



ST. TAMMANY PARISH
DEPARTMENT OF PLANNING
P. O. BOX 628
COVINGTON, LA 70434
PHONE (985) 890-2529
FAX: (985) 898-3003
e-mail: planning@stpgov.org

Appeal 3 + 4
Kevin Davis
Parish Presiden:

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: 4/10/07

Appeal 3

ZC07-01-006
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: C-1 (Neighborhood Commercial) District
Acres: 11.56 acres
Petitioner: Leroy Cooper
Owner: Aphelion Holdings, LLC/John Yermelos
Location: Parcel located on the east side of LA Highway 1077, south of U.S. Highway 190, north of Joiner-Wymer Road, S27 & 28, T6S, R10E, War 1, District 1
Council District: 1

Appeal 4

CP08-12-224 - Use: Mini Storage
Zoning: SA (Suburban Agricultural) District
Use Size: 246,985 sq. ft.
Petitioner: Leroy Cooper
Owner: Aphelion Holdings, LLC/John Yermelos
Location: Parcel is located on the east side of LA Highway 1077, south of U.S. Highway 190, north of Joiner-Wymer Road, S27 & 28, T6S, R10E, War 1, 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(s) 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.

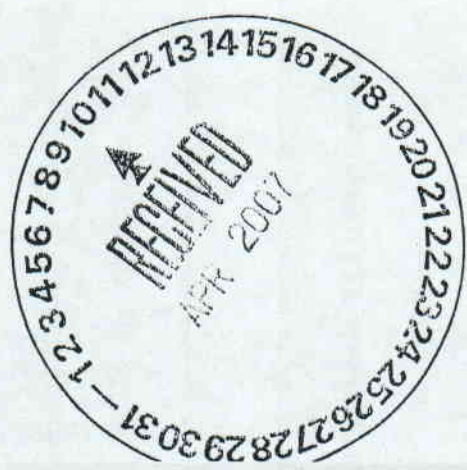
Sincerely,

PLEASE PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW

SIGNATURE

(SIGNATURE)

VINCENT F. WYNNE, JR.
417 N. HEARD STREET
COVINGTON, LA. 70433
PHONE #: 985 898-0504



ZONING STAFF REPORT

Date: March 23, 2007
Case No.: ZC07-01-006
Prior Action: Tabled (02/06/07)
Posted: 03/14/07

Meeting Date: April 3, 2007
Determination: Denied

GENERAL INFORMATION

PETITIONER: Leroy Cooper
OWNER: Aphelion Holdings, LLC/John Yemelos
REQUESTED CHANGE: From SA (Suburban Agricultural) District to C-1 (Neighborhood Commercial) District
LOCATION: Parcel located on the east side of LA Highway 1077, south of U.S. Highway 190, north of Joiner-Wymer Road; S27 & 28, T6S, R10E; Ward 1, District 1
SIZE: 11.56 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State Road Surface: 2 lane asphalt Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	SA (Suburban Agricultural) District
South	Residential	SA (Suburban Agricultural) District
East	Residential	SA (Suburban Agricultural) District
West	Residential	R (Rural) District

EXISTING LAND USE:

Existing development? No Multi occupancy development? Yes

COMPREHENSIVE PLAN:

Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, *e.g.*) uses, as well as the supporting infrastructure and public services they will require (*See "Small Area Plans," below*). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

Single Family Residential – Conservation - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

