



ST. TAMMANY PARISH

DEPARTMENT OF PLANNING
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Kevin Davis
Parish President

Appeal 8

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: June 12, 2006

- PR06-06-003 - Use: Tire and Automotive Service**
Corridor: Highway 21 Planned Corridor
Zoning: LC (Light Commercial) District
Use Size: 12,586 sq. ft.
Petitioner: David Hardin
Owner: Greg Luken
Location: Parcel located on the north side of LA Highway 21, east of LA Highway 1085, S46, T7S, R11E, Ward 1, District 1
Council District: 1

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

David Hardin
(SIGNATURE)

David Hardin

165 N. Military Rd

Slidell, La. 70465

PHONE #: 985-781-3102



PLAN REVIEW STAFF REPORT

Date: May 30, 2006
CASE NO.: PR06-06-003
Posted: 05/25/06

Meeting Date: June 6, 2006
Determination: Denied

PETITIONER: David Hardin
OWNER: Greg Luken
PROPOSED USE: Tire and Automotive Service Store
PREVIOUS/CURRENT USE: Vacant
SQ. FT. OF USE: 12,586 sq. ft.
GROSS AREA LOT SIZE: 1.73 acres
ZONING CLASSIFICATION: LC (Light Commercial) District
CORRIDOR: Highway 21 Planned Corridor
LOCATION: Parcel located on the north side of LA Highway 21, east of LA Highway 1085; S46, T7S, R11E; Ward 1, District 1

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State

Road Surface: 3 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

Surrounding Land Use and Zoning:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	A-4 (Single Family Residential) District
South	Undeveloped	C-2 (Highway Commercial) District
East	Undeveloped	LC (Light Commercial) District
West	Undeveloped	SA (Suburban Agricultural) District

Existing development? No

Multi occupancy development? No

STAFF COMMENTS:

Petitioner is proposing a Tire and Automotive Service Store on located on the north side of LA Highway 21, east of LA Highway 1085. A zoning change request (ZC06-06-041) has been submitted considering that the proposed use is only permitted under C-2 (Highway Commercial) District. A site and landscape plan has been provided meeting most of the Parish requirements.

STAFF RECOMMENDATIONS:

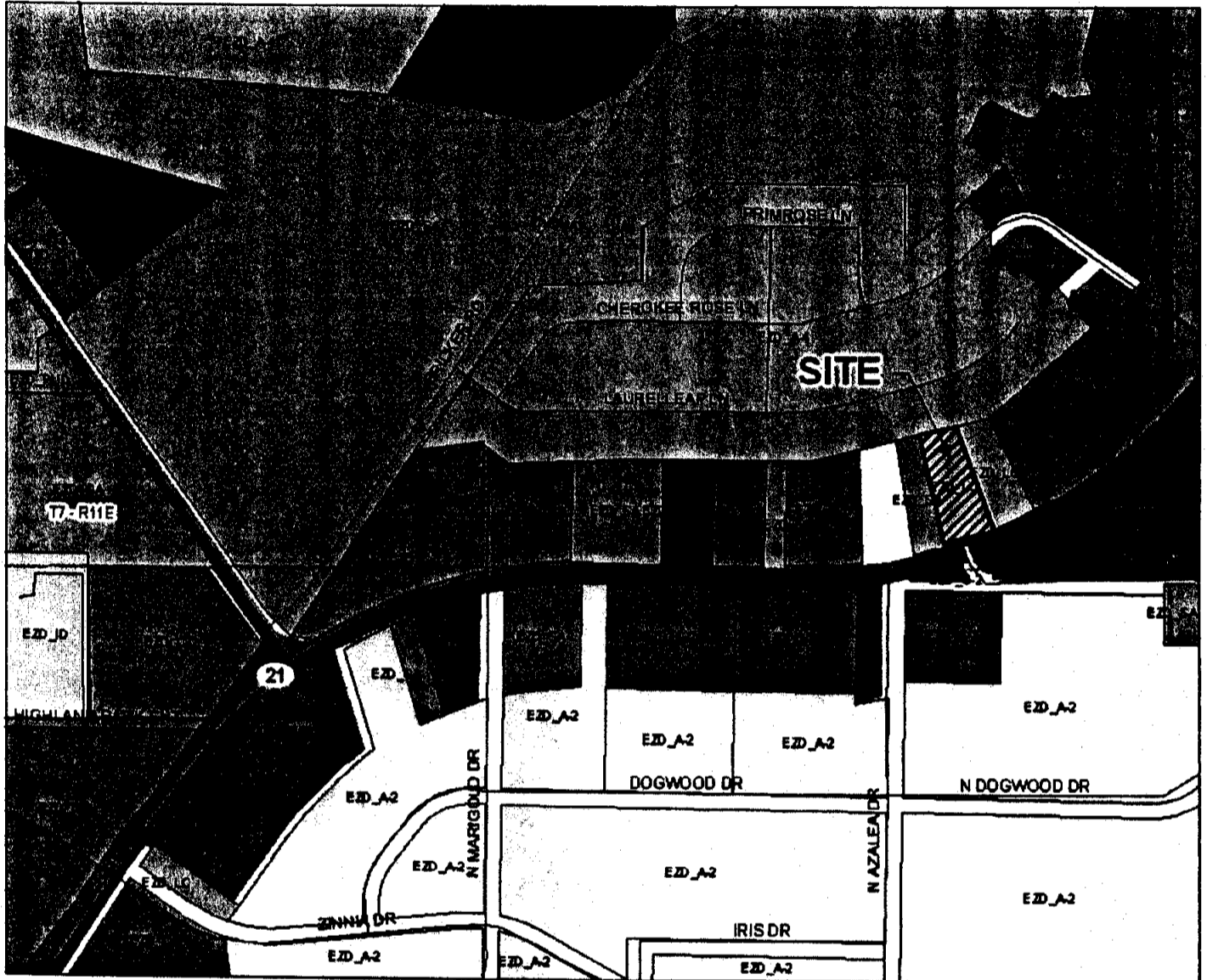
The staff recommends approval of this proposal, subject to all applicable regulations and the following conditions:

1. Approval of variance requested to reduce the required front planting area from 53' to 50'.
2. No additional trees to be planted in the front planting area considering the number of existing large trees.
3. Note that the size of the proposed island must be increased to a minimum of 9' in width.
4. 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 the size of the Class A & Class B trees has to be a minimum of 10' to 12' high. 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.
5. 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.
6. If a dumpster is required, provide the location and the required screening.
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 2½ 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.

