	50' planting area & parking setback 155 Class A 232 Class B 94 Shrubs/70% Living Shrubs Obscuring Screen	As petitioner proposes.
West Perimeter Planting 737.51 ft.	30' planting area 25 Class A 25 Class B 100% opaque 8' tall fence	25' planting area 25 Class A 25 Class B 100% opaque 8' tall fence	30' planting area 26 Class A 26 Class B 100% opaque 8' tall fence	Approved as proposed.
North Perimeter Planting 387.98 ft. (Cherokee Rose Lane)	30' planting area 16 Class A 16 Class B 39 Shrubs	30' planting area 16 Class A 16 Class B 39 Shrubs	30' planting area 14 Class A 14 Class B 40 Shrubs	Provide 2 additional Class A trees and 2 additional Class B trees.
South Perimeter Planting 399.52 ft.	10' planting area 13 Class A 13 Class B	10' planting area 13 Class A 13 Class B	10' planting area 15 Class A 15 Class B	Approved as proposed.
Parking Planting 251 Spaces Required 444 Spaces Provided	Parking areas shall be a minimum of 10% of the paved area. 1 Class A in Island / 12 spaces & in island at ends of row; 4th row divided by planting bed	1 Class A / 12 spaces & in islands at ends of row; 4th row divided by planting bed	1 Class A in Island / 12 spaces & in island at ends of row; 4th row divided by planting bed	Provide 1 Class A tree every 30 linear feet in the required median. Removed proposed Class B trees.

Other Considerations:
Hours of Operation: 7AM to 7PM

Number of Employees: Not provided.