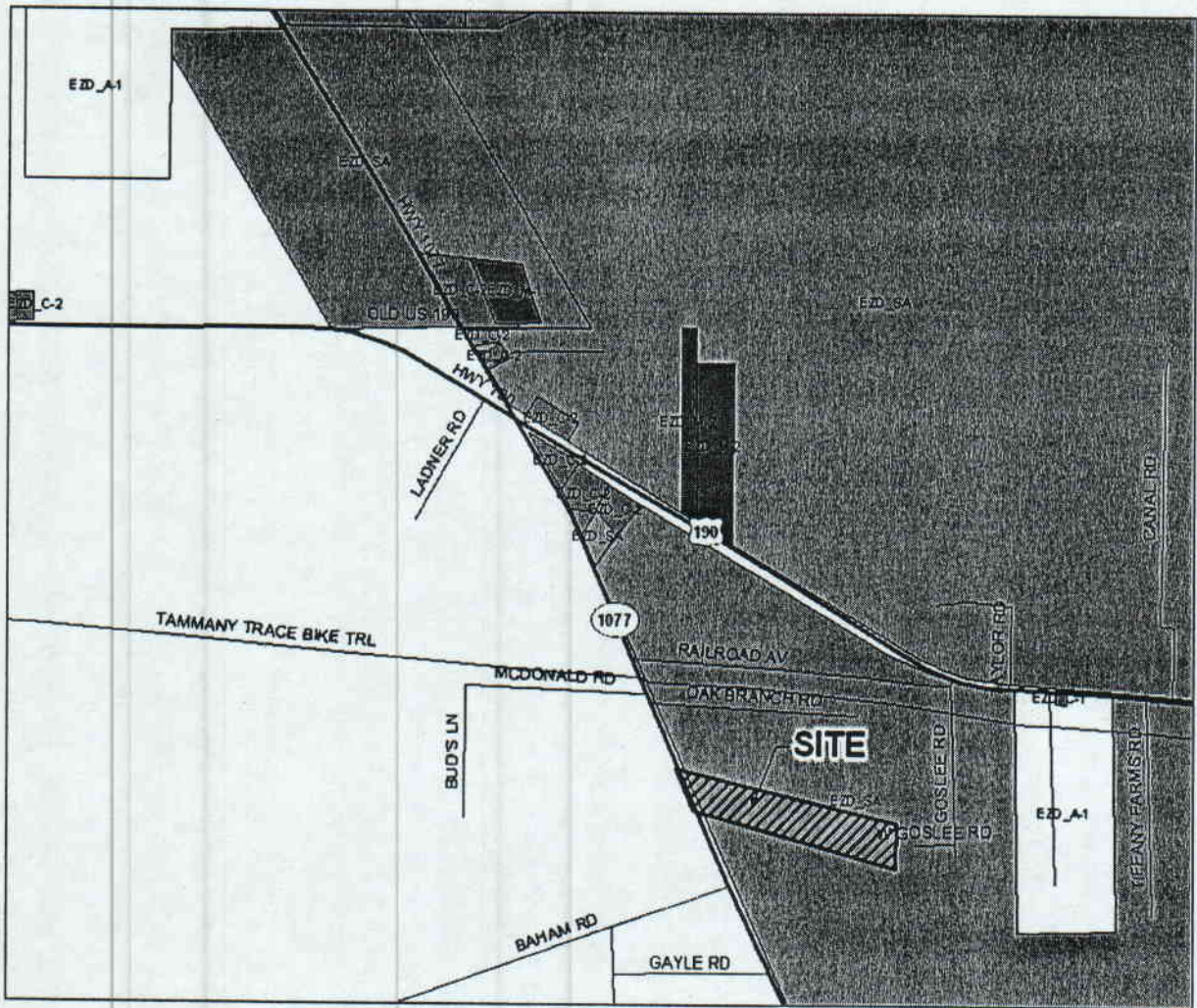
STAFF COMMENTS:

The petitioner is requesting to change the zoning from SA (Suburban Agricultural) District to C-1 (Neighborhood Commercial) District. The site is located on the east side of LA Highway 1077, south of U.S. Highway 190, north of Joiner-Wymer Road. The requested zoning change does not meet the 2025 future land use plan, which designates the area to remain residential in use. The site is currently surrounded by rural single family residences on large parcels of land. Note that a conditional use permit application (CP06-12-224) has been submitted for a new mini storage on the site.

