



DEPARTMENT OF PLANNING
 P. O. Box 628
 COVINGTON, LA 70434
 PHONE: (985) 898-2529
 FAX: (985) 898-3003
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Kevin Davis
 Parish President

Appeal 10

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: 2-13-07

CP06-07-128 - Use: Mini Storage

Zoning: C-2 (Highway Commercial) District
 Use Size: 22,100 sq. ft.
 Petitioner: David Scalfano
 Owner: Riems Inc
 Location: Parcel located on the southwest corner of LA Highway 59 & Parker Drive, S12, 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

Charles A. Clark
 (SIGNATURE)

11458 CASPIE DR.

MANDERVILLE, LA 70471

PHONE #: 985-893-2188





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APPEAL REQUEST

7/13/06
 DATE: ~~7/13/06~~

CP06-07-128 - Use: Mini Storage
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Sincerely,

PLEASE PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW
 SIGNATURE

Paul Dyer
 (SIGNATURE)

PAUL DYER (St. Tammany Gravel's Drainage District's)
213 Robinhood Dr.
Covington, LA.

PHONE #: _____



CONDITIONAL USE PERMIT STAFF REPORT

Date: June 26, 2006
CASE NO.: CP06-07-128
Posted: 06/21/06

Meeting Date: July 5, 2006
Determination: Approved with staff comments

PETITIONER: David Scalfano
OWNER: Riems Inc
PROPOSED USE: Mini Storage
PREVIOUS/CURRENT USE: Mini Storage
SQ. FT. OF USE: 22,100 sq. ft.
GROSS AREA LOT SIZE: 3.06 acres
ZONING CLASSIFICATION: C-2 (Highway Commercial) District
LOCATION: Parcel located on the southwest corner of LA Highway 59 & Parker Drive; S12, T7S, R11E; Ward 3, District 5

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State

Road Surface: 3 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

Surrounding Land Use and Zoning:

Direction

Land Use

Zoning

North Vacant
South Commercial
East Commercial
West Vacant

C-2 (highway Commercial) District
A-2 (Suburban) District
SA (Suburban Agriculture) District
A-2 (Suburban) District

Existing development? Yes

Multi occupancy development? Yes

STAFF COMMENTS:

Petitioner is requesting a Conditional Use permit for the addition of 2 storage building to an existing Mini Storage. The site is located on the southwest corner of LA Highway 59 & Parker Drive. A site and landscape plan has been provided for further review and approval. An second access to the rear of the site, from Parker Drive, is proposed to be provided. Considering that some trees and shrubs are already existing on the north and south side of the site, no additional landscaping will be required. Additional landscaping will have to be provided on the west side of the site in order to meet the minimum requirements (8class A & 8 Class B).

Trip generation calculations have been provided, which will be sufficient according to the Department of Engineering, to determine the level of traffic generated by the proposed Mini Storage facility. After further review, the Engineering Department determined that the development should not have any adverse impact on traffic in the area and that no traffic improvements will be required.