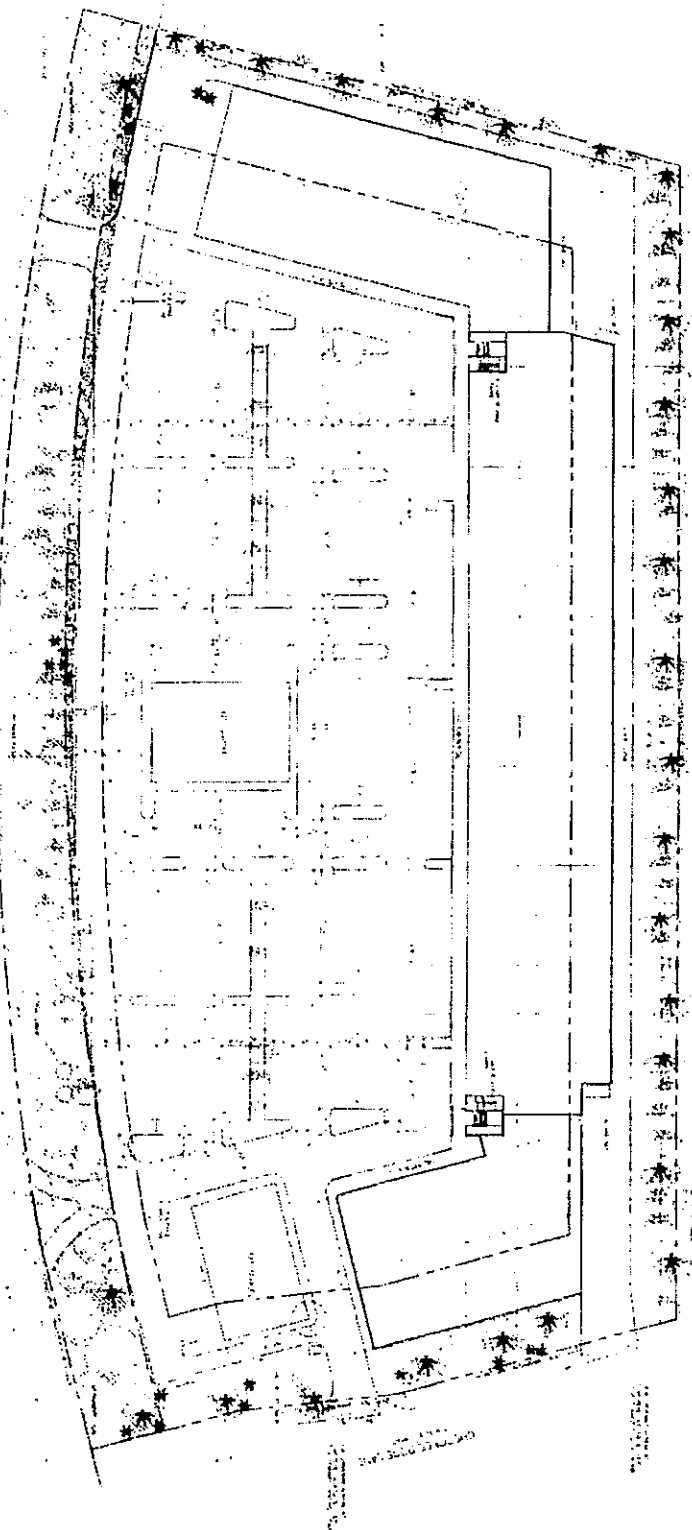
Noise Expected: Unknown

CASE NO.:	<u>CP07-09-157PR</u>
PETITIONER:	Samuel Markovich/Acadian Properties Northshore, LLC
OWNER:	Samuel Markovich/Acadian Properties Northshore, LLC
PROPOSED USE:	Retail Facility over 20,000 sq. ft.
PREVIOUS/CURRENT USE:	Vacant
SQ. FT. OF USE:	99,045 sq.ft.
GROSS AREA LOT SIZE:	8.138 acres
ZONING CLASSIFICATION:	HC-2 (Highway Commercial) District
LOCATION:	Parcel located on the west side of LA Highway 21, south of Cherokee Rose Lane; S46, T7S, R11E; Ward 1, District 1



**EMERALD PLAZA
SHOPPING CENTER**

2. MONUMENT SIGN DETAIL



81 SITE PLAN
PAGE - 30

[illegible]