STAFF RECOMMENDATION:

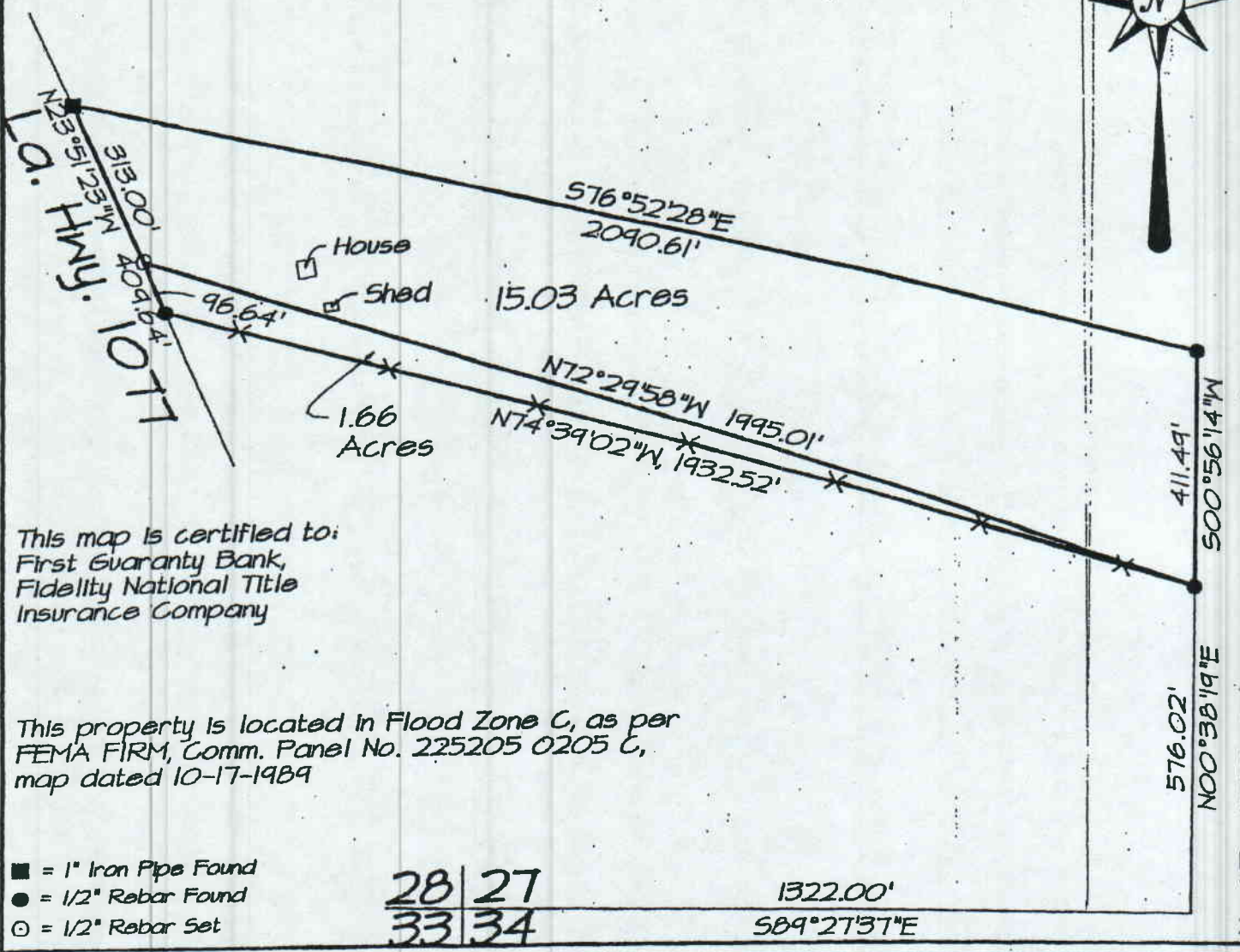
The staff recommends that the request for a C-1 (Neighborhood Commercial) District designation be denied.

CASE NO.: ZC07-01-006
PETITIONER: Leroy Cooper
OWNER: Aphelion Holdings, LLC/John Yemelos
REQUESTED CHANGE: From SA (Suburban Agricultural) District to C-1 (Neighborhood Commercial) District
LOCATION: Parcel located on the east side of LA Highway 1077, south of U.S. Highway 190, north of Joiner-Wymer Road; S27 & 28, T6S, R10E; Ward 1, District 1
SIZE: 11.56 acres



SERVICES WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE MINIMUM STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46: LXI.



