



DEPARTMENT OF PLANNING
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Kevin Davis
 Parish President

Appeal # 7

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: 11/15/06
 PR06-09-005 - Use: Restaurant
 Corridor: Highway 21 Planned Corridor
 Zoning: C-2 (Highway Commercial) District
 Use Size: 11,500 sq. ft.
 Petitioner: James Deshotel, DDK Design Group, LLC
 Owner: C & O Enterprises, LLC
 Location: Parcel located on the east side of LA Highway 21, south of Hyacinth Drive, S47, T7S, R11E, Ward 1, District 1
 Council District: 1

(TABLED FROM 10/3/06 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 PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW

SIGNATURE
Richard P. Wilke
 (SIGNATURE)
RICHARD P. WILKE
40 MISTLETOE DR
COVINGTON, LA 70433
 PHONE #: 875-9066



PLAN REVIEW STAFF REPORT

Date: October 25, 2006
CASE NO.: PR06-09-005
Prior Action: Tabled 10/3/06
Posted: 10/16/06

Meeting Date: November 8, 2006
Determination: Approved with staff comments

PETITIONER: James Deshotel, DDK Design Group, LLC
OWNER: C & O Enterprises, LLC
PROPOSED USE: Restaurant
PREVIOUS/CURRENT USE: Vacant
SQ. FT. OF USE: 11,500 sq. ft.
GROSS AREA LOT SIZE: 1.57 acres
ZONING CLASSIFICATION: C-2 (Highway Commercial) District
CORRIDOR: Highway 21 Planned Corridor
LOCATION: Parcel located on the east side of LA Highway 21, south of Hyacinth Drive; S47, T7S, R11E; 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:

Direction	Land Use	Zoning
North	Commercial	C-2 (Highway Commercial) District
South	Commercial	C-2 (Highway Commercial) District
East	Residential	A-2 (Suburban) District
West	Undeveloped	C-2 (Highway Commercial) District

Existing development? No

Multi occupancy development? Yes

STAFF COMMENTS:

Petitioner is proposing a new restaurant and retail space on a parcel located on the east side of LA Highway 21, south of Hyacinth Drive. A site and landscaping plan has been submitted. A revised plan was subsequently submitted which shows a connecting drive between the subject property and the development on the north and south sides. Additional information was also provided pertaining to the calculation of parking spaces. Based on this information, and the revised site plan, the development meets the Parish parking regulations.

STAFF RECOMMENDATIONS:

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

1. Provide 2 additional Class B trees and 70% obscuring screen in street planting area.
2. Provide 2 additional Class A trees and 1 additional Class B tree along the northern perimeter.
3. Provide 1 additional Class B tree along the eastern perimeter.
4. Provide 1 additional Class A and 1 additional Class B tree along the southern perimeter.
5. All signage must meet Parish sign regulations.
6. 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.
7. The property owner shall be responsible for the maintenance and the replacement of the required plant materials.
8. During construction, planting or open ground areas surrounding preserved trees shall be wired off with a properly flagged, reinforced & rolled wire mesh.
9. 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 2 1/2 feet and 10 feet above the center line grades of the intersecting streets and/or drives.
10. No plant material except grass or ground cover shall not be located closer than 3 feet from the edge of any access way pavement.
11. 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.
12. Occupancy of the development will not be granted until the interconnecting drive is provided with the adjacent property to the north.
13. Provide 1 additional island in the middle of the rear parking row resulting in no more than 12 consecutive parking spaces. No additional reduction in parking spaces can occur as a result. Applicant may need to obtain a variance to be in compliance with the required number of parking spaces.
14. Note that the petitioner will be responsible to build the connection with the gas station, located on the south side.

