



ST. TAMMANY PARISH
DEPARTMENT OF PLANNING
P. O. Box 628
COVINGTON, LA 70434
PHONE: (504) 899-4529
FAX: (504) 899-0023
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Kym Davis
Parish President

Appeal # 7

To: 898-3003
From: Sanjiv Chauhan

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: March 8, 2007

CP06-06-112 - Use: Hotel

Zoning: C-2 (Highway Commercial) District
Use Size: 37,800 sq. ft.
Petitioner: Sanjiv Chauhan
Owner: Covington Hospitality L.L.C.
Location: Parcel located on the north side of Holiday Blvd., west of US Highway 190, S15, T7S, R11E, Ward 3, District 1

Council District: 1

(TABLED FROM 2/6/07 MEETING)

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

Sanjiv Chauhan 3/8/07
(SIGNATURE) (SANJIV CHAUHAN)
Covington Hospitality
625 N. Highway 190
Covington, LA 70433
PHONE #: 985 249-6485

Please advise us when the appeal meeting will be held.

Thank.





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P. O. Box 628
COVINGTON, LA 70434
PHONE: (985) 898-2529 FAX: (985) 898-3003
e-mail: planning@stpgov.org

Kevin Davis
Parish President

March 8, 2007

Sanjiv Chauhan
625 North Hwy 190
Covington, LA 70433

RE: CP06-06-112 - Hotel

Dear Sanjiv Chauhan:

On March 6, 2007 the Zoning Commission, in regards to the above captioned case, recommended that the requested variance for the Hotel be denied.

Since the variance was denied, you have 10 days from the date of the meeting to file an appeal.

Should you have any questions, please call me at (985) 898-2529.

Sincerely,

A handwritten signature in cursive script that reads "Helen Lambert".

Helen Lambert
Assistant Director

CONDITIONAL USE PERMIT STAFF REPORT

Date: February 23, 2007
CASE NO.: CP06-06-112
Prior Action: Tabled (02/06/07)
Posted: 02/15/07

Meeting Date: March 6, 2007
Determination: Denied

PETITIONER: Sandip Chauhan
OWNER: Covington Hospitality L.L.C.
PROPOSED USE: Hotel
PREVIOUS/CURRENT USE: Vacant
SQ. FT. OF USE: 37,800 sq. ft.
GROSS AREA LOT SIZE: 1.10 acres
ZONING CLASSIFICATION: C-2 (Highway Commercial) District
LOCATION: Parcel located on the north side of Holiday Blvd., west of US Highway 190; S15, T7S, R11E; Ward 3, District 1

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	Commercial
South	Commercial
East	Commercial
West	Multi Family

C-2 (Highway Commercial) District
C-2 (Highway Commercial) District
C-2 (Highway Commercial) District
C-2 (Highway Commercial) District

Existing development? No

Multi occupancy development? No

STAFF COMMENTS:

Petitioner originally requested a Conditional Use permit for a new 4 story Hotel of 71 units and apartments. In order to maintain the proposed number of room but allow a more standard room layout, and to decrease the number of story from 4 to 3, a variance is being requested to reduce the required 10' planting area on each sides to 5'. Staff has no objection to the reduction of the required 10' planting area on the east side or rear of the building, considering that it directly abuts the building of the existing the Super 8 Motel. However, staff feels that the 10' planting area should be provided on the west side of the site, in order to provide sufficient space to provide the required landscaping.

The Engineering Department confirmed that subsurface drainage in the parking lot, and the routing of the drainage down the adjacent property line to the creek will be feasible for the proposed project.

STAFF RECOMMENDATIONS:

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

1. Reduction of the required 10' planting area on the east side of the property to 5' and waiver of the required number of Class A & Class B trees.
2. Provide the required number of trees and the required 10' planting area on the west side of the site.
3. Provide one additional tree in island at the end of the parking row located close to the entrance to the hotel. Note that each island must be at least 9' in width.
4. 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.
5. Provide a revised landscape plan showing the size and location of all existing trees to be preserved and any new plant materials before 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 2½" and the caliper of Class B trees has to be a minimum of 1½" measured at 1½ feet above the ground.
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. During construction, planting or open ground areas surrounding preserved trees shall be wired off with a properly flagged, reinforced & rolled wire mesh.
9. 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.

