



DEPARTMENT OF PLANNING
 P. O. Box 628
 COVINGTON, LA 70434
 PHONE: (985) 898-2529
 FAX: (985) 898-3003
 e-mail: planning@stpgov.org

Kevin Davis
 Parish President

Appeal #4
ZC denied 2/1/05

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: 2-1-05

14. **CP05-02-020 - Use: Dalquird Shop**
 Zoning: C-2 (Highway Commercial) District
 Use Size: 615 sq. ft.
 Petitioner: Karen Renee Cannizzaro
 Owner: 1102 North Hwy 190, L.L.C.
 Location: Parcel located on the northeast corner of LA Highway 190 & 18th Street, S10, T7S, R11E, Ward 3, District 5
 Council District: 5

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, MAILING ADDRESS AND PHONE NUMBER BELOW
 SIGNATURE

Karen Renee Cannizzaro
 (SIGNATURE)

Karen Renee Cannizzaro

2172 Biron Street.

Mandeville, LA 70448

PHONE #: 985-626-5637



CONDITIONAL USE PERMIT STAFF REPORT

Date: January 24, 2005
CASE NO.: CP05-02-020
Posted: 01/12/05

Meeting Date: February 1, 2005
Determination: Denied

PETITIONER: Karen Renee Cannizzaro
OWNER: 1102 North Hwy 190, L.L.C.
PROPOSED USE: Daiquiri Shop
PREVIOUS/CURRENT USE: Commercial
SQ. FT. OF USE: 615 sq. ft.
GROSS AREA LOT SIZE: 44,860 sq. ft.
ZONING CLASSIFICATION: C-2 (Highway Commercial) District
LOCATION: Parcel located on the northeast corner of LA Highway 190 & 18th Street; S10, T7S, R11E; Ward 3, District 5

ACCESS ROAD INFORMATION

Type: Federal

SITE ASSESSMENT

Road Surface: 4 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

Surrounding Land Use and Zoning:

Direction	Land Use
North	Commercial
South	Commercial
East	Single Family Residences
West	US Highway 190

Zoning
C-2 (Highway Commercial) District
C-2 (Highway Commercial) District
A-2 (Suburban) District

Existing development? Yes

Multi occupancy development? No

STAFF COMMENTS:

Petitioner is requesting a Conditional Use permit for a Daiquiri Shop. The proposed Daiquiri Shop will be located within an existing shopping center, on the northeast corner of LA Highway 190 & 18th Street. The Daiquiri Shop will be open 7 days a week from 12PM to 12AM, with a maximum of one to two employees at all time. The facility will be mostly oriented toward pick up and take out. However, a maximum of 11 seats will be provided, for consumption on site or for customers waiting to be served. The Daiquiri shop will not be located less than 500 feet from a Church, a Park or a School as required under the Parish Code of Ordinances.

No additional parking spaces will be required considering that there are sufficient parking spaces for all the tenants of the Strip Shopping Center. Moreover, considering that the Daiquiri Shop will be operated as a take out/pick up location, the establishment will not occupy more parking spaces than a retail store.

STAFF RECOMMENDATIONS:

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

1. Hours of operation must be limited from 12PM to 12AM.
2. No band or special events must be taking place on site.
3. Any square footage addition, change in hours of operation or activities in the bar must be approved through a conditional use permit.
4. Note that any new sign must be approved by the Planning Department.
5. Note that 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.

Days Per Week	Hours Per Day	# Of Employees Per Shift
Sunday	12pm to 4pm	1
Sunday	4pm to 12am	2
Monday	2pm to 4pm	1
Monday	4pm to 12am	2
Tuesday	2pm to 4pm	1
Tuesday	4pm to 12am	2
Wednesday	2pm to 4pm	1
Wednesday	4pm to 12am	2
Thursday	2pm to 4pm	1
Thursday	4pm to 12am	2
Friday	2pm to 4pm	1
Friday	4pm to 12am	2
Saturday	12pm to 4pm	1
Saturday	4pm to 12am	2
Seating	Bands or Special Events	Daiquiri Shop Usage
11	None	Mostly Take Out
Seating is optional as far as how many seats we have. I would like a few but we can change the number if we have to.	We will not have enough room to have any type of band play. This will not be a problem at all	We plan on this being a mostly take out and take home Daiquiri shop. That is the reason we can change the number of seats. We can also change the hours of Operation if we need to.

CP05-02-020