NOTE TO PETITIONER

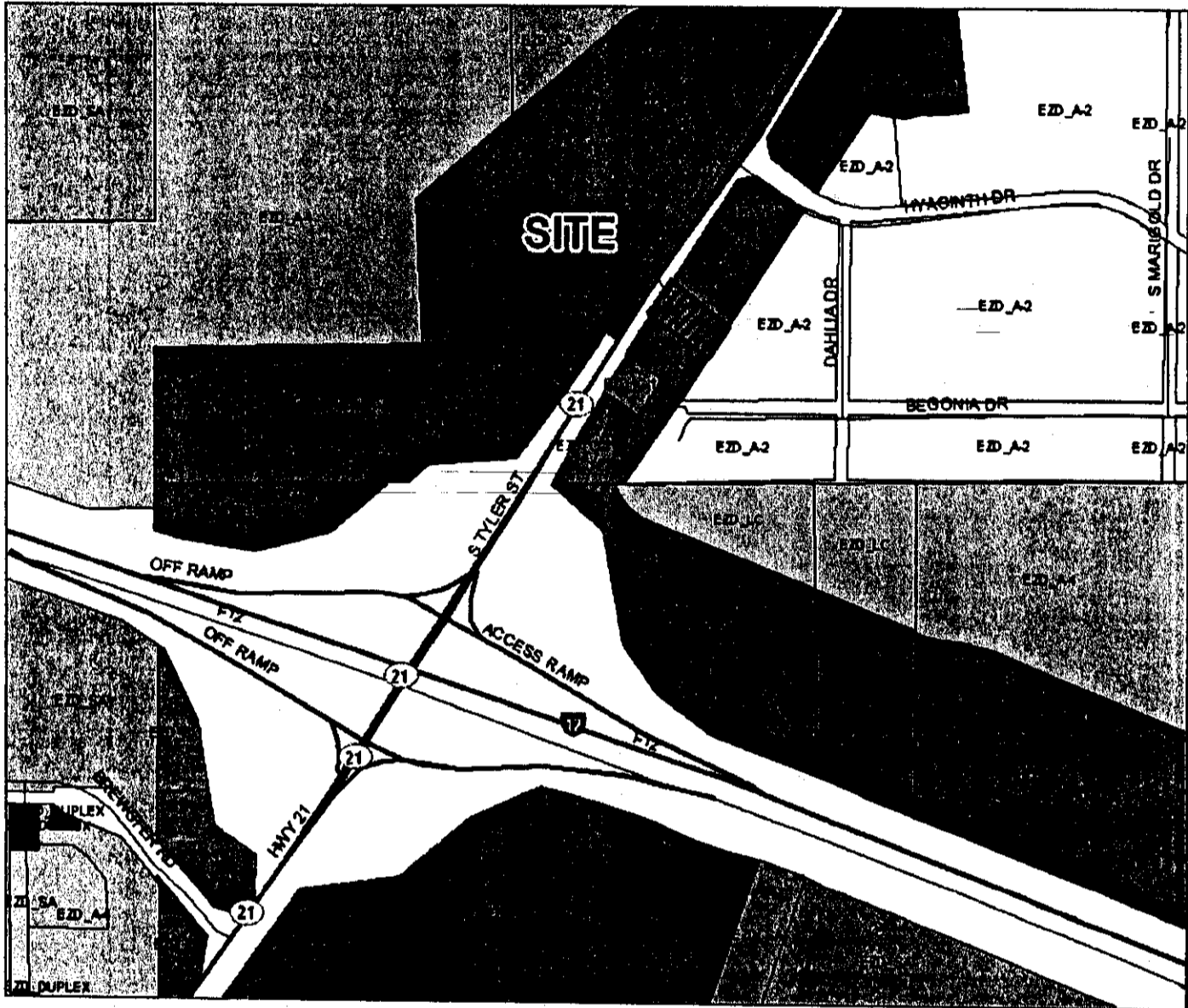
There is a 10 day appeals period following the Zoning Commission decision. If the request is approved, permits will not be issued until this 10 day period has elapsed. The petitioner shall have one year to obtain the appropriate building permits or occupy the site from the date of approval of the St.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

APPENDIX A
CASE NO.: PR06-09-005
LANDSCAPE CHART

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

Affected Area	Planned Corridor	Minimum Requirements	Petitioner Provided	Staff Recommends
LA Highway21 Street Planting 200 ft.	100' building setback 50' parking setback 44' planting area 26 Class A 39 Class B 20 Shrubs and 70% obscuring screen	30' planting area 8 Class A 8 Class B 20 Shrubs	100' building setback 50' parking setback 50' planting area 34 Class A 29 Class B 37 Shrubs	Provide 2 additional Class B trees and required 70% obscuring screen
North Perimeter Planting 342.29 ft.	10' planting area 11 Class A 11 Class B	10' planting area 11 Class A 11 Class B	10' planting area 9 Class A 10 Class B	Provide 2 additional Class A trees and 1 additional Class B tree
East Perimeter Planting 200 ft.	10' planting area 7 Class A 7 Class B	10' planting area 7 Class A 7 Class B	10' planting area 7 Class A 6 Class B	Provide 1 additional Class B tree
South Perimeter Planting 342.76 ft.	10' planting area 11 Class A 11 Class B	10' planting area 11 Class A 11 Class B	10' planting area 10 Class A 10 Class B	Provide 1 additional Class A tree and 1 additional Class B tree
Dumpster screening	7' opaque fence surrounding dumpster pad.	7' opaque fence surrounding dumpster pad.	8' CMU walls with wooden gates	Approved as proposed.
Parking Planting 76 Spaces Required 76 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	1 Class A / 12 spaces & in islands at ends of rows, except parking row at rear of property	Provide 1 additional island in the middle of the rear parking row resulting in no more than 12 consecutive parking spaces. No additional loss of parking spaces can occur as a result.

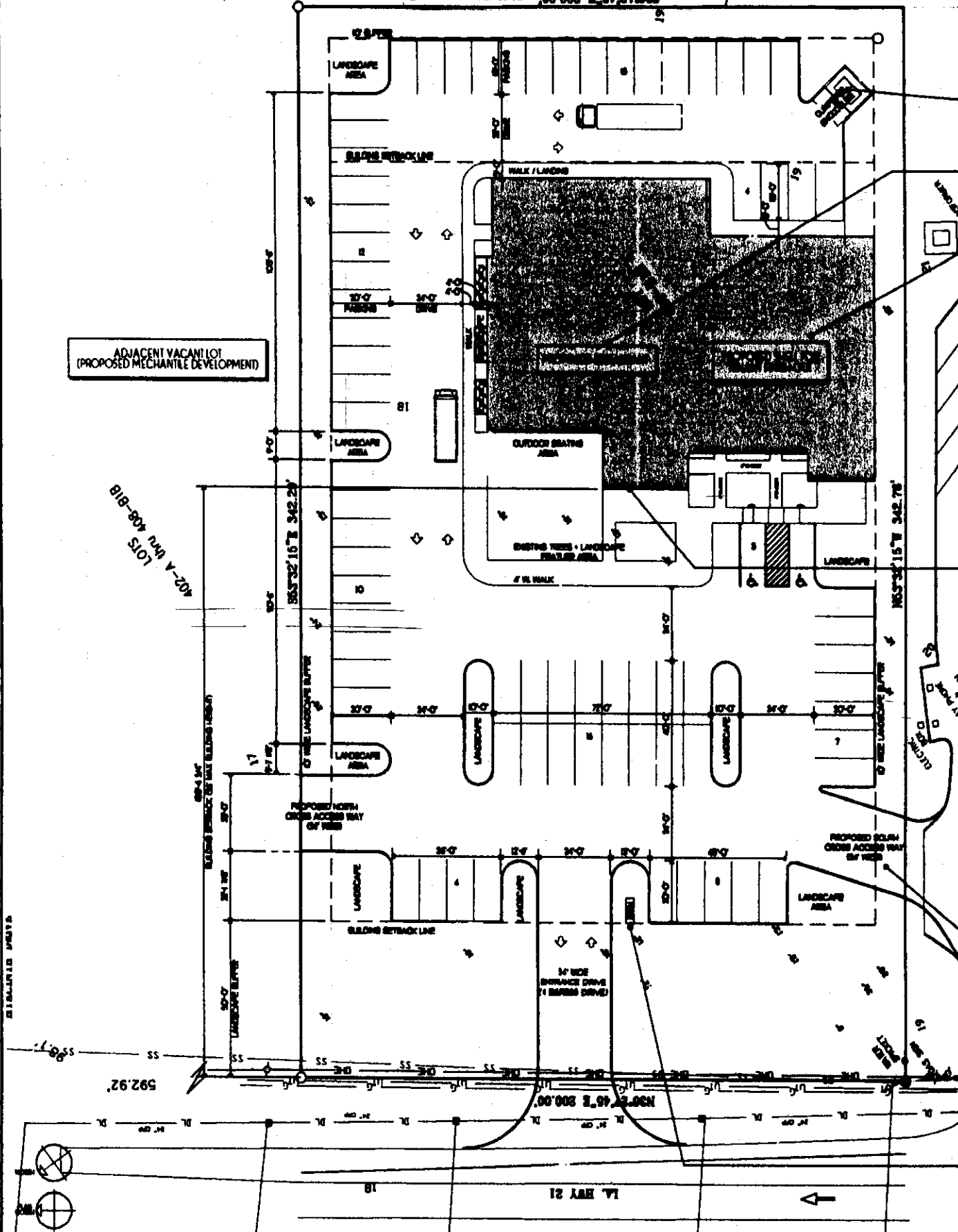
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PROB-09-005 GREENBELT

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ADJACENT VACANT LOT
(PROPOSED MECHANICAL DEVELOPMENT)

B18-804 DW 4-204
LOTS 515

A1	SITE PLAN														
1" = 20'															
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16