



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 10
ZC denied 4/5/05

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: 4-8-05



CP05-03-028 - Use: Assisted Living Community

Zoning: A-2 (Suburban) District
 Use Size: 148,104 sq. ft.
 Petitioner: Leroy Cooper
 Owner: Ruth Begue
 Location: Parcel located on the north side of Harrison Avenue, across from K Street, S2 & 3, T7S, R11E, Ward 3, District 3
 Council District: 3

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

[Handwritten Signature]

 (SIGNATURE)

Randolph J. Crochet, III
* 1100 Paydros Street 3200
N.O. LA 70163

PHONE #: 504 585 3206

CONDITIONAL USE PERMIT STAFF REPORT

Date: March 28, 2005
CASE NO.: CP05-03-028
Prior Action: Tabled (03/01/05)
Posted: 03/14/05

Meeting Date: April 5, 2005
Determination: Denied

PETITIONER: Leroy Cooper
OWNER: Ruth Begue
PROPOSED USE: Assisted Living Community
PREVIOUS/CURRENT USE: Rural Residential
SQ. FT. OF USE: 148,104 sq. ft.
GROSS AREA LOT SIZE: 3.4 acres
ZONING CLASSIFICATION: A-2 (Suburban) District
LOCATION: Parcel located on the north side of Harrison Avenue, across from K Street; S2 & 3, T7S, R11E; Ward 3, District 3

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

Surrounding Land Use and Zoning:

Direction	Land Use	Zoning
North	Undeveloped	A-2 (Suburban) District
South	Single Family Residential	A-2 (Suburban) District
East	Undeveloped/Residential	A-2 (Suburban) District
West	Single Family Residential	A-2 (Suburban) District

Existing development? Yes

Multi occupancy development? Yes

STAFF COMMENTS:

This request was tabled at the March Zoning Commission meeting to allow time for a traffic study to be completed. The petitioner is requesting a Conditional Use permit for a 72 unit Assisted Living Community, on a site located on the north side of Harrison Avenue, across from K Street. An Assisted Living Community is classified as a Nursing Home by the Land Use Ordinance and is listed as a conditional use under the A-2 zone.

The proposed development will be open 24 hours per day and operated by a maximum of 20 employees. The facility will also provide a secured environment with specialized care for the residents. One and two bedroom units will be available as well as social and recreational activities, medical assistance, and other services. A site and landscape plan has been provided for further review and approval. The code specifies that 0.5 parking spaces shall be provided for every bed in the facility plus 2 spaces for every 3 employees on duty. Ten, two bedroom units and 62 one bedroom units are proposed with a maximum of 20 employees. Based on the number of rooms and employees, 41 parking spaces are required for the proposed 72 units and 14 spaces for the number of employees for a total of 55 required parking spaces. The site plan shows that 55 parking spaces will be provided.

Based on the traffic study that was submitted for this project, the number of residents expected to own and operate a vehicle is less than 20. It is staff's assessment that the 55 parking spaces will be adequate for the proposed use and site. The traffic study also concluded, that the proposed facility, will have a minimal impact on the current traffic on Harrison Avenue and at the intersection of Harrison Avenue & Hwy 190. Nevertheless, the petitioner has proposed to provide a turn lane for the east bound traffic and a right turn lane for the west bound traffic, turning into the facility. These turn lanes are included in the revised site plan. As such, the proposed Assisted Living Community will have no negative impacts on traffic levels on Harrison Avenue.

STAFF RECOMMENDATIONS:

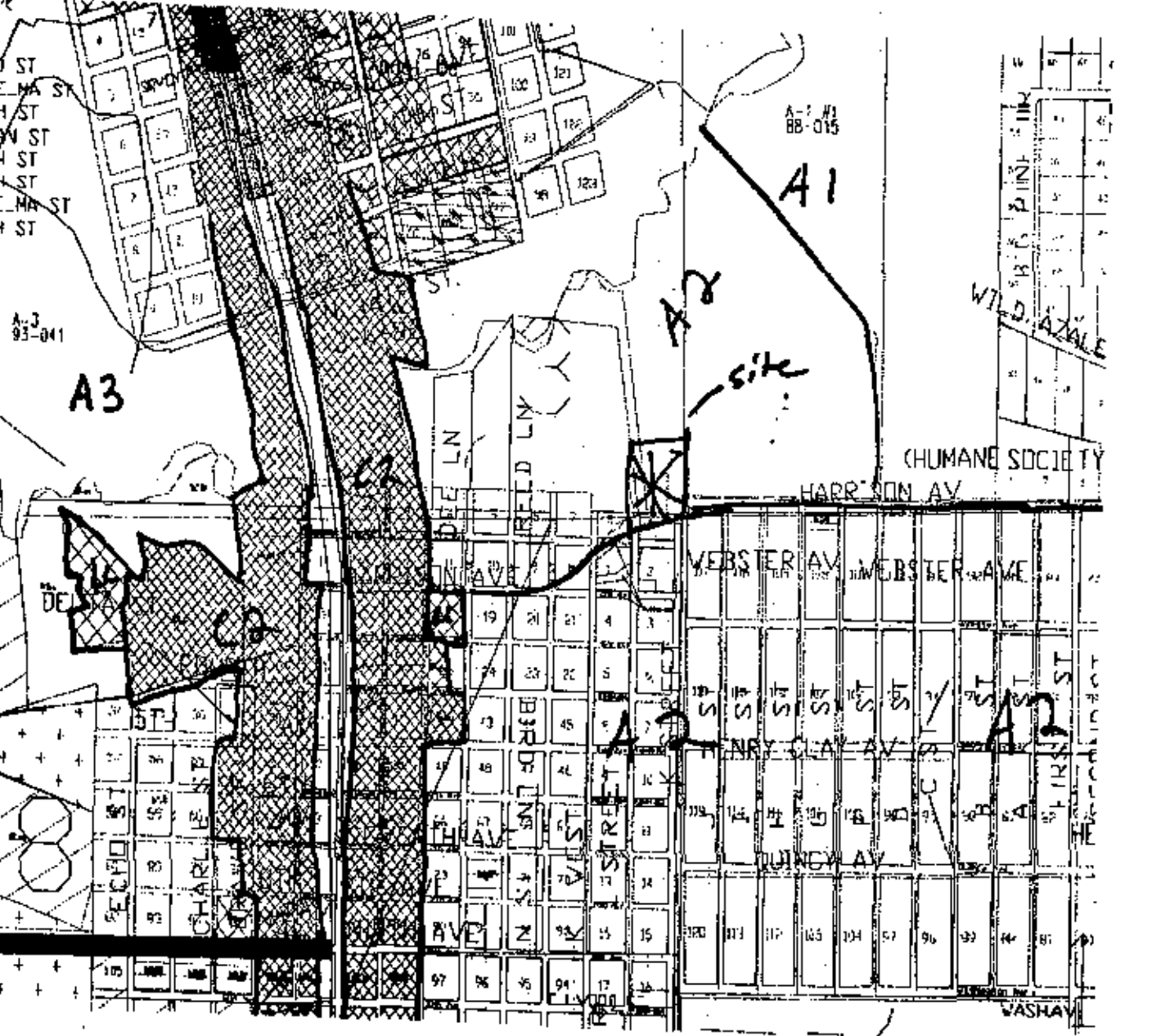
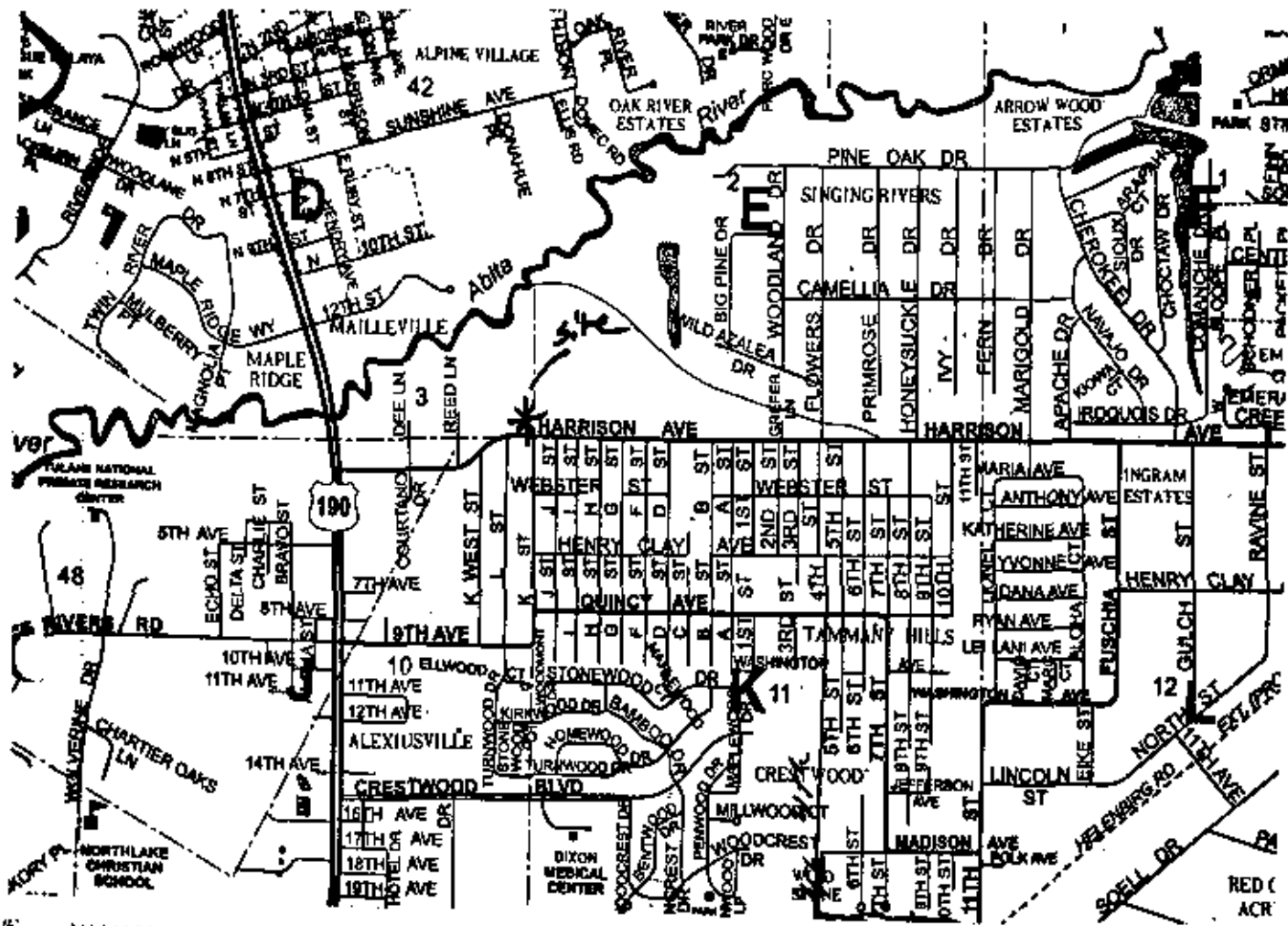
The staff recommends approval of this proposal, subject to all applicable regulations and the following conditions:

1. Turning lanes must be completed before final occupancy of the facility be granted.
2. Provide a revised landscape plan showing the size and location of all existing trees to be preserved and any new plant materials before final landscaping inspection. 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 2 1/2" and the caliper of Class B trees has to be a minimum of 1 1/2" measured at 1 1/2 feet above the ground.
3. Land Clearing permit and pre land clearing inspection are required before application for building permit.
4. 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.
5. Note that the proposed dumpster must be screened with a 7 foot opaque fence of wood or masonry.
6. The property owner shall be responsible for the maintenance and the replacement of the required plant materials.
7. During construction, planting or open ground areas surrounding preserved trees shall be wired off with a properly flagged, reinforced & rolled wire mesh.
8. 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.

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NOTE:

During Class "A" and Class "B" trees that do not survive in construction are to be saved in accordance with the City of New Orleans Landmarks Ordinance. The owner shall be responsible for the preservation of the trees. The owner shall be responsible for the preservation of the trees. The owner shall be responsible for the preservation of the trees.

All existing trees shall be marked with a property marker, numbered, and staked. The size of the stake shall be 1/2" x 1/2" x 1/2" and shall be placed in the ground at the base of the tree. The owner shall be responsible for the preservation of the trees.

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CLASSIFIED

CLASS A - Mature trees with a diameter of 12 inches or more at 4.5 feet above the ground. These trees shall be preserved and marked with a Class A tree symbol.

CLASS B - Mature trees with a diameter of 6 inches or more at 4.5 feet above the ground. These trees shall be preserved and marked with a Class B tree symbol.

LANDSCAPE PLANTS - Shrubs, flowering plants, and other plants that are used for landscaping purposes. These plants shall be preserved and marked with a landscape plant symbol.

GREEN SPACE - Areas of the site that are designated as green space, including lawns, gardens, and other open areas. These areas shall be preserved and marked with a green space symbol.

CLASSIFIED

CLASS A - Mature trees with a diameter of 12 inches or more at 4.5 feet above the ground. These trees shall be preserved and marked with a Class A tree symbol.

CLASS B - Mature trees with a diameter of 6 inches or more at 4.5 feet above the ground. These trees shall be preserved and marked with a Class B tree symbol.

LANDSCAPE PLANTS - Shrubs, flowering plants, and other plants that are used for landscaping purposes. These plants shall be preserved and marked with a landscape plant symbol.