**EMERALD PLAZA
SHOPPING CENTER**

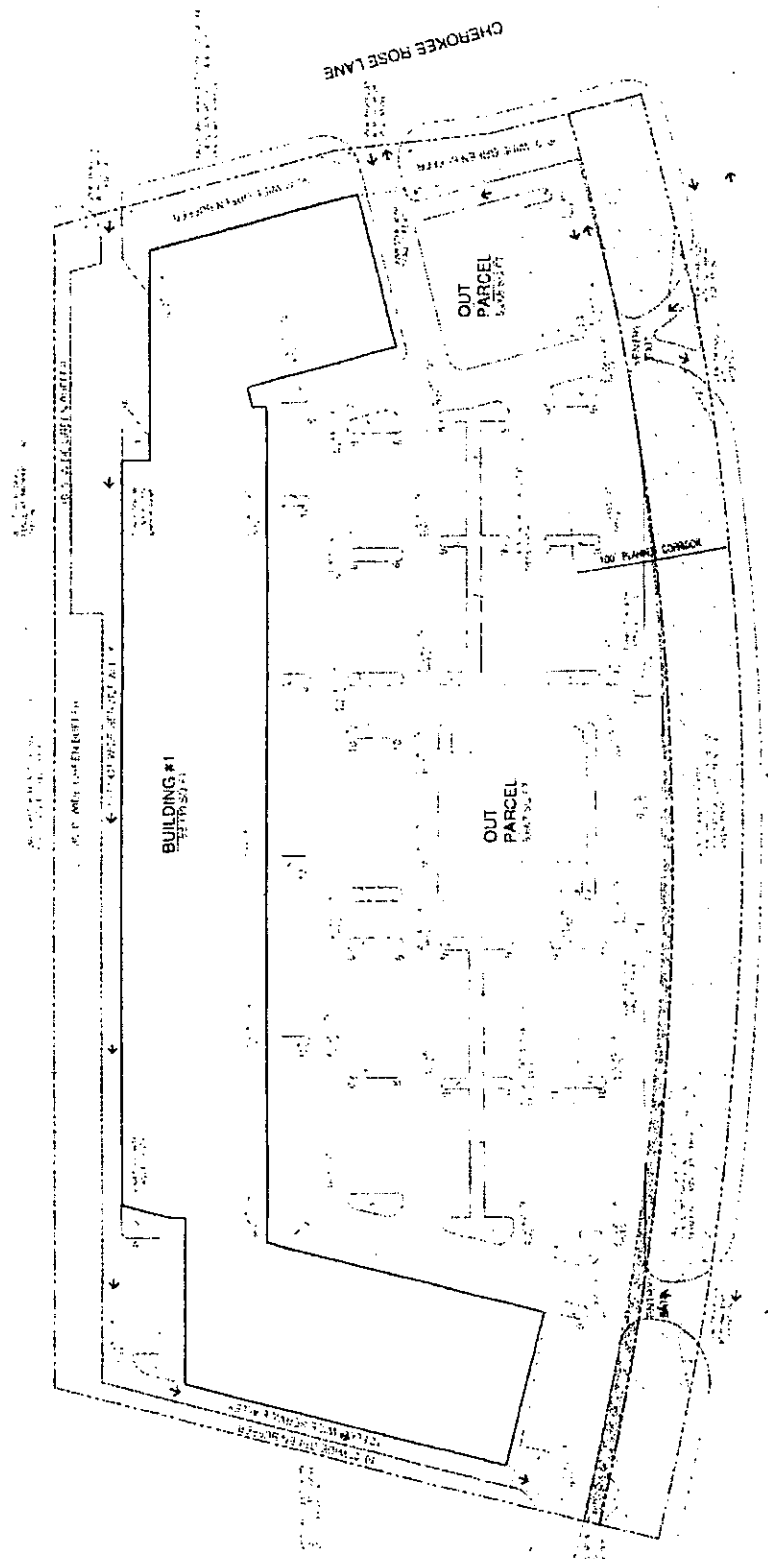
HB SA II
HARRY
BAKER
SMITH

A1

CP017-004-157412

HB
BANKER
SAFETY
SA II
ARCHITECTS

EMERALD PLAZA SHOPPING CENTER



NOTES:
1. ALL DIMENSIONS ARE IN FEET.
2. ALL DISTANCES ARE APPROXIMATE.
3. ALL AREAS ARE SUBJECT TO CHANGE.
4. ALL AREAS ARE SUBJECT TO REVIEW.
5. ALL AREAS ARE SUBJECT TO REVIEW.

TURN RIGHT
U.S. HIGHWAY 21

LS 1.1

CR 17-011-1571R

BANFALL RUNOFF CALCULATIONS

PRE-PROJECT	
1.00	0.00
2.00	0.00
3.00	0.00
4.00	0.00
5.00	0.00
6.00	0.00
7.00	0.00
8.00	0.00
9.00	0.00
10.00	0.00
POST PROJECT	
1.00	0.00
2.00	0.00
3.00	0.00
4.00	0.00
5.00	0.00
6.00	0.00
7.00	0.00
8.00	0.00
9.00	0.00
10.00	0.00

TIMBER BRANCH
PHASE 7

TIMBER BRANCH
PHASE 4

62

BRANCH 10 ROAD

30' EAS. 10'00"

TO DOWNGRASS TO
SURFACE DRAIN LINE

DRAIN LINE 12-IN DETAIL

21

HWY.

LA.

