



ST. TAMMANY PARISH

DEPARTMENT OF PLANNING
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COVINGTON, LA 70434
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Kevin Davis
Parish President

Appeal 1
Tabled 5-4-06

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: 4-4-2006

(Reference Case Number)

CP06-03-074

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,

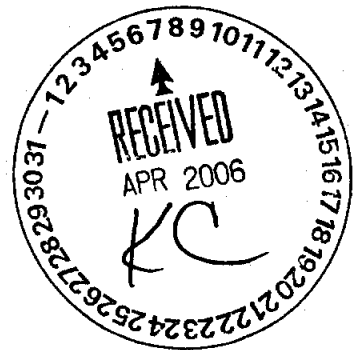
PLEASE PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW

SIGNATURE LENNY COATS
24399 Cane Bayou Lane
La Combe, La. 70445

(SIGNATURE)

Lenny Coats

PHONE #: 985-626-4941



CP06-04-074 - Use: 2 Duplexes

Zoning: C-2 (Highway Commercial) District
Use Size: 3600 sq. ft.
Petitioner: Julian J. Rodrige, Jr. 892-3171
Owner: Felix S. & Ada Valdes
Location: Parcel located on the west side of Guillory Road, north of US Highway 190, S48, T8S, R12E, Ward 4, District 7
Council District: 7

CONDITIONAL USE PERMIT STAFF REPORT

Date: March 27, 2006
CASE NO.: CP06-03-074
Posted: 03/14/06

Meeting Date: April 4, 2006
Determination: Approved with staff comments

PETITIONER: Julian J. Rodrige, Jr.
OWNER: Felix S. & Ada Valdes
PROPOSED USE: 2 Duplexes
PREVIOUS/CURRENT USE: Vacant
SQ. FT. OF USE: 3600 sq. ft.
GROSS AREA LOT SIZE: 0.73 acres
ZONING CLASSIFICATION: C-2 (Highway Commercial) District
LOCATION: Parcel located on the west side of Guillory Road, north of US Highway 190; S48, T8S, R12E; Ward 4, District 7

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	Single Family Residence	C-2 (Highway Commercial) District
South	Undeveloped	C-2 (Highway Commercial) District
East	Single Family Residence	SA (Suburban Agricultural) District
West	Single Family Residence	C-2 (Highway Commercial) District

Existing development? No

Multi occupancy development? Yes

STAFF COMMENTS:

Petitioner is requesting a Conditional Use permit for 2 Duplexes. The site is located on the west side of Guillory Road, north of US Highway 190. A site and landscape plan has been provided meeting all the Parish Requirements. Considering that the site is zoned commercial, in close proximity to Hwy 190, and mostly surrounded by singlefamily residential uses, staff feels that the proposed use is would be appropriate for the property.

STAFF RECOMMENDATIONS:

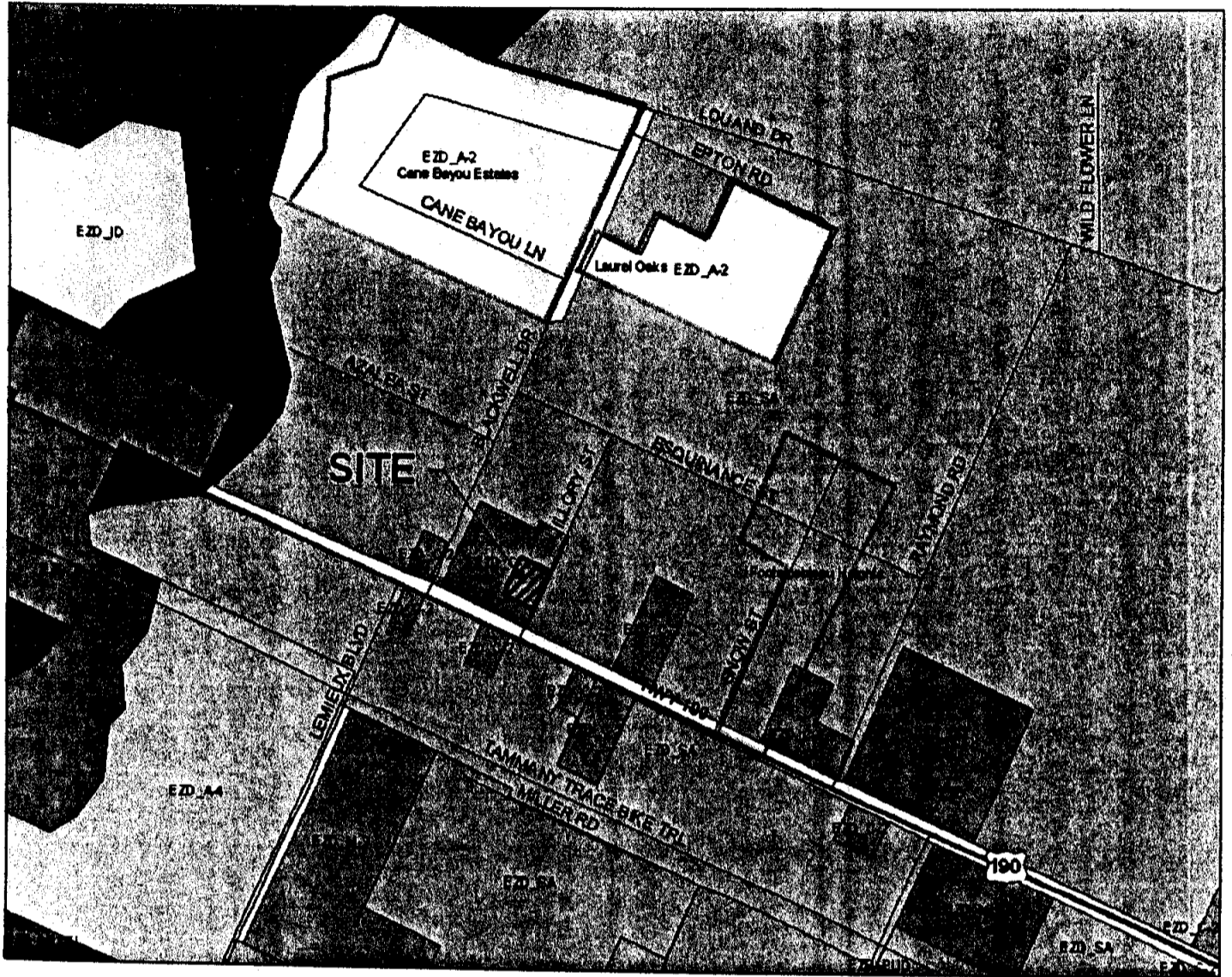
The staff recommends approval of this proposal, subject to all applicable regulations and the following conditions:

1. Provide 1 Class A tree in island at the end of each row.
2. 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.
3. 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.
4. If a dumpster is required, provide the location and the required screening.
5. The property owner shall be responsible for the maintenance and the replacement of the required plant materials.
6. During construction, planting or open ground areas surrounding preserved trees shall be wired off with a properly flagged, reinforced & rolled wire mesh.
7. 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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PROJECT INFORMATION

LOT SIZE 33000 SQ.FT.

LANDSCAPE SPACE REQUIREMENTS

	REQUIRED	PROVIDED
GULLORY (FRONT)	25'-0"	25'-0"
BLACKNELL DRIVE (REAR)	10'-0"	10'-0"
ESQUINANCE DRIVE (SIDE)	10'-0"	10'-0"
HTM NO (SIDE)	10'-0"	10'-0"

TREE REQUIREMENTS

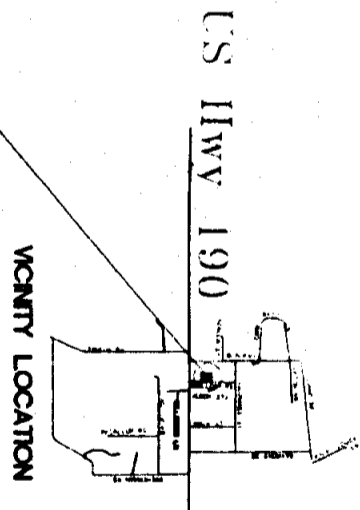
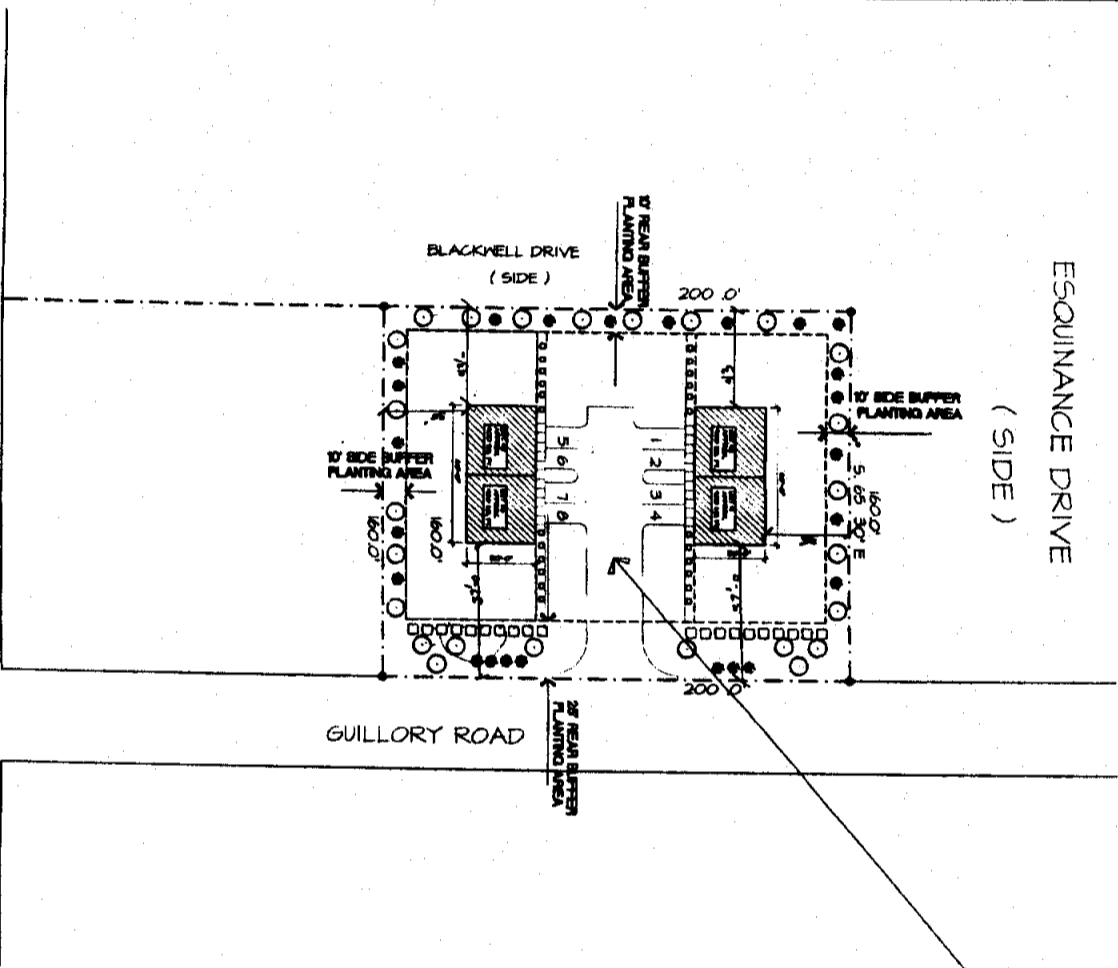
GULLORY (FRONT)	7 CLASS A AND 7 CLASS B
BLACKNELL DRIVE (REAR)	20 SHRUBS
ESQUINANCE (SIDE)	7 CLASS A AND 7 CLASS B
HTM NO (SIDE)	5 CLASS A AND 5 CLASS B

TREE NOTES

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.
 THE CALIPER OF CLASS A TREES HAS TO BE A MINIMUM OF 1 1/2" CALIPER AT 1 1/2 FEET ABOVE THE GROUND.
 SHRUBS HEDGE MINIMUM OF 3' TALL.

LANDSCAPE LEGEND

- CLASS A TREE 10'-0" TO 12'-0" HIGH
MIN OF 1 1/2" CALIPER
- ⊗ CLASS B TREE 8'-0" TO 10'-0" HIGH
MIN OF 1 1/2" CALIPER
- 3M HIGH (AT MATURITY) SCREENING PLANT
(AZALEA). INITIAL SIZE IS 3 GALLON



U.S. HIGHWAY 190

LOCATED IN SECTION 48, TOWNSHIP 8 SOUTH, RANGE 12 EAST ST. TAMMANY, LOUISIANA

CP06-03-074