This map is certified to:
 First Guaranty Bank,
 Fidelity National Title
 Insurance Company

This property is located in Flood Zone C, as per
 FEMA FIRM, Comm. Panel No. 225205 0205 C,
 map dated 10-17-1989

- = 1" Iron Pipe Found
- = 1/2" Rebar Found
- ⊙ = 1/2" Rebar Set

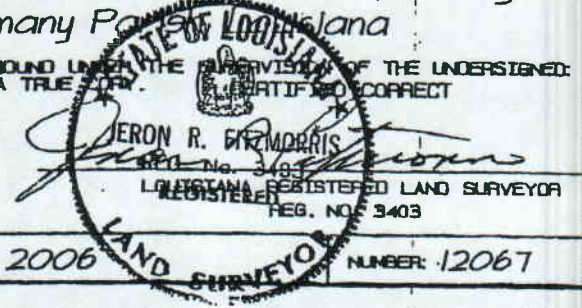
28	27	1322.00'
33	34	589°27'37"E

MAP PREPARED FOR **Aphellon Holdings, LLC**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Sections 27 & 28 Township 6 South, Range 10 East, St. Tammany Parish, Louisiana

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED. SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

LAND SURVEYING Inc.
 COVINGTON, LOUISIANA



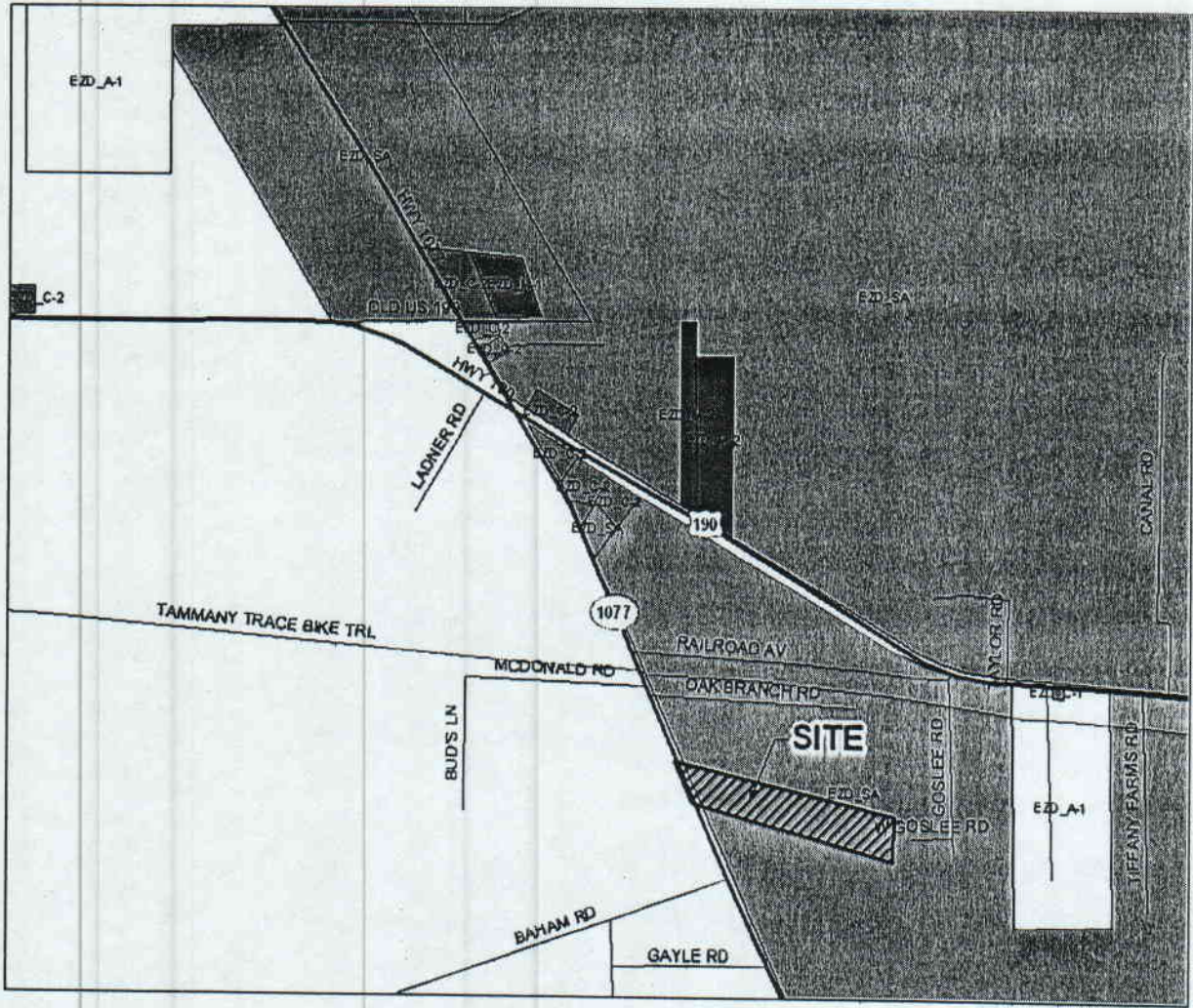
SCALE: 1" = 300'