DRAIN INLET DETAIL

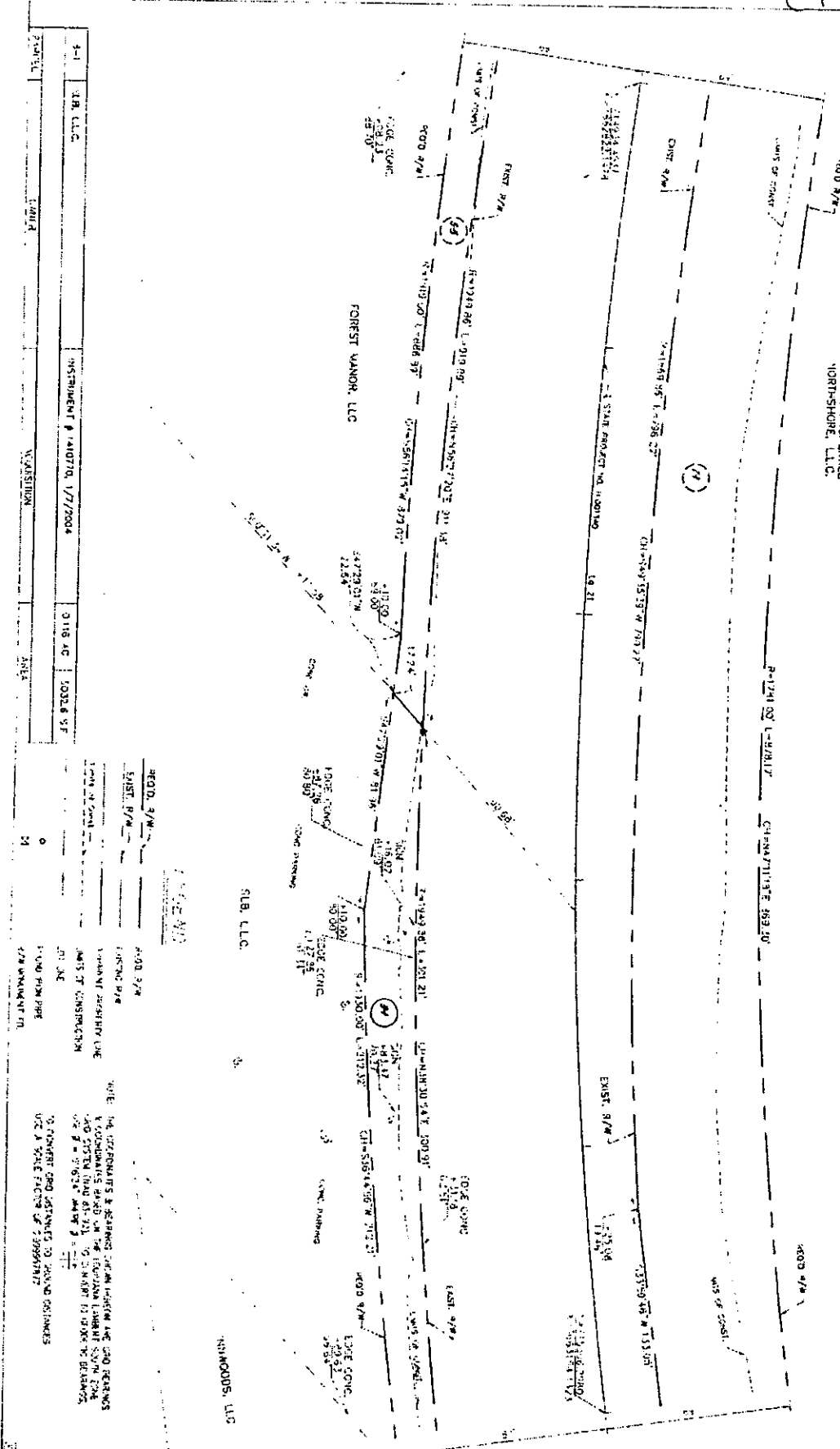
PGC BEDDING DETAIL

EMERALD PLAZA
SHOPPING CENTER
HIGHWAY 21, COVINGTON, LA
DRAINAGE PLAN
DUFRENE SURVEYING
& ENGINEERING INC.
1001 PINE STREET, SUITE 100
HOUSTON, TEXAS 77001
PHONE (713) 861-1111
FAX (713) 861-1112
OCTOBER 24, 2013