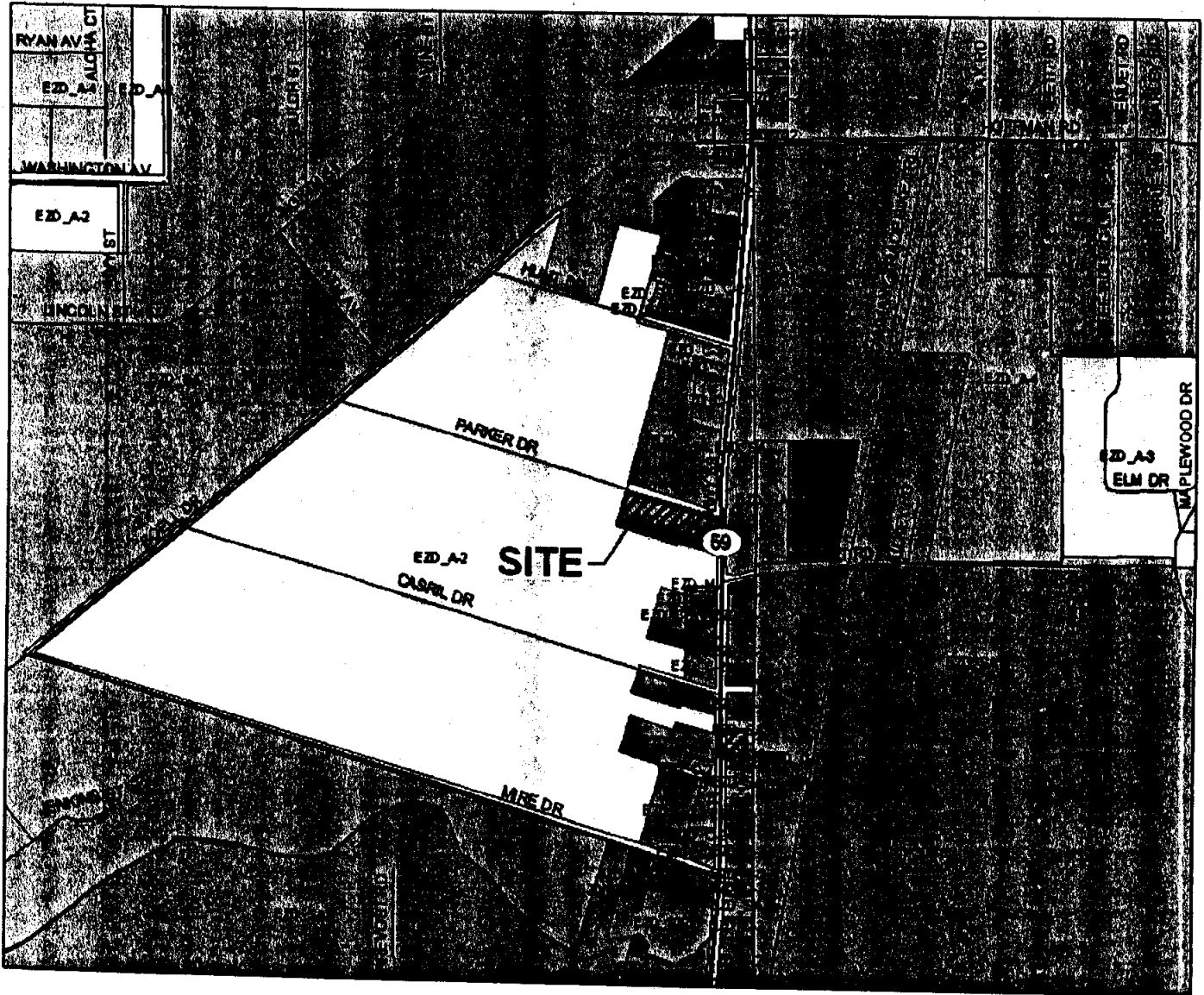
STAFF RECOMMENDATIONS:

- The staff recommends approval of this proposal, subject to all applicable regulations and the following conditions:
1. 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.
 2. Provide a landscape plan showing the size and location of all existing trees to be preserved and any new plant materials before final landscaping inspection. 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.
 3. If a dumpster is required, provide the location and the required screening.
 4. The property owner shall be responsible for the maintenance and the replacement of the required plant materials.
 5. During construction, planting or open ground areas surrounding preserved trees shall be wired off with a properly flagged, reinforced & rolled wire mesh.
 6. 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.

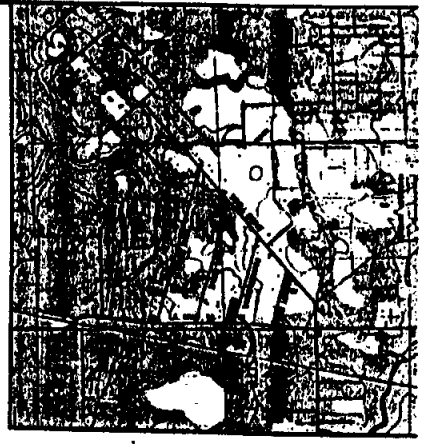
NOTE TO PETITIONER

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.

