



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

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: July 3, 2007

(i) CP07-06-097PR - Use: Commercial Building over 20,000 sq. ft.
Zoning: C-2 (Highway Commercial) District
Use Size: 54,200 sq. ft.
Petitioner: Kyle Associates, LLC
Owner: JSB, Hwy 21, LLC
Location: Parcel located on the west side of LA Highway 21, south of Greenbriar Boulevard, S47,
T7S, R11E, Ward 1, District 1
Council District: 1
TABLED FROM 6/5/07 MEETING

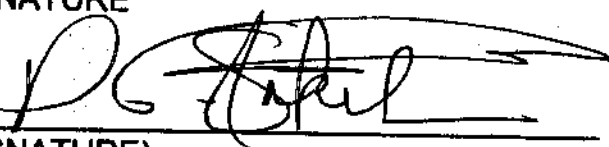
000 SF

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.

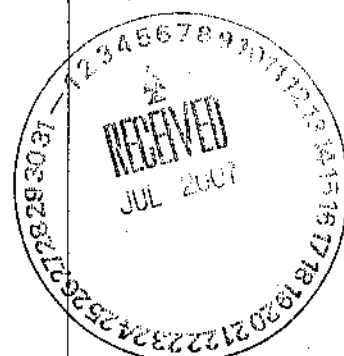
This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.

Sincerely,

PLEASE PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW
SIGNATURE


(SIGNATURE)

P.J. STAKEELUM III
50 CAMELLIA DR.
COVINGTON, LA 70433
PHONE #: 985/237-8460





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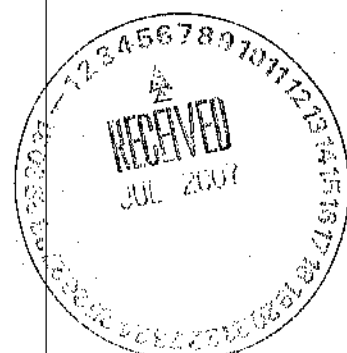

(SIGNATURE)

RICHARD P. WILKE

40 MUSTLER DR

COVINGTON, LA 70433

PHONE #: 985-875-9066



CONDITIONAL USE PERMIT STAFF REPORT

Date: July 3rd, 2007
CASE NO.: CP07-06-097PR
Prior Action: Tabled (06/05/07)
Posted: 06/14/07

Meeting Date: July 3, 2007
Determination: Approved with staff comments

PETITIONER:	Kyle Associates, LLC
OWNER:	JSB, HWY. 21, LLC
PROPOSED USE:	Commercial Building over 20,000 sq. ft.
PREVIOUS/CURRENT USE:	Vacant
SQ. FT. OF USE:	54,200 sq. ft.
GROSS AREA LOT SIZE:	7.62 acres
ZONING CLASSIFICATION:	C-2 (Highway Commercial) District
LOCATION:	Parcel located on the west side of LA Highway 21, south of Greenbriar Boulevard; S47, T7S, R11E; Ward 1, District 1

ACCESS ROAD INFORMATION

Type: State

SITE ASSESSMENT

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

Surrounding Land Use and Zoning:

Direction	Land Use
North	Undeveloped
South	Undeveloped
East	Hwy 21/Retail
West	Institutional

Zoning

C-2 (Highway Commercial) District
C-2 (Highway Commercial) District
Hwy. 21/C-2 (Highway Commercial) District
C-2 (Highway Commercial) District & SA (Suburban Agricultural) District

Existing development? No

Multi occupancy development? Yes

STAFF COMMENTS:

Petitioner is requesting a Conditional Use permit for a Commercial Building over 20,000 sq. ft. The proposed development will consist of approximately 54,200 square feet of commercial uses. The site is located on the west side of LA Highway 21, south of Greenbriar Boulevard. A site plan and landscape plan has been provided as required. However, there are numerous deficiencies that need to be addressed, as listed below. Note that a tree survey must be completed, showing the existing trees to be preserved within the planting buffers before application for land clearing permit.

The applicant is also requesting a waiver to reduce the width of the required street planting area from 73' feet to 50 feet. Staff is in favor of the reduction in the street planting area, considering that the planting area, for most of developments along Hwy 21, does not exceed 50' in width.

A Traffic Impact Analysis has been submitted and reviewed. The Engineering Department has determined that the TIA for this development is in need of several major revisions. Until such time that a satisfactory TIA has been submitted, the Department of Engineering recommends tabling.