138+00

GREENSBURG LAND DISTRICT
T7S - R1E
SECTION 46

5. REPORT DATA
 PL 57A 129/82.11
 (+714)90.6221
 (+386)623.1604
 A-5652819.3 CT.
 (+303)49.4
 (+1003)38
 (+1638)35
 (+1890)00

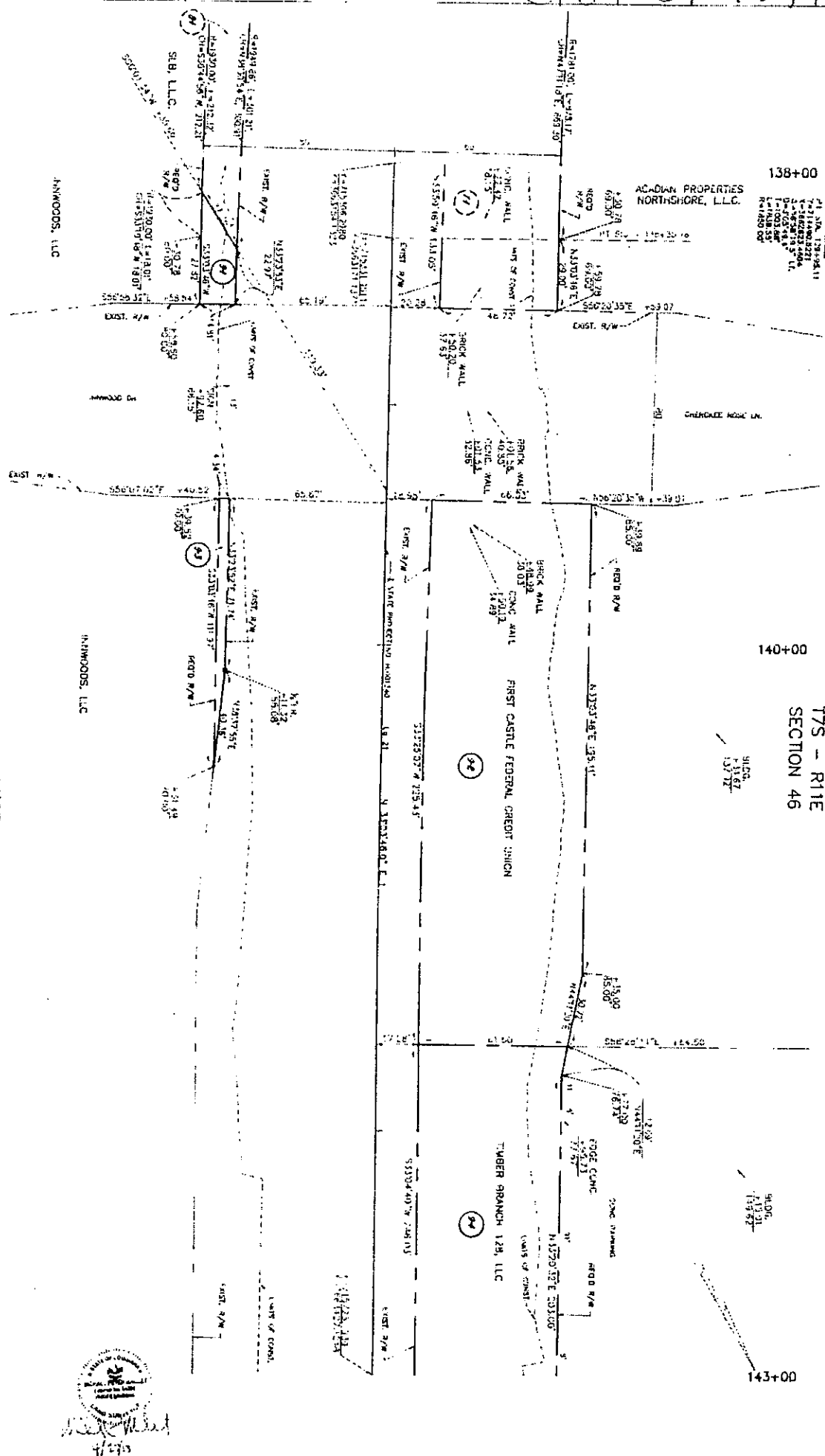


NOTE: THE OPERONANTS & OPERONS CONTAINING THE TWO READING FRAME ORIENTATIONS PLACED ON THE TETRACYCLINE LAMINATE SURFACE FOR THE SYSTEM (TABLE 1-3). TO CONSIDER THE EFFECT OF THE DELAY, SET $p = 0.002$ AND $q = 0.001$.

3-1	IN. LUG.	RESTMENT @ 1407R, 1/7/2004	018-C	BOTTLE S
3-2	IN. LUG.	WASTUUM		ANEA

[illegible][illegible]

CPD7-09-157PR



Case No.	Case Name	Case Type	Case Status	Case Date	Case Location	Case Description	Case Outcome
1-1	TURNER HONORARY, U.S. LLC	ASST. PROSECUTOR	1/15/31, 11/20/2009	0.350 AC	14,220 S.F.		