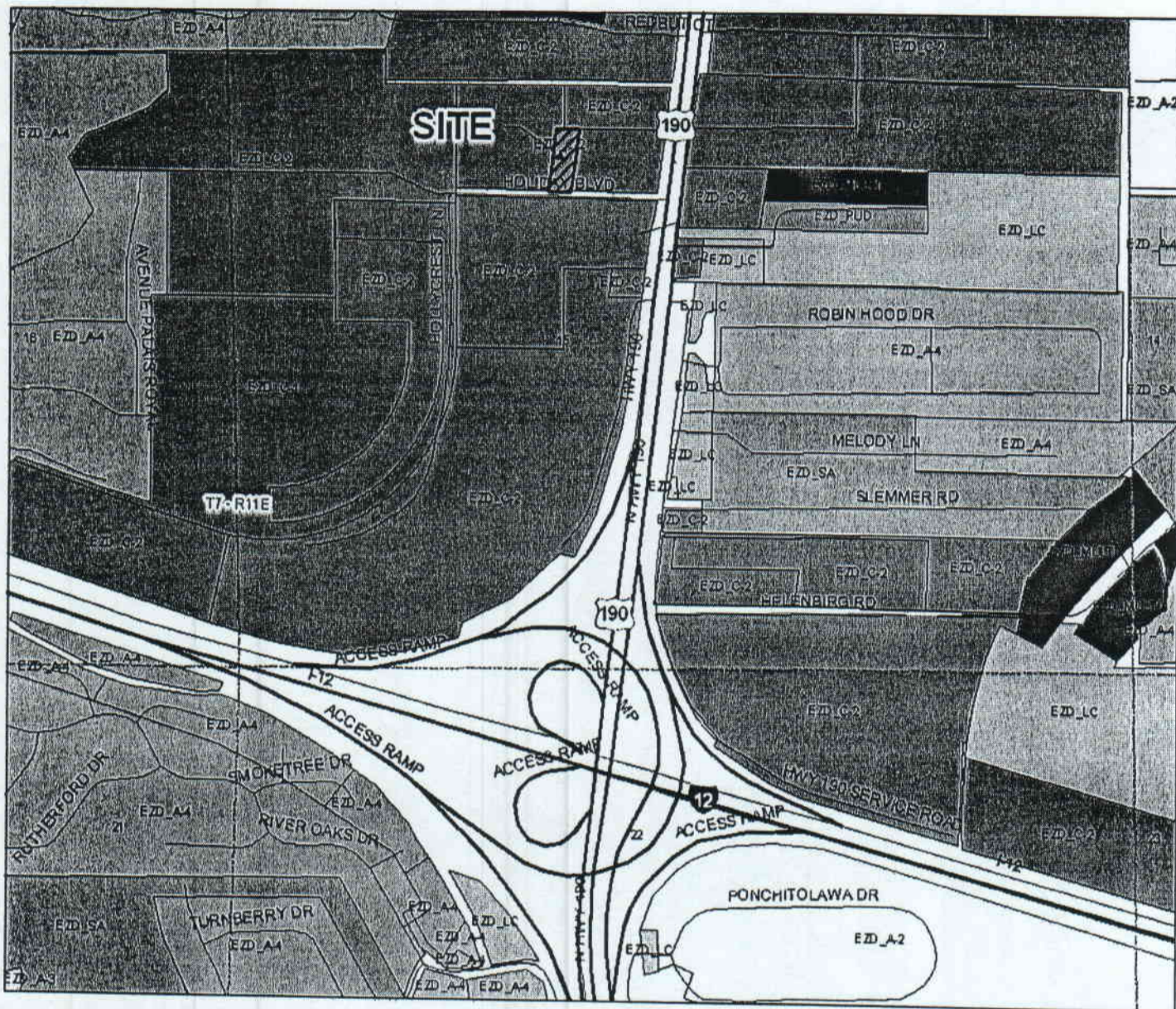
NOTE TO PETITIONER

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.