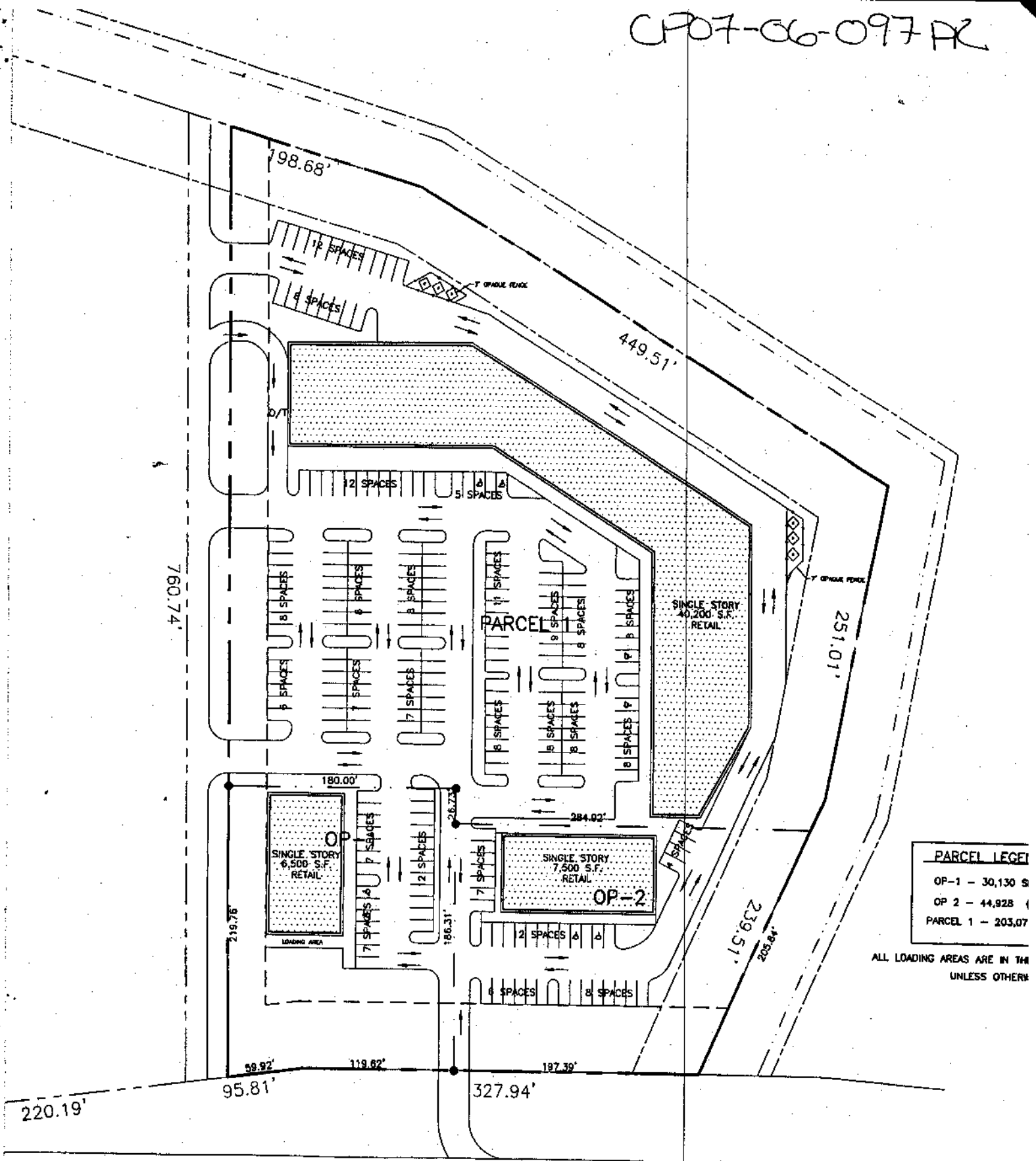
STAFF RECOMMENDATIONS:

The staff recommends tabling this proposal, if the Commission wishes to grant approval it should be 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 a maximum of 15' wide for one-way traffic.
2. Meet all the required traffic improvements (see attached document). Note that traffic requirements must be completed before occupancy can be granted.
3. Reduction of the required front buffer from 73' to 50', along Highway 21.
4. Note that all proposed retention/detention pond must be shown on the landscape plan.
5. Provide the required number of Class A & Class B trees or indicate the presence of existing trees to be preserved within the required planting areas. A total of 67 Class A trees and 100 Class B trees will be required within the Highway 21 Street planting area.
6. Provide 3' Earth berm or 70% sight obscuring screen of living material to screen the parking areas located on the sides and in front of the buildings adjacent to Highway 21.
7. Provide a minimum of 42 shrubs within the Highway 21 street planting area.
8. Hours of operation will be from 6AM until 11PM.
9. Indicate the location and provide more details regarding off-street loading areas.
10. The height of the buildings will not exceed 35'.
11. Indicate the proposed commercial uses on plans.
12. The parking angle of all off-street parking stalls shall be in conformance with the minimum design standards established in Section 4.02 of the Parish Land Use Ordinance.
13. Provide a landscape plan showing the size and location of all existing trees to be preserved and any new plant materials to meet the applicable landscaping requirements. 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 (6") six inches above the root ball.
14. The property owner shall be responsible for the maintenance and the replacement of the required plant materials.
15. During construction, planting or open ground areas surrounding preserved trees shall be wired off with a properly flagged, reinforced & rolled wire mesh.
16. 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.



PARCEL LEGEND	
OP-1	30,130 S
OP-2	44,928 S
PARCEL 1	203,07

ALL LOADING AREAS ARE IN THE UNLESS OTHERWISE NOTED

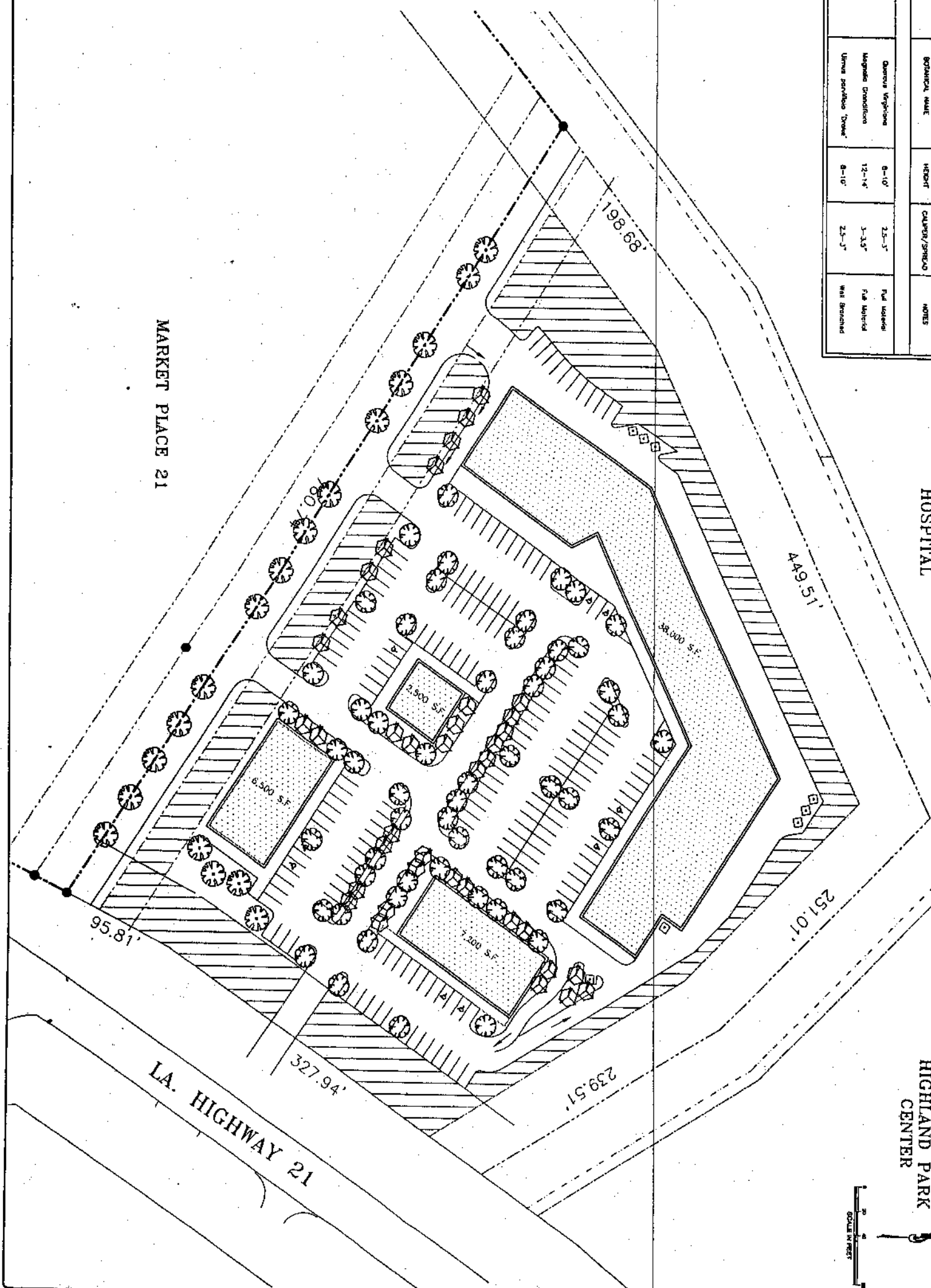
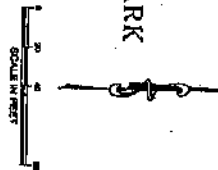
PELICAN LANDING LANDSCAPE QUANTITIES

QUANTITY	DESCRIPTION	BOTANICAL NAME	HEIGHT	CANOPY/SPREAD	NOTES
18	Line Oak	Quercus Virginiana	8-10'	25-3'	Full Matured
55	Southern Magnolia	Magnolia Grandiflora	12-14'	3-3.5'	Full Matured
39	Drum Elm	Ulmus parviflorus 'Drum'	8-10'	25-3'	Well Branched

Number of trees to remain

GREENBRIER
HOSPITAL

HIGHLAND PARK
CENTER



MARKET PLACE 21

LA. HIGHWAY 21

Planning • Civil Engineering • Landscape Architecture

KYLE ASSOCIATES, LLC

4401 Village Lane #2 • Metairie, LA 70001 • 504.787.8272

STAMP:

REVISIONS		
DATE	REMARKS	APPROVED

PELICAN LANDING

PRELIMINARY LANDSCAPE PLAN

SCALE: (24x36)
1" = 40'-0"

DATE: MARCH 2007

DRAWN BY: TM
CHECKED BY: FMK
JOB NO.: 40718

APPENDIX A
CASE NO.: CP07-06-097PR
LANDSCAPE CHART
FOR COMMERCIAL/INDUSTRIAL/INSTITUTIONAL/MULTI-FAMILY USES ONLY

Affected Area	Planned Corridor	Minimum Requirements	Petitioner Provided	Staff Recommends
Hwy. 21 Street Planting 423.75 ft.	100' building setback 50' parking setback 73' planting area 97 Class A 146 Class B 3' Earth berm or 70% living obscuring screen	35' planting area 21 Class A 21 Class B 42 Shrubs	100' building setback 50' parking setback 50' planting area 0 Shrubs Plans indicate that existing trees are to be preserved in planting area	Staff recommends approval for the reduction of the required front planning area to 50' Provide 50' planting area 42 Shrubs 3' Earth berm or 70% living obscuring screen Provide 67 Class A 100 Class B or indicate adequate number of existing trees to be preserved
North Perimeter Planting 490.52 ft.	10' planting area 16 Class A 16 Class B	10' planting area 16 Class A 16 Class B	60'-75' planting area Plans indicate that existing trees are to be preserved in planting area	Provide the required number of Class A & Class B trees or indicate the presence of existing trees to be preserved
South Perimeter Planting 760.94 ft.	10' planting area 25 Class A 25 Class B	10' planting area 25 Class A 25 Class B	30' planting area Plans indicate that existing trees are to be preserved in planting area	Provide the required number of Class A & Class B trees or indicate the presence of existing trees to be preserved
West Perimeter Planting 579.51 ft.	10' planting area 19 Class A 19 Class B	10' planting area 19 Class A 19 Class B	75'-145' planting area Plans indicate that existing trees are to be preserved in planting area	Provide the required number of Class A & Class B trees or indicate the presence of existing trees to be preserved
Parking Planting 135 Spaces Required 194 Spaces Provided 1 space per each 400 sq. ft. of gross floor area	Planting areas shall be a minimum of 10% of the paved area. 1 Class A at the end of each row and every 12 spaces; 4th row divided by planting bed.	1 Class A at the end of each row and every 12 spaces; 4th row divided by planting bed	1 Class A at the end of each row and every 12 spaces	Indicate the directional flow of traffic within the development.