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Kevin Davis
 Parish President

Appeal # 3

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: 12 11 06

CP06-12-208 - Use: Bar

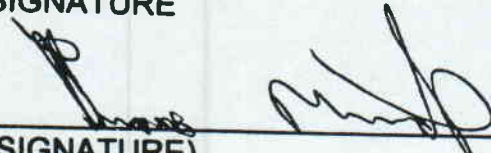
Zoning: C-2 (Highway Commercial) District
 Use Size: 2178 sq. ft.
 Petitioner: Thomas and Patricia Meredith
 Owner: Thomas and Patricia Meredith
 Location: Parcel is located on the west side of Pontchartrain Drive (LA Highway 11) and south of Spartan Drive, S44, T9S, R14E, Ward 9, District 13
 Council District: 13

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)

Thomas MEREDITH
215 TIMBERS DR
SLIDELL LA 70458
 PHONE #: 985-788 6269



CONDITIONAL USE PERMIT STAFF REPORT

Date: November 21, 2006
CASE NO.: CP06-12-208
Posted: November 16, 2006

Meeting Date: December 5, 2006
Determination: Denied

PETITIONER: Thomas and Patricia Meredith
OWNER: Thomas and Patricia Meredith
PROPOSED USE: Bar
PREVIOUS/CURRENT USE: Vacant
SQ. FT. OF USE: 2178 sq. ft.
GROSS AREA LOT SIZE: 12915 sq. ft.
ZONING CLASSIFICATION: C-2 (Highway Commercial) District
LOCATION: Parcel is located on the west side of Pontchartrain Drive (LA Highway 11) and south of Spartan Drive; S44, T9S, R14E; Ward 9, District 13

ACCESS ROAD INFORMATION

Type: State

SITE ASSESSMENT

Road Surface: 2 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS

Surrounding Land Use and Zoning:

<u>Direction</u>	<u>Land Use</u>
North	Undeveloped
South	Residential (Destroyed by Katrina)
East	Commercial
West	Water/Undeveloped

Zoning

SA (Suburban Agriculture) District
SA (Suburban Agriculture) District
C-2 (Highway Commercial) District
SA (Suburban Agricultural) District

Existing development? No

Multi occupancy development? No

STAFF COMMENTS:

Petitioner is requesting a Conditional Use permit for a bar. The site is located on the west side of Pontchartrain Drive (LA Highway 11) and south of Spartan Drive. In addition to the request for a bar, the petitioner is requesting a variance for all required landscaping. Staff has visited the site and agrees with the petitioner that the location is not conducive to landscaping primarily due to the fact that the site is composed of concrete rip-rap and gravel/shells and sand. Furthermore, due to the depth of the site, the petitioner is also requesting a variance to the driveway regulations set forth in the ordinance. Due to the depth and size of the site the provision of driveways in not an option, instead the entire street frontage will be open as is the case with the other developments along this section of U.S. Highway 11.

STAFF RECOMMENDATIONS:

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

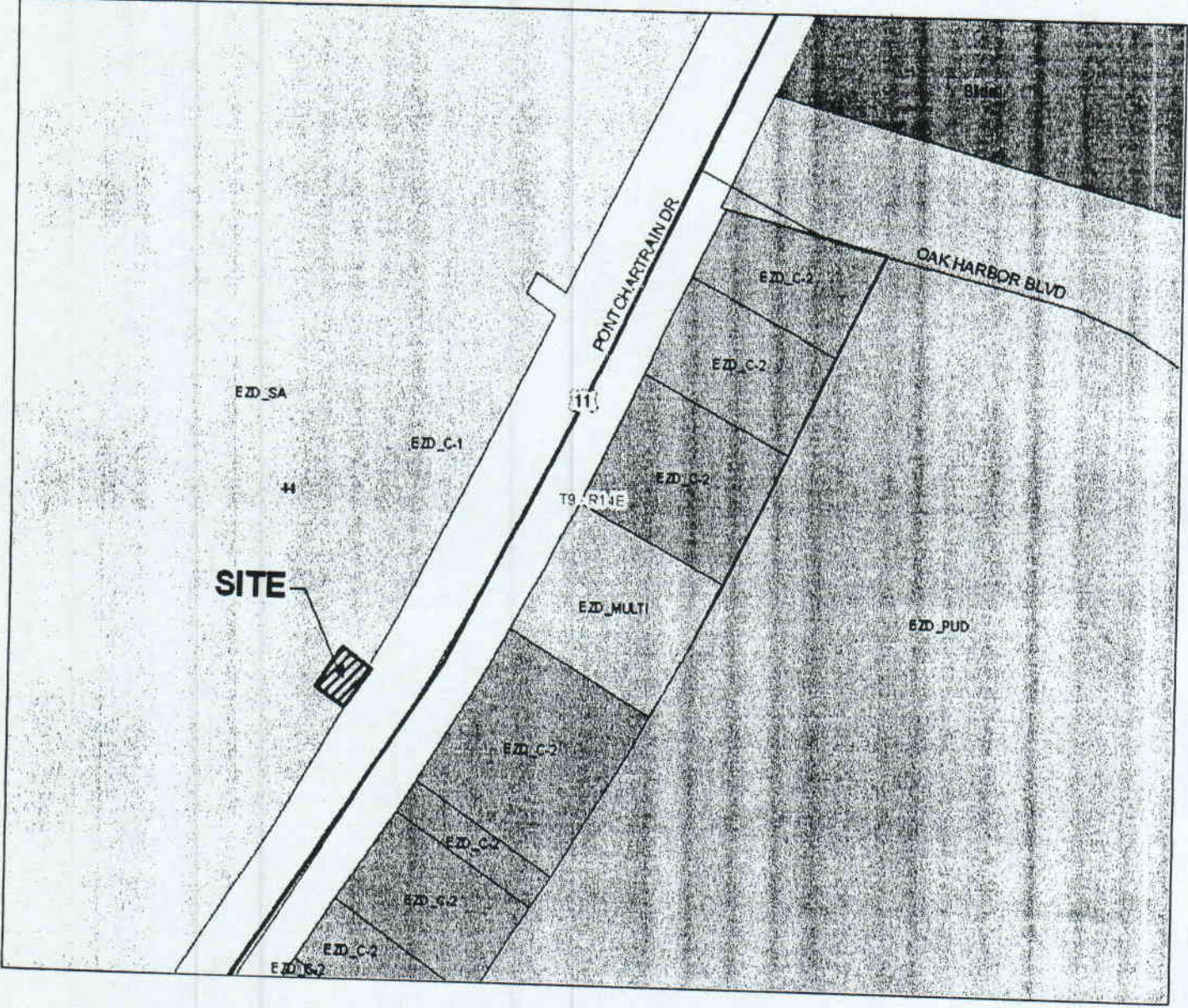
- Hours of operation should conform to established uses in the neighborhood.
- Live entertainment will only be allowed when it does not adversely affect the surrounding neighborhood because of noise or other factors.
- The use of neon signs exposed to the exterior shall be limited to two sign units which are both directly related to the subject facility and are not corporate advertisements for products sold in the facility.
- The premises on which a bar, lounge or nightclub is located and the public rights-of-way within one hundred (100) feet of such facility must be maintained in a clean and orderly manner.
- 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.
- If a dumpster is required, provide the location and the required screening.
- All signage must meet parish requirements.
- It shall be unlawful for the owner, operator, employee or agent of any alcohol beverage establishment, location or outlet licensed in St. Tammany Parish to serve, sell, distribute or dispense any alcoholic beverages by means of a drive-thru window or similar appurtenance, whether adjoining or adjacent to said establishment.
- It shall be unlawful in any zoning district for a person, as owner, tenant, proprietor, landlord, manager, servant, agent, or employee, shall participate in or allow any nude or partially nude dancer, host, hostess, waiter or waitress in commercial or public establishments, whether in the capacity as an employee, entertainer, guest, invitee, patron, or otherwise.

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.

CASE NO.:
PETITIONER:
OWNER:
PROPOSED USE:
PREVIOUS/CURRENT USE:
SQ. FT. OF USE:
GROSS AREA LOT SIZE:
ZONING CLASSIFICATION:
LOCATION:

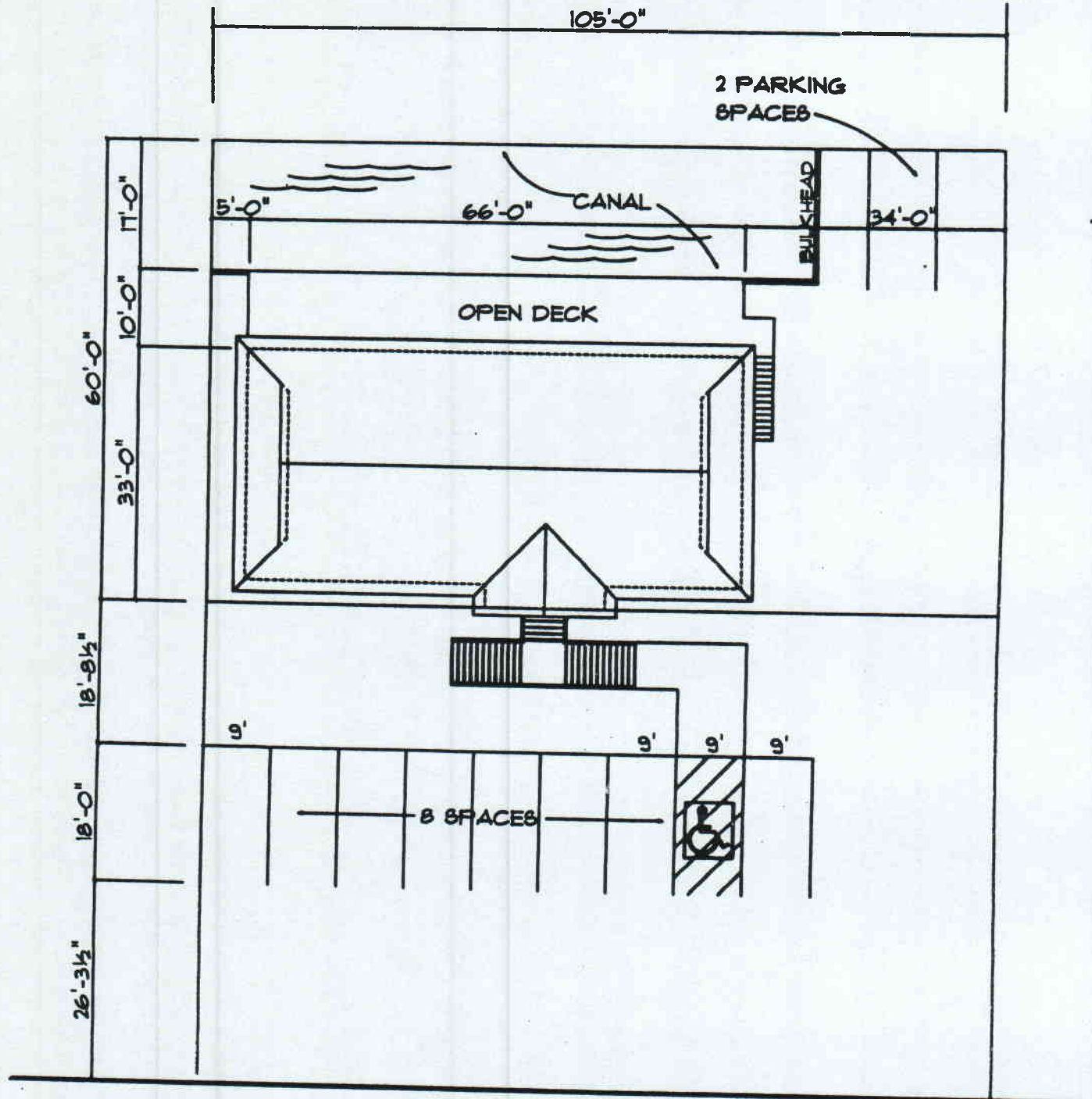
CP06-12-208
Thomas and Patricia Meredith
Thomas and Patricia Meredith
Bar
Vacant
2178 sq. ft.
12915 sq. ft.
C-2 (Highway Commercial) District
Parcel is located on the west side of Pontchartrain Drive (LA Highway 11) and south of Spartan Drive;



NOTE:

THE SETBACKS AND RESTRICTIONS SHOWN ON THIS PLOT PLAN ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED TO US. CLARKE'S RECOMMENDS THAT SETBACKS AND LOT DIMENSIONS BE CONFIRMED BY A PROFESSIONAL LAND SURVEYOR AND, OWNER BEFORE LOCATION OF BUILDING IS ESTABLISHED.

CP06-12-208



U.S. HWY 11



" PLOT PLAN "

BUILDING DESIGNERS

CLARKE'S DESIGN SERVICE
 WWW.CLARKEDESIGN.COM
 PH. (504) 641-0831 (800) 643-8247

PLANS FOR
T'S LOUNGE
 PARCEL LOCATED LOCATED
 SECTION 44, T-9-S, R-14-E,
 ST. TAMMANY PARISH, LA.

SHEET



NOTE: 1.) LOT GRADING TYPE "A"
 2.) ALL DRAINAGE TO STREET
 3.) ELEVATIONS ARE ASSUMED
 4.) SIZE, SHAPE, & LOCATION OF WALKS & DRIVEWAY MAY VARY TO SAVE TREES

DATE: 10-02-06

SCALE = 1" = 20'

CODE	LIV AREA	AREA U.B.	INDEX	DET
CM - 1635	- 2047	- 5173	- X	

CM - 1635 - 2047 - 5173 - X

Request a variance for all required landscaping due to the size and nature of the site. The site is composed of concrete rip-rip covered with a layer of soil and gravel.

Street Planting Area – East Perimeter (Highway 11)

- Required Street Planting = 25 feet deep, Requesting no street planting on site
- Required Street Planting Class A Trees = 4, Requesting 0 Class A Trees
- Required Street Planting Class B Trees = 4, Requesting 0 Class B Trees
- Required Street Planting Shrubs = 11, Requesting 0 Shrubs

Buffer Planting Area – South Perimeter

- Required Buffer Planting Area = 10 feet wide, Requesting no buffer planting area
- Required Buffer Area Class A Trees = 4, Requesting 0 Class A Trees
- Required Buffer Area Class B Trees = 4, Requesting 0 Class B Trees

Buffer Planting Area – North Perimeter

- Required Buffer Planting Area = 10 feet wide, Requesting no buffer planting area
- Required Buffer Area Class A Trees = 4, Requesting 0 Class A Trees
- Required Buffer Area Class B Trees = 4, Requesting 0 Class B Trees

Buffer Planting Area – West Perimeter

- Required Buffer Planting Area = 10 feet wide, Requesting no buffer planting area
- Required Buffer Area Class A Trees = 4, Requesting 0 Class A Trees
- Required Buffer Area Class B Trees = 4, Requesting 0 Class B Trees

Parking Area Landscaping

- Required 4 Parking Islands (1 at each end of each row), Requesting 0 Parking Islands
- Required 4 Class A Trees (1 per island at each end of each row), Requesting 0 Class A Trees

Driveways Through Street Planting Area

- Street Frontage less than 200 feet
- Required 2 One-way or 1 Two-way Driveway, Requesting whole lot frontage open