



DEPARTMENT OF PLANNING
 P. O. Box 828
 COVINGTON, LA 70434
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 FAX: (985) 898-3003
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Kevin Davis
 Parish President

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: 02-08-07



CP07-01-002 - Use: Residential Condominiums

Zoning: C-1 (Neighborhood Commercial) District
 Use Size: 144,000 sq. ft.
 Petitioner: Energy Star Homes
 Owner: Cline 2001 Revocable Trust
 Location: Parcel located on the south side of Holiday Boulevard, west of Hollycrest Lane, east of Avenue Palais Royal, S15, T7S, R11E, Ward 3, 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

(Handwritten Signature)
 (SIGNATURE)

Paul J. Mayronne

P.O. Box 1810

Covington, LA 70436

PHONE #: 985/892-4801

CONDITIONAL USE PERMIT STAFF REPORT

Date: January 26, 2007
CASE NO.: CP07-01-002
Prior Action: Tabled (01/03/07)
Posted:

Meeting Date: February 6, 2007
Determination: Denied

PETITIONER: Energy Star Homes
OWNER: Cline 2001 Revocable Trust
PROPOSED USE: Residential Condominiums
PREVIOUS/CURRENT USE: Vacant
SQ. FT. OF USE: 144,000 sq. ft.
GROSS AREA LOT SIZE: 3.306 acres
ZONING CLASSIFICATION: C-1 (Neighborhood Commercial) District
LOCATION: Parcel located on the south side of Holiday Boulevard, west of Hollycrest Lane, east of Avenue Palais Royal; S15, T7S, R11E; Ward 3, District 1

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish Road Surface: 4-lane concrete Condition: Good

LAND USE CONSIDERATIONS

Surrounding Land Use and Zoning:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Commercial	C-2 (Highway Commercial) District
South	Undeveloped	C-2 (Highway Commercial) District
East	Commercial	C-2 (Highway Commercial) District
West	Undeveloped	C-2 (Highway Commercial) District

Existing development? No

Multi occupancy development? Yes

STAFF COMMENTS:

Petitioner is requesting a Conditional Use permit for Residential Condominiums. The site is located on the south side of Holiday Boulevard, west of Hollycrest Lane, east of Avenue Palais Royal. The proposed development consists of 34 detached residential condominiums. Access to the site is provided by a single 25 ft. wide driveway through the site. The drive connects to an unnamed right-of-way which runs south off Holiday Boulevard. A revised site plan has also been received, however the most recent plan is missing some key components.

Note that a zoning change request has been submitted to rezone the property to C-2 (Highway Commercial) District (ZC07-01-005).

STAFF RECOMMENDATIONS:

The staff recommends tabling this proposal as more information is required, if the Commission would like to grant approval it should be subject to all applicable regulations and the following conditions:

1. Approval of rezoning to C-2.
2. Provide additional 11 Class A trees, 11 Class B trees and 23 shrubs in street planting area.
3. Provide additional 21 Class A trees and 21 Class B trees in northern perimeter buffer planting area.
4. Provide additional 21 Class A trees and 21 Class B trees in southern perimeter buffer planting area.
5. Provide additional 8 Class A trees and 8 Class B trees in western perimeter buffer planting area.
6. Provide plan showing typical layout of driveway and condominium.
7. 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.
8. 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 at 1½ feet above the ground.
9. If a dumpster is required, provide the location and the required screening.
10. The property owner shall be responsible for the maintenance and the replacement of the required plant materials.
11. During construction, planting or open ground areas surrounding preserved trees shall be wired off with a properly flagged, reinforced & rolled wire mesh.
12. 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

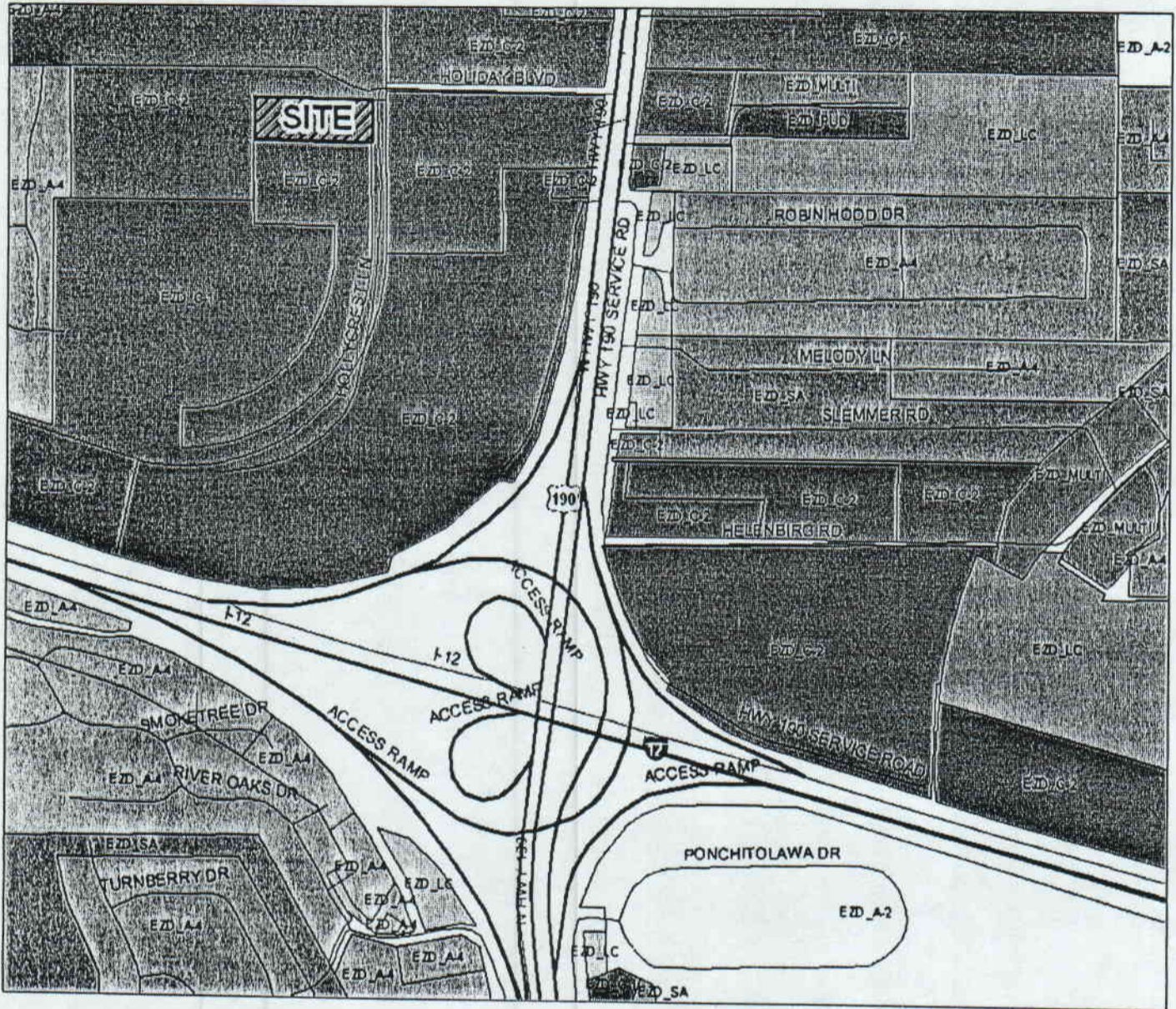
There is a 10 day appeals period following the Zoning Commission decision. If the request is approved, permits will not be issued until this 10 day period has elapsed. The petitioner shall have one year to obtain the appropriate building permits or occupy the site from the date of approval of the St. Tammany Parish Zoning Commission, unless otherwise stipulated by the St. Tammany Parish Zoning Commission.

APPENDIX A
CASE NO.: CP07-01-002
LANDSCAPE CHART

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

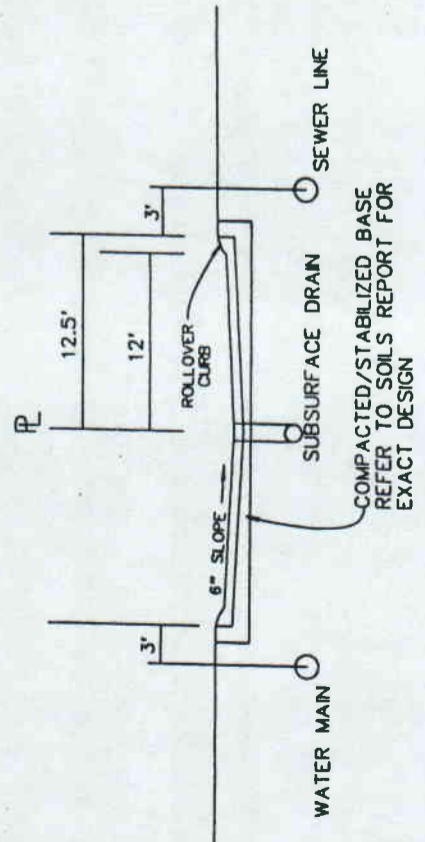
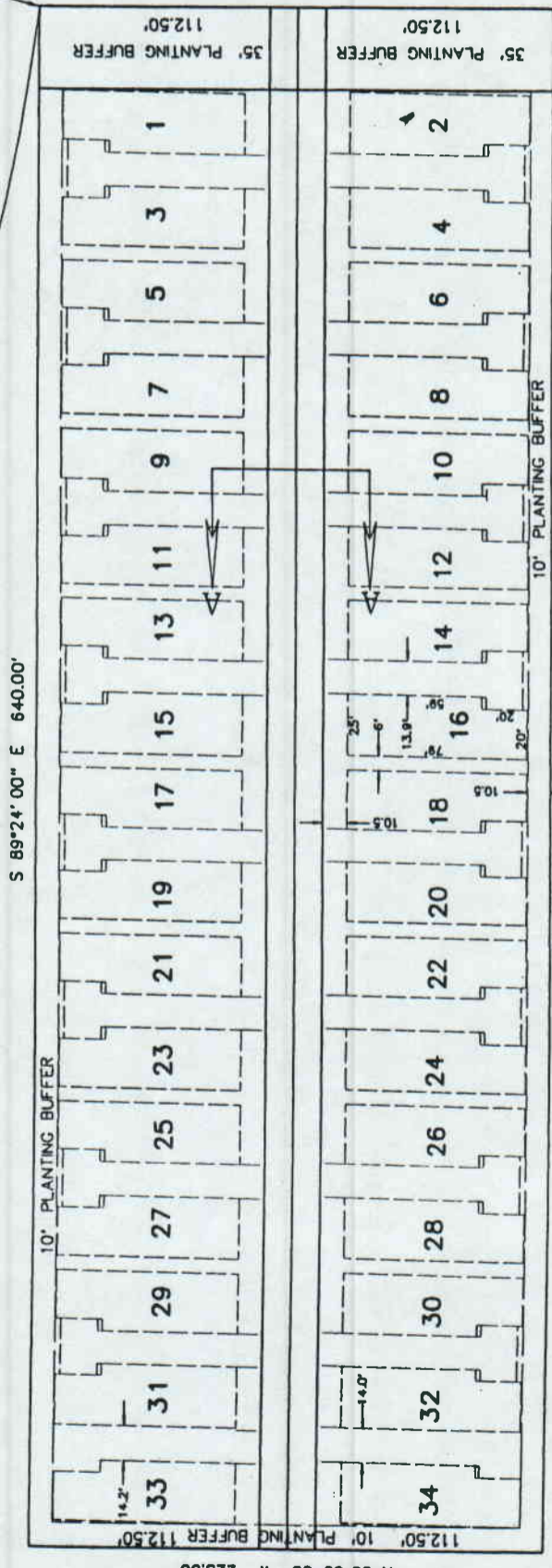
Affected Area	Minimum Requirements	Petitioner Provided	Staff Recommends
225' Street Planting (Eastern Perimeter - Unnamed ROW)	35' planting area 11 Class A 11 Class B 23 Shrubs	35' planting area No Class A No Class B No Shrubs	Provide additional 11 Class A trees, 11 Class B trees, & 23 Shrubs
640' Buffer Planting (Northern Perimeter)	10' planting area 21 Class A 21 Class B	10' planting area No Class A No Class B	Provide additional 21 Class A trees & 21 Class B trees
225' Buffer Planting (Western Perimeter)	10' planting area 8 Class A 8 Class B	10' planting area No Class A No Class B	Provide additional 8 Class A trees & 8 Class B trees
640' Buffer Planting (Southern Perimeter)	10' planting area 21 Class A 21 Class B	10' planting area No Class A No Class B	Provide additional 21 Class A trees & 21 Class B trees

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HOLIDAY BLVD.

THIS POINT IS DESCRIBED AS BEING
 S 89° 59' E-1362.7' S 00° 10' W-2056.5'
 S 00° 09' E-678.2' N 89° 24' W-80.0'
 FROM THE SECTION CORNER COMMON TO
 SECTIONS 9, 10, 15, & 16, T-7-S, R-11-E,
 ST. TAMMANY PARISH, LOUISIANA.



SITE PLAN

HOLIDAY GARDENS
 SECTION 15, T-7-S, R-11-E,
 ST. TAMMANY PARISH, LA.

KELLY J. MCHUGH & ASSOC., INC
 CIVIL ENGINEERS & LAND SURVEYORS
 845 GALVEZ ST., MANDEVILLE, LA. 70401
 626-5611

SCALE:	1" = 60'	DATE:	11-07-06
DRAWN:	DRJ	JOB NO.:	
REVISED:	01-17-07		

DRIVEWAY SECTION A-A