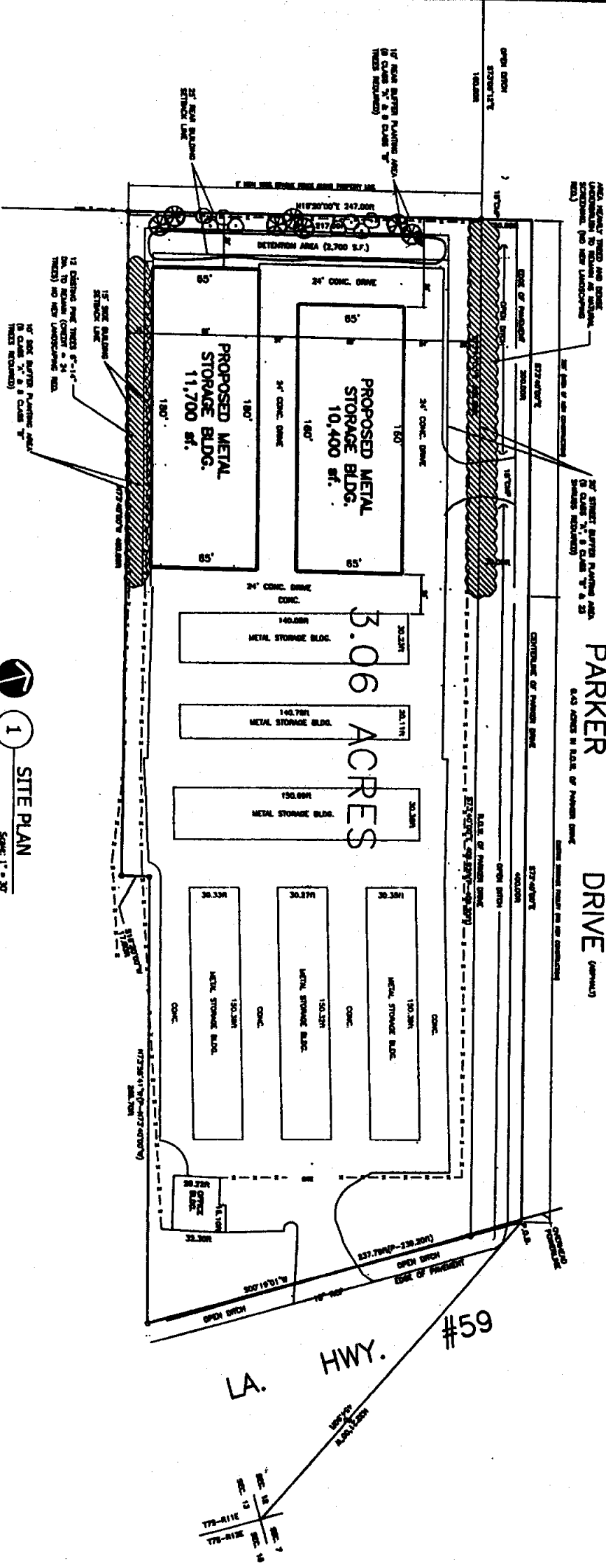
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CP06-07-128



4 VICINITY MAP



2 LANDSCAPE LEGEND

- PROPOSED CLASS 'B' TREES
- PROPOSED CLASS 'A' TREES

1 SITE PLAN

SCALE: 1" = 30'

3 SITE DATA

TOTAL AREA = 3.06 ACRES
 AREA OF NEW CONSTRUCTION = 1.10 ACRES
 EXISTING USE - COMMERCIAL (TRAIL STORAGE)
 CURRENT ZONING - C-2
 FLOOD ZONE - C

OWNER: TELLUS DEVELOPMENT LTD.
 PROJECT DESCRIPTION:
 SITE PLAN FOR A PORTION OF A 3.06 ACRE PARCEL OF LAND SITUATED IN SECTION 12, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA

Scalfano
 ENGINEERING, INC.
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