2-3	HANCOCK, LLC	ASST. PROSECUTOR	1/15/31, 11/20/2009	0.350 AC	14,220 S.F.		
3-2	WEST CASTLE FEDERAL CREDIT UNION	ASST. PROSECUTOR	1/15/31, 11/20/2009	0.350 AC	14,220 S.F.		
4-1	HANCOCK, LLC	ASST. PROSECUTOR	1/15/31, 11/20/2009	0.350 AC	14,220 S.F.		
5-1	HANCOCK, LLC	ASST. PROSECUTOR	1/15/31, 11/20/2009	0.350 AC	14,220 S.F.		

$$\frac{\text{FeO} \cdot 0.9\text{W}}{\text{FeO} \cdot 0.9\text{W} + \text{FeO} \cdot 0.9\text{W}} = 0.9$$

043307

NOTE: THE DISCORDANCES & SEPARATIONS MENTIONED HEREIN ARE THE SAME AS IN THE COORDINATES BASED ON THE EQUINOXIAL, MEAN EPOCH 1950.0. THE DISCORDANCE IN RIGHT ASCENSION (MAD 23-42), IS A RESULT OF DIFFERENT ASSUMPTIONS, USED IN CALCULATING THE MEAN EQUINOXIAL, MEAN EPOCH 1950.0.

TOTAL AND DISTANCE TO (WOM) STATES
+ STATE FACTOR OF 0.985(SM)

4/20 4:30pm, 4:45pm - 5:00pm.