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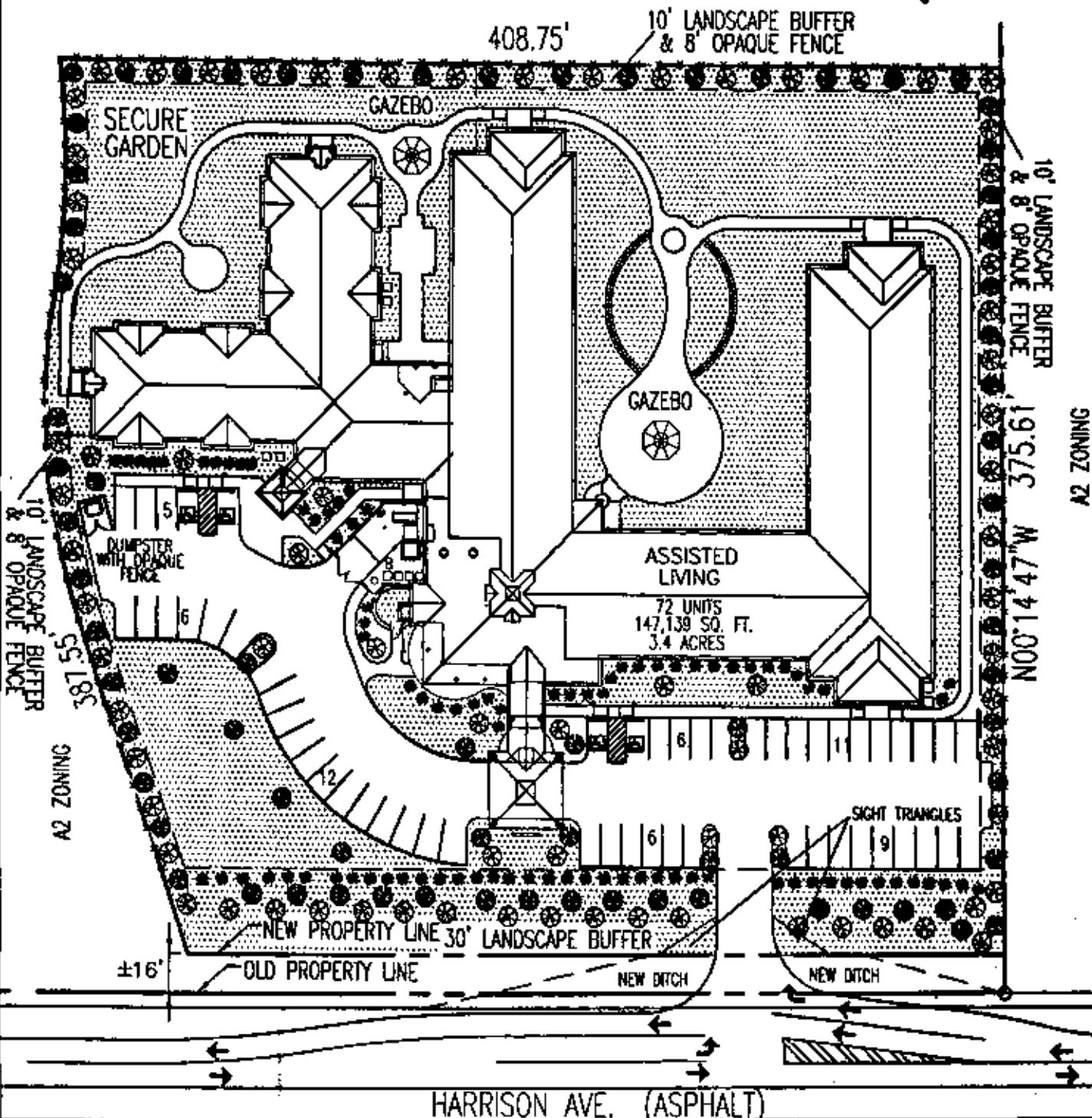
CLASSIFIED

CLASS A - Mature trees with a diameter of 12 inches or more at 4.5 feet above the ground. These trees shall be preserved and marked with a Class A tree symbol.

CLASS B - Mature trees with a diameter of 6 inches or more at 4.5 feet above the ground. These trees shall be preserved and marked with a Class B tree symbol.

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NOTE:

10 - 2 BEDROOMS
 44 - 1 BEDROOMS
 18 - 1 BEDROOMS (ALZHEIMERS UNITS)
 72 - TOTAL UNITS

LEGEND:

- CLASS "A" TREES
- ⊗ CLASS "B" TREES
- LANDSCAPE PLANTS
- ▨ GREEN SPACE

CONDITIONAL USE PLAN

SCALE: 1" = 50'

05-011
C-1
 REV 03-17-05
 REV 03-04-05
 01-31-05

HARRISON AVE. ASSISTED LIVING
 SECTION 2 + 3, TOWNSHIP 7 SOUTH, RANGE 11 EAST
 ST. TAMMANY PARISH, LOUISIANA

CEI Cooper Engineering, Inc.
 Civil Engineering • Planning • Environmental
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