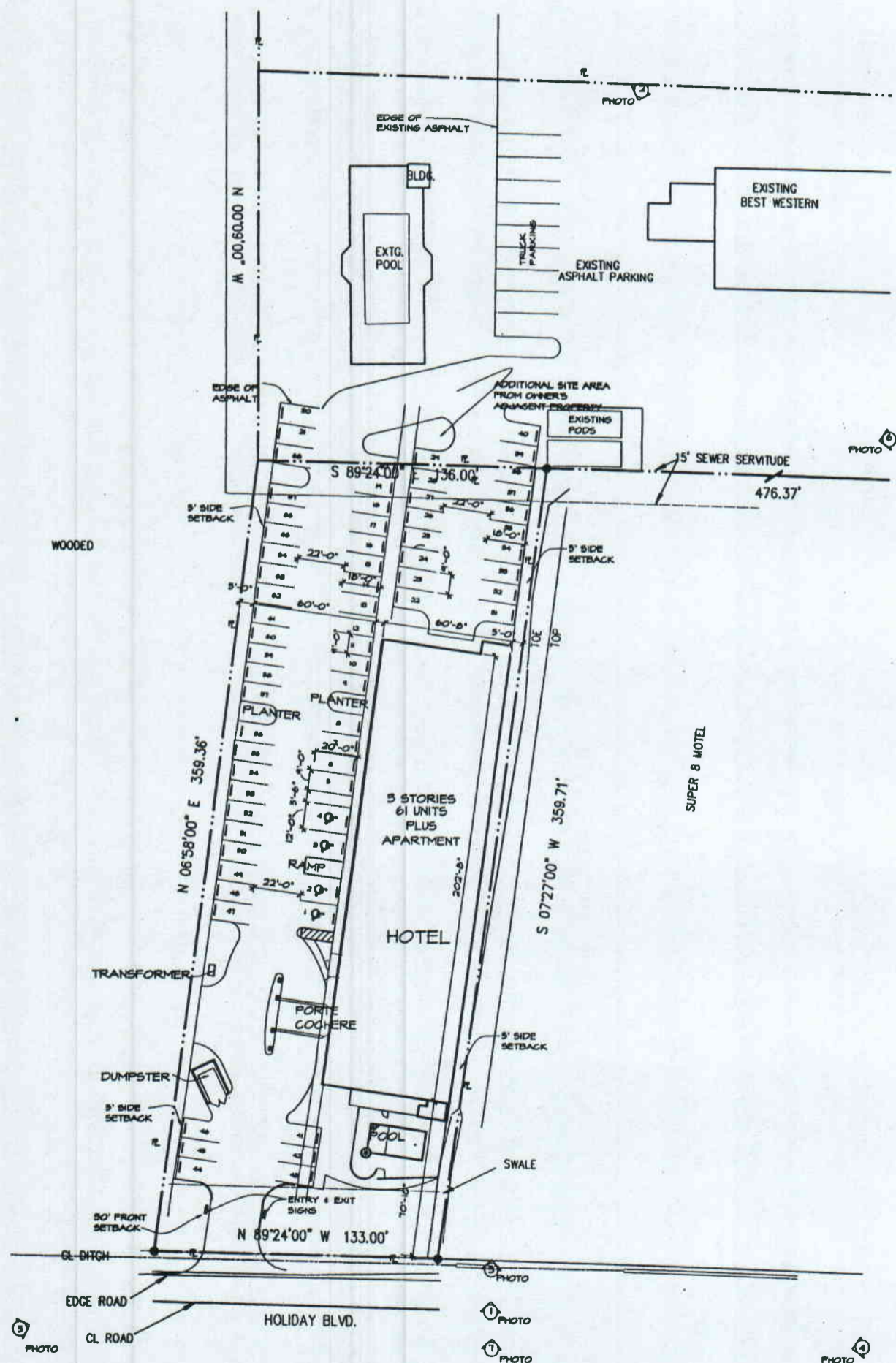
APPENDIX A
CASE NO.: CP06-06-112
LANDSCAPE CHART
FOR COMMERCIAL/INDUSTRIAL/INSTITUTIONAL/MULTI-FAMILY USES ONLY

Affected Area	Minimum Requirements	Petitioner Provided	Staff Recommends
Street Planting Holiday Blvd. 133 ft.	30' planting area 7 Class A 7 Class B 13 Shrubs	30' planting area 3 Class A 2 Class B 17 Shrubs	As petitioner proposes
North Perimeter Planting 133.75 ft.	10' planting area 4 Class A 4 Class B	10' planting area 4 Class A 4 Class B	As petitioner proposes
East Perimeter Planting 402.21 ft.	10' planting area 13 Class A 13 Class B	10' planting area 16 Class A 16 Class B	As petitioner proposes
West Perimeter Planting 586.26 ft.	10' planting area 20 Class A 20 Class B	5' planting area 11 Class A 10 Class B	Provide a 10' planting area and an additional 9 Class A trees & 10 Class B trees
Parking Planting 1 space per unit min 82 Spaces Provided	1 Class A in island at the end of each row and every 12 spaces	1 Class A in island at the end of each row and every 12 spaces	Provide one additional tree in island at the end of the parking row located close to the entrance to the hotel. Note that each island must be at least 9' in width

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CP06-06-012



NORTH | SITE PLAN
1" = 50'-0"
RE.