3-14-72 3-15-72 3-16-72 3-17-72 3-18-72 3-19-72 3-20-72 3-21-72 3-22-72 3-23-72 3-24-72 3-25-72 3-26-72 3-27-72 3-28-72 3-29-72 3-30-72 3-31-72 4-1-72 4-2-72 4-3-72 4-4-72 4-5-72 4-6-72 4-7-72 4-8-72 4-9-72 4-10-72 4-11-72 4-12-72 4-13-72 4-14-72 4-15-72 4-16-72 4-17-72 4-18-72 4-19-72 4-20-72 4-21-72 4-22-72 4-23-72 4-24-72 4-25-72 4-26-72 4-27-72 4-28-72 4-29-72 4-30-72 5-1-72 5-2-72 5-3-72 5-4-72 5-5-72 5-6-72 5-7-72 5-8-72 5-9-72 5-10-72 5-11-72 5-12-72 5-13-72 5-14-72 5-15-72 5-16-72 5-17-72 5-18-72 5-19-72 5-20-72 5-21-72 5-22-72 5-23-72 5-24-72 5-25-72 5-26-72 5-27-72 5-28-72 5-29-72 5-30-72 5-31-72 6-1-72 6-2-72 6-3-72 6-4-72 6-5-72 6-6-72 6-7-72 6-8-72 6-9-72 6-10-72 6-11-72 6-12-72 6-13-72 6-14-72 6-15-72 6-16-72 6-17-72 6-18-72 6-19-72 6-20-72 6-21-72 6-22-72 6-23-72 6-24-72 6-25-72 6-26-72 6-27-72 6-28-72 6-29-72 6-30-72 7-1-72 7-2-72 7-3-72 7-4-72 7-5-72 7-6-72 7-7-72 7-8-72 7-9-72 7-10-72 7-11-72 7-12-72 7-13-72 7-14-72 7-15-72 7-16-72 7-17-72 7-18-72 7-19-72 7-20-72 7-21-72 7-22-72 7-23-72 7-24-72 7-25-72 7-26-72 7-27-72 7-28-72 7-29-72 7-30-72 7-31-72 8-1-72 8-2-72 8-3-72 8-4-72 8-5-72 8-6-72 8-7-72 8-8-72 8-9-72 8-10-72 8-11-72 8-12-72 8-13-72 8-14-72 8-15-72 8-16-72 8-17-72 8-18-72 8-19-72 8-20-72 8-21-72 8-22-72 8-23-72 8-24-72 8-25-72 8-26-72 8-27-72 8-28-72 8-29-72 8-30-72 8-31-72 9-1-72 9-2-72 9-3-72 9-4-72 9-5-72 9-6-72 9-7-72 9-8-72 9-9-72 9-10-72 9-11-72 9-12-72 9-13-72 9-14-72 9-15-72 9-16-72 9-17-72 9-18-72 9-19-72 9-20-72 9-21-72 9-22-72 9-23-72 9-24-72 9-25-72 9-26-72 9-27-72 9-28-72 9-29-72 9-30-72 10-1-72 10-2-72 10-3-72 10-4-72 10-5-72 10-6-72 10-7-72 10-8-72 10-9-72 10-10-72 10-11-72 10-12-72 10-13-72 10-14-72 10-15-72 10-16-72 10-17-72 10-18-72 10-19-72 10-20-72 10-21-72 10-22-72 10-23-72 10-24-72 10-25-72 10-26-72 10-27-72 10-28-72 10-29-72 10-30-72 10-31-72 11-1-72 11-2-72 11-3-72 11-4-72 11-5-72 11-6-72 11-7-72 11-8-72 11-9-72 11-10-72 11-11-72 11-12-72 11-13-72 11-14-72 11-15-72 11-16-72 11-17-72 11-18-72 11-19-72 11-20-72 11-21-72 11-22-72 11-23-72 11-24-72 11-25-72 11-26-72 11-27-72 11-28-72 11-29-72 11-30-72 12-1-72 12-2-72 12-3-72 12-4-72 12-5-72 12-6-72 12-7-72 12-8-72 12-9-72 12-10-72 12-11-72 12-12-72 12-13-72 12-14-72 12-15-72 12-16-72 12-17-72 12-18-72 12-19-72 12-20-72 12-21-72 12-22-72 12-23-72 12-24-72 12-25-72 12-26-72 12-27-72 12-28-72 12-29-72 12-30-72 12-31-72	3-14-72 3-15-72 3-16-72 3-17-72 3-18-72 3-19-72 3-20-72 3-21-72 3-22-72 3-23-72 3-24-72 3-25-72 3-26-72 3-27-72 3-28-72 3-29-72 3-30-72 3-31-72 4-1-72 4-2-72 4-3-72 4-4-72 4-5-72 4-6-72 4-7-72 4-8-72 4-9-72 4-10-72 4-11-72 4-12-72 4-13-72 4-14-72 4-15-72 4-16-72 4-17-72 4-18-72 4-19-72 4-20-72 4-21-72 4-22-72 4-23-72 4-24-72 4-25-72 4-26-72 4-27-72 4-28-72 4-29-7
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