



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: 4/10/06

**CP06-02-030 - Use: Addition to existing Multi-Family Residential Development**

Zoning: C-2 (Highway Commercial) District  
Use Size: 348,480 sq. ft.  
Petitioner: Leroy Cooper  
Owner: The Forest, L.L.C & Salvador Modica  
Location: Parcel located on the east side of Falconer Drive, south of Emerald  
Forest Blvd., S14 & 15, T7S, R11E, Ward 3, District 5  
Council District: 5

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

*Kevin Kratzberg*  
(SIGNATURE)

KEVIN KRATZBERG

20025 5th Ave

Covington, LA 70433

PHONE #: 985-893-5034 (H)



# CONDITIONAL USE PERMIT STAFF REPORT

Date: April 4, 2006  
CASE NO.: CP06-02-030  
Prior Action: Tabled (03/07/06)  
Posted: 03/14/06

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

PETITIONER: Leroy Cooper  
OWNER: The Forest, L.L.C & Salvador Modica  
PROPOSED USE: Addition to existing Multi-Family Residential Development  
PREVIOUS/CURRENT USE: Vacant  
SQ. FT. OF USE: 348,480 sq. ft.  
GROSS AREA LOT SIZE: 8.0 acres  
ZONING CLASSIFICATION: C-2 (Highway Commercial) District  
LOCATION: Parcel located on the east side of Falconer Drive, south of Emerald Forest Blvd. ; S14 & 15, T7S, R11E; Ward 3, District 5

## 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	Undeveloped	C-2 (Highway Commercial) District
South	Residential	C-2 (Highway Commercial) District
East	Undeveloped	A-6 (General Multi Family Residential) District
West	Commercial	C-2 (Highway Commercial) District

Existing development? Yes

Multi occupancy development? No

### STAFF COMMENTS:

Petitioner is requesting a Conditional Use permit for an addition to an existing Multi-Family Residential Development. The site is located on the east side of Falconer Drive, south of Emerald Forest Blvd. A revised plan has been provided reducing the number of one bedroom units from 44 to 34 and the number of two bedroom units from 104 to 72 for a total of 106 new apartment-units. A revised landscape plan has also been submitted, meeting all the requirements. Note that all the landscaping and parking must be completed before occupancy of the apartment complexes.

A traffic study has been provided as required. After further review, the Level of Service at Park Place & Hwy 190 and Emerald Forest & Hwy 190, remains problematic as a result of the growth in the area and the multi family development. At this time no improvements will be required from the developer. The Parish is currently exploring the different possible options to improve these intersection.

### STAFF RECOMMENDATIONS:

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

1. 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.
2. Provide a 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 1/2" 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.
3. If a dumpster is required, provide the location and the required screening.
4. The property owner shall be responsible for the maintenance and the replacement of the required plant materials.
5. During construction, planting or open ground areas surrounding preserved trees shall be wired off with a properly flagged, reinforced & rolled wire mesh.
6. 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.

**APPENDIX A**  
**CASE NO.: CP06-02-030**  
**LANDSCAPE CHART**  
**FOR COMMERCIAL/INDUSTRIAL/INSTITUTIONAL/MULTI-FAMILY USES ONLY**

Affected Area	Minimum Requirements	Petitioner Provided	Staff Recommends
Falconer Drive Street Planting 235.05ft.	35' planting area 8 Class A 8 Class B 23 Shrubs	20' planting area 8 Class A 8 Class B 23 Shrubs	As petitioner proposes
North Perimeter Planting 862.6 ft.	10' planting area 29 Class A 29 Class B	10' planting area 29 Class A 29 Class B	As petitioner proposes
East Perimeter Planting 789.30ft.	10' planting area 26 Class A 26 Class B	10' planting area 26 Class A 26 Class B	As petitioner proposes
South Perimeter Planting 878.44 ft.	10' planting area 29 Class A 29 Class B	10' planting area 29 Class A 29 Class B	As petitioner proposes
Parking Planting  248Spaces Required, 267Spaces Provided	1Class A B in island at the end of each row and every 12 spaces	1Class A in island at the end of each row and every 12 spaces	As petitioner proposes

CP06-02-030

**Leroy Cooper**

### The Forest, L.L.C & Salvador Modica

## Multi-Family

**Vacant**

**348,480 sq. ft.**

**8.0 acres**

### C-2 (Highway Commercial) District

Parcel located on the east side of Falconer Drive, south of Emerald Forest Blvd. ; S14 & 15, T7S, R11E; Ward 3, District 5



CP06-02-030

TOTAL NO. BUILDINGS - 11  
TOTAL NO. UNITS - 108  
TOTAL PARKING - 181 Spaces

