



ST. TAMMANY PARISH

DEPARTMENT OF PLANNING
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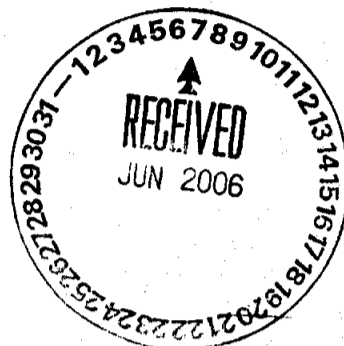
Kevin Davis
Parish President

Appeal 13

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: 6-7-06



CP06-06-113 - Use: Outdoor Storage Yard

Zoning: C-1 (Neighborhood Commercial) District
Use Size: 2000 sq.ft.
Petitioner: Ben Watters-Regency Homes, Inc.
Owner: Ben Watters-Regency Homes, Inc.
Location: Parcel located on the south side of LA Highway 22, west of Penn's Chapel Road, S54, T7S, R11E, Ward 4, District 4
Council District: 4

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

BEN WATTERS (Regency Homes)
(SIGNATURE)

240 Hwy 22 E
Madisonville La 70447

PHONE #: 985-845-4400

CONDITIONAL USE PERMIT STAFF REPORT

Date: May 30, 2006
CASE NO.: CP06-06-113
Posted: 05/25/06

Meeting Date: June 6, 2006
Determination: Denied

PETITIONER: Ben Watters-Regency Homes, Inc.
OWNER: Ben Watters-Regency Homes, Inc.
PROPOSED USE: Outdoor Storage Yard
PREVIOUS/CURRENT USE: Outdoor Storage Yard
SQ. FT. OF USE: 2000 sq.ft.
GROSS AREA LOT SIZE: 0.72 sq.ft.
ZONING CLASSIFICATION: C-1 (Neighborhood Commercial) District
LOCATION: Parcel located on the south side of LA Highway 22, west of Penn's Chapel Road; S54, T7S, R11E; Ward 4, District 4

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

Surrounding Land Use and Zoning:

<u>Direction</u>	<u>Land Use</u>
North	Undeveloped
East	Undeveloped
West	Commercial

Zoning

C-2 (Highway Commercial) District
SA (Suburban Agricultural) District
C-2 (Highway Commercial) District

Existing development? No

Multi occupancy development? No

STAFF COMMENTS:

Petitioner is requesting a Conditional Use permit for an Outdoor Storage Yard. The site is located on the south side of LA Highway 22, west of Penn's Chapel Road. A site and landscape plan has been provided for further review and approval. The storage area will occupy 2000 square feet and will be surrounded by an 8' opaque screen. Note that additional parking spaces must be provided on site in order to meet the minimum requirements.

STAFF RECOMMENDATIONS:

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

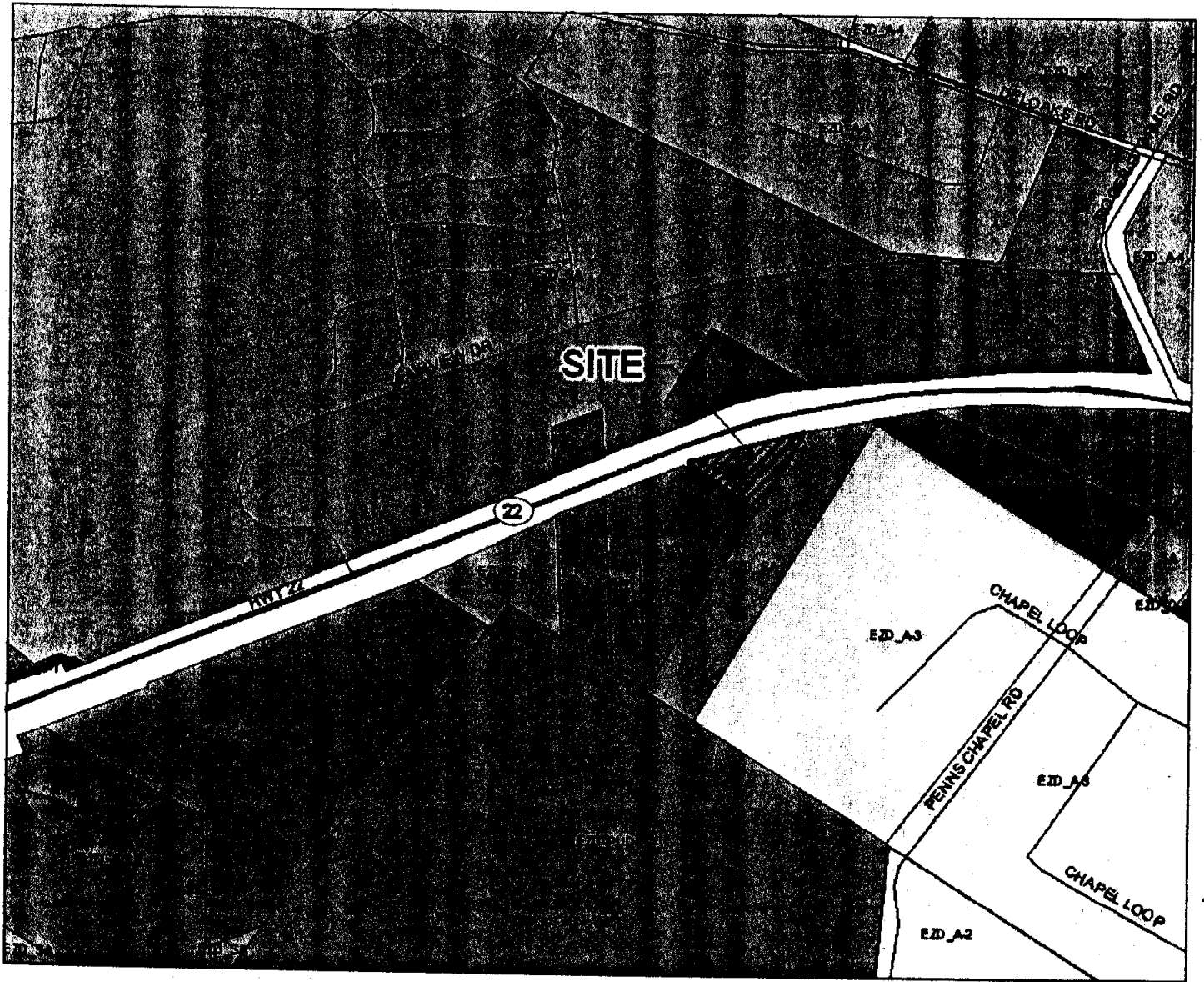
1. Provide 3 additional parking spaces and 1 Class A tree in island at the end of each row.
2. Access ways through the periphery of an off-street parking or other vehicular use area shall be a minimum of 24' to a maximum of 35' wide for 2-way traffic; and a minimum of 12' to 15' wide for one-way traffic.
3. Provide a revised 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 2 1/4" 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.
4. If a dumpster is required, provide the location and required screening
5. It is 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.

CASE NO.:
PETITIONER:
OWNER:
PROPOSED USE:
PREVIOUS/CURRENT USE:
SQ. FT. OF USE:
GROSS AREA LOT SIZE:
ZONING CLASSIFICATION:
LOCATION:

CP06-06-113
Ben Watters-Regency Homes, Inc.
Ben Watters-Regency Homes, Inc.
Outdoor Storage Yard
Outdoor Storage Yard
2000 sq.ft.
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Ward 4, District 4



**APPENDIX A
CASE NO.: CP06-06-113
LANDSCAPE CHART**

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

Affected Area	Minimum Requirements	Petitioner Provided	Staff Recommends
Street Planting Hwy 22 342.16 ft.	25' planting area 11 Class A 11 Class B 34 Shrubs	25' planting area 11 Class A 11 Class B 34 Shrubs	As petitioner proposes
East Perimeter Planting 255.68 ft.	10' planting area 8 Class A 8 Class B	10' planting area 8 Class A 8 Class B	As petitioner proposes
West Perimeter Planting 236.52 ft.	10' planting area 9 Class A 9 Class B	10' planting area 9 Class A 9 Class B	As petitioner proposes
Parking Planting 6 Spaces Required, 3 Spaces Provided	1 Class A in island at the end of each row	None	Provide 3 additional parking spaces and 1 Class A in island at the end of each row