DATE: August 25, 2006

NUMBER: 12067

2007-01-006

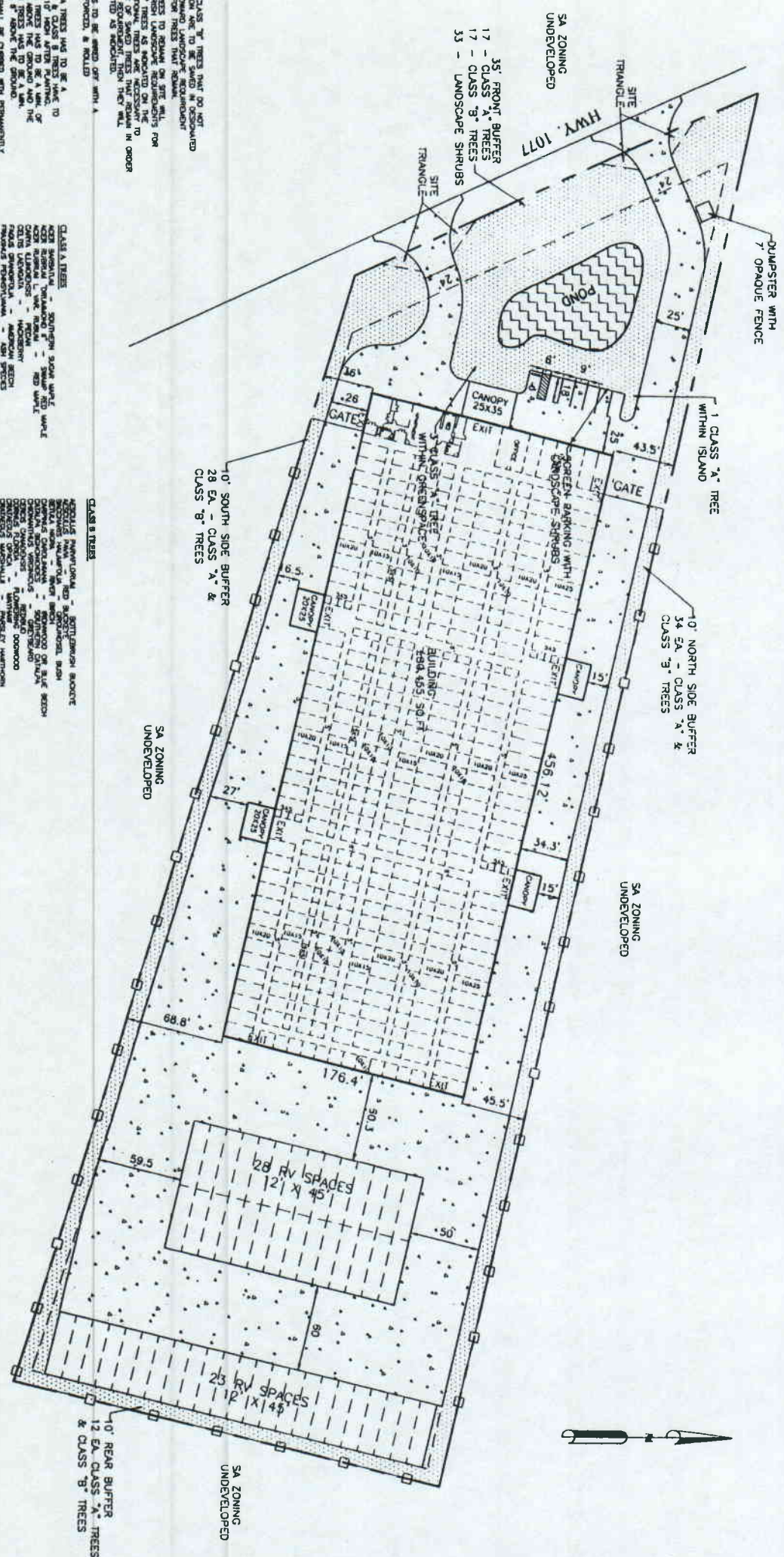
CASE NO.: CP06-12-224
PETITIONER: Leroy Cooper
OWNER: Aphelion Holdings, LLC/John Yemelos
PROPOSED USE: Mini Storage
PREVIOUS/CURRENT USE: Vacant
SQ. FT. OF USE: 246,985 sq. ft.
GROSS AREA LOT SIZE: 11.56 acres
ZONING CLASSIFICATION: SA (Suburban Agricultural) District
LOCATION: Parcel is located on the east side of LA Highway 1077, south of U.S. Highway 190, north of Joiner-Wymer Road; S27 & 28, T6S, R10E; Ward 1, District



CP 06-12-224

NOTE:

PLANTING CLASS "A" AND CLASS "B" TREES THAT DO NOT SURVIVE IN CONSTRUCTION ARE TO BE REPLACED IN DEVELOPED AREAS OR TO BE REPLACED IN UNDEVELOPED AREAS. THE OWNER SHALL BE RESPONSIBLE FOR THE PROVISION OF TREES TO REPLACE TREES THAT DO NOT SURVIVE. TREES TO BE REPLACED SHALL BE OF THE SAME SPECIES AND CLASS AS THE TREES THAT DO NOT SURVIVE. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROVISION OF THE LAYOUT AND SPECIFICATIONS FOR THE REPLACEMENT TREES. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROVISION OF THE LAYOUT AND SPECIFICATIONS FOR THE REPLACEMENT TREES. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROVISION OF THE LAYOUT AND SPECIFICATIONS FOR THE REPLACEMENT TREES.



CLASS A TREES

ACER FRAXINOSA	SOUTHERN SILVER WARE	WALNUT
AMALGAMUM	DOGWOOD	RED WALNUT
ASplenium	DOGWOOD	RED WALNUT
BASSWOOD	DOGWOOD	RED WALNUT
BELLECANTON	DOGWOOD	RED WALNUT
BURMANSIA	DOGWOOD	RED WALNUT
CELANIA	DOGWOOD	RED WALNUT
CELANIA	DOGWOOD	RED WALNUT
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CELANIA	DOGWOOD	RED WALNUT

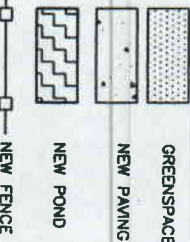
CLASS B TREES

ACER FRAXINOSA	DOGWOOD	RED WALNUT
AMALGAMUM	DOGWOOD	RED WALNUT
ASplenium	DOGWOOD	RED WALNUT
BASSWOOD	DOGWOOD	RED WALNUT
BELLECANTON	DOGWOOD	RED WALNUT
BURMANSIA	DOGWOOD	RED WALNUