



ST. TAMMANY PARISH
DEPARTMENT OF PLANNING
 P. O. Box 628
 COVINGTON, LA 70434
 PHONE: (985) 898-2529
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 e-mail: planning@stp.gov.org

Kevin Davis
 Parish President

Appeal 2

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: 5/3/06

CP06-05-078 - Use: Assisted Living Facility
 Zoning: A-3 (Suburban) District
 Use Size: 2500 sq. ft.
 Petitioner: Pansey Bradshaw
 Owner: Pansey Bradshaw
 Location: Parcel located on the north side of Mayer's Trace, west of Thompson Road, S42, T9S, R13E, Ward 9, District 11
 Council District: 11

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

Pansy Bradshaw
 (SIGNATURE)
Pansy Bradshaw
110 Mayers Trace
Slidell, LA. 70460
 PHONE #: (985) 643-5555



CONDITIONAL USE PERMIT STAFF REPORT

Date: April 24, 2006
CASE NO.: CP06-05-078
Posted: April 11, 2006

Meeting Date: May 2, 2006
Determination: Denied

PETITIONER: Pansey Bradshaw
OWNER: Pansey Bradshaw
PROPOSED USE: Assisted Living Facility
PREVIOUS/CURRENT USE: Residence
SQ. FT. OF USE: 2500 sq. ft.
GROSS AREA LOT SIZE: 1.8 acres
ZONING CLASSIFICATION: A-3 (Suburban) District
LOCATION: Parcel located on the north side of Mayer's Trace, west of Thompson Road ; S42, T9S, R13E; Ward 9, District 11

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: 2 Lane Parish

Road Surface: Asphalt

Condition: Good

LAND USE CONSIDERATIONS

Surrounding Land Use and Zoning:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	A-3 (Suburban) District
South	Single Family	A-3 (Suburban) District
East	Single Family	A-3 (Suburban) District
West	Single Family	A-3 (Suburban) District

Existing development? Yes

Multi occupancy development? Yes

STAFF COMMENTS:

Petitioner is requesting a Conditional Use permit for an Assisted Living Facility. The site is located on the north side of Mayer's Trace, west of Thompson Road. The proposed facility will be operated 24 hours per day and will house a maximum of 4 patients at all time in 2 bedrooms. There will be a maximum of 2 employees on the site at all time. Parking for the employees will be provided on the site inside the owner's garage. The visitors will be parking in the driveway.

STAFF RECOMMENDATIONS:

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

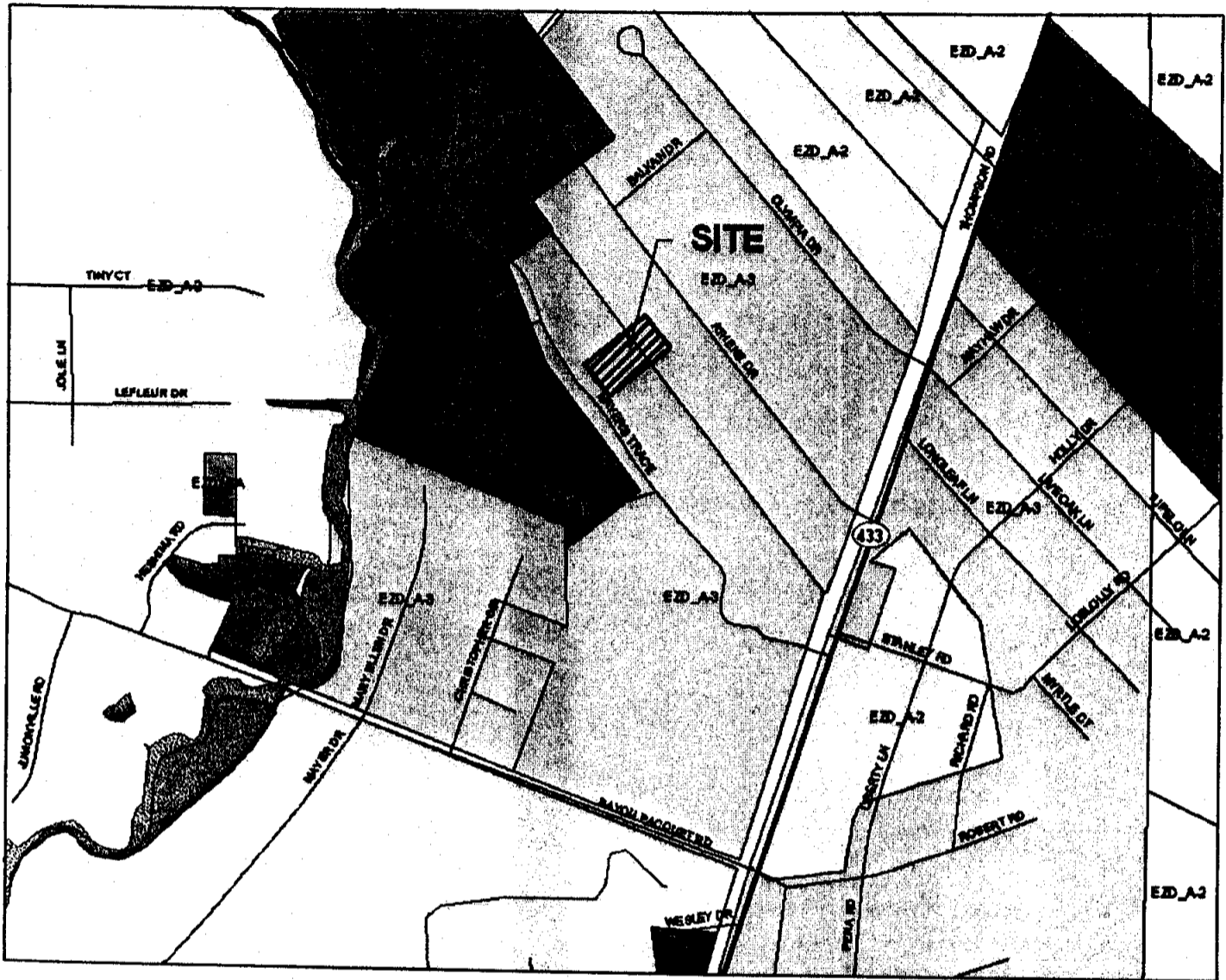
1. Number of patient shall not exceed 4 at all time.
2. Parking must be provided on site at all time for visitors and employees.
3. If a dumpster is required, provide the location and the required screening.
4. Note that all exterior lighting shall be shaded or inwardly directed in such a manner so that 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

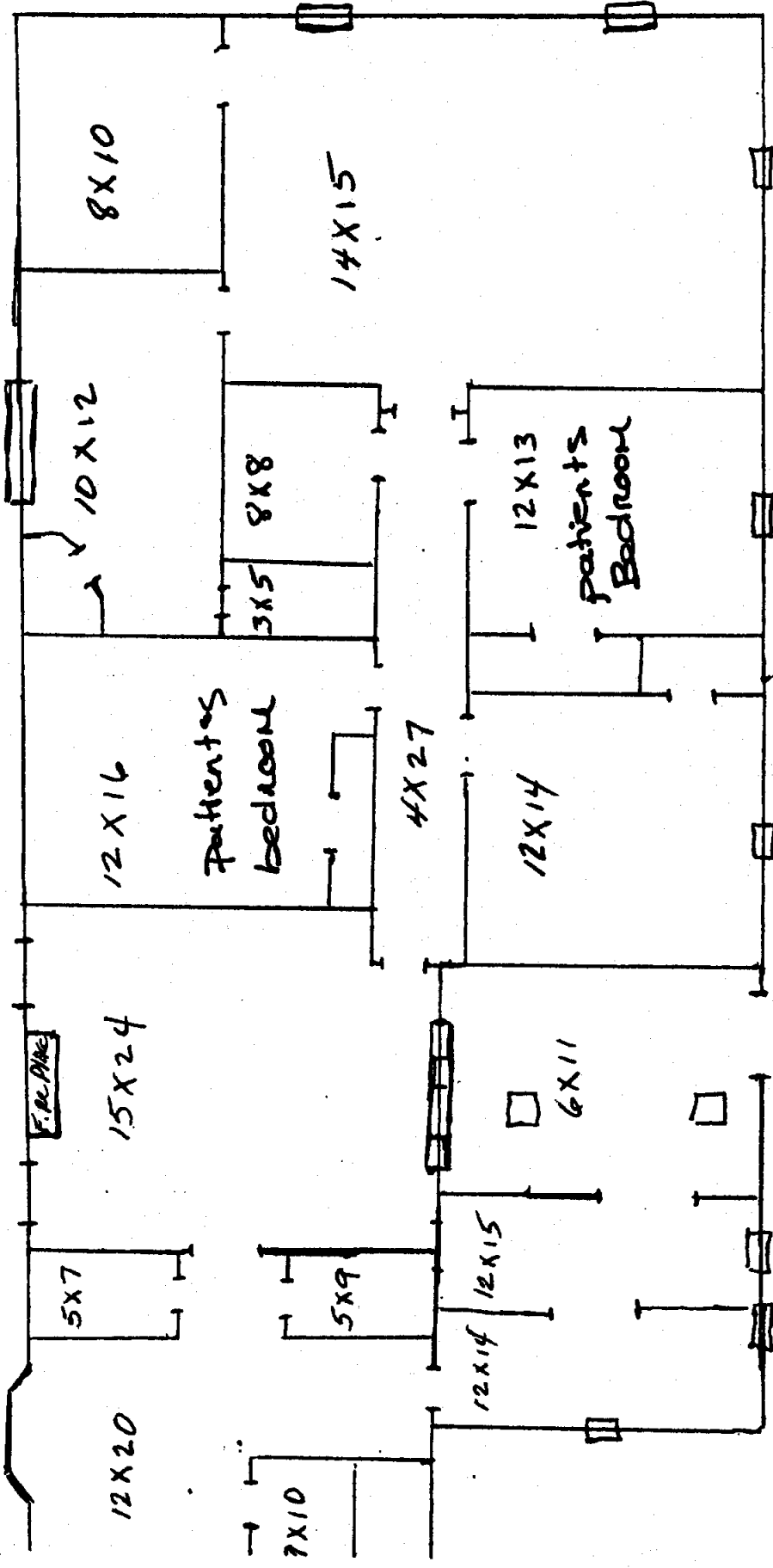
There is a 10 day appeals period following the Zoning Commission decision. If the request is approved, permits will not be issued until this 10 day period has elapsed. The petitioner shall have one year to obtain the appropriate building permits or occupy the site from the date of approval of the St.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

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OWNER:
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CP06-05-078



FRONT

110 Mayers Trace
Slidell, LA. 70460