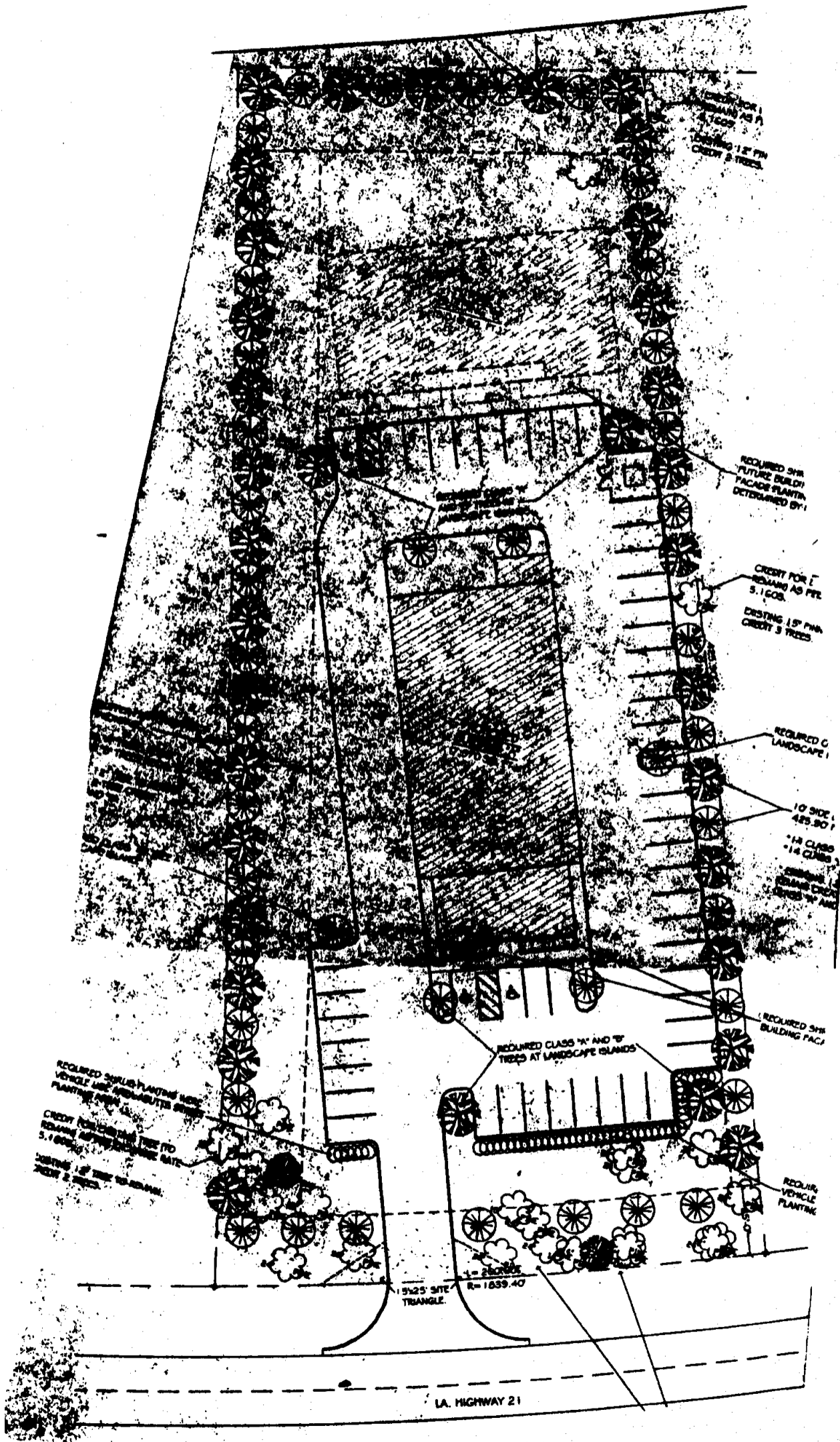
NOTE TO PETITIONER

There is a 10 day appeals period following the Zoning Commission decision. If the request is approved, permits willnot be issued until this 10 day period has elapsed. The petitioner shall have one year to obtain the appropriate building permits oroccupy 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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PR06-06-003



**APPENDIX A
CASE NO.: PR06-06-003
LANDSCAPE CHART**

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

Affected Area	Planned Corridor	Minimum Requirements	Petitioner Provided	Staff Recommends
Hwy 21 Street Planting 200 ft.	100' building setback 50' parking setback 53' planting area 33 Class A 50 Class B 20 shrubs & 70% obscuring screen	35' planting area 7 Class A 7 Class B 20 Shrubs	100' building setback 50' parking setback 50' planting area 33 Class A 50 Class B 20 shrubs & 70% obscuring screen 35 Existing trees to remain on site.	Petitioner is requesting a variance to reduce the planting area from 53' to 50' No additional trees will be required in the front planting area considering the existing number of large trees
North Perimeter Planting 146.80 ft.	30' planting area 5 Class A 5 Class B	10' planting area 5 Class A 5 Class B	30' planting area 5 Class A 5 Class B	As petitioner proposes
East Perimeter Planting 425.90 ft.	10' planting area 14 Class A 14 Class B	10' planting area 14 Class A 14 Class B	10' planting area 14 Class A 14 Class B	As petitioner proposes
West Perimeter Planting 440.90 ft.	15' building setback 10' planting area 14 Class A 14 Class B	15' building setback 10' planting area 14 Class A 14 Class B	15' building setback 10' planting area 14 Class A 14 Class B	As petitioner proposes
Parking Planting 22 Spaces Required 48 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 row	Note that the size of the proposed island must be increased to a minimum of 9' in width.

Other Considerations:

Hours of Operation: Mon-Friday 7AM to 6 PM & Saturday 7Am to 4AM Number of Employees: 10 Noise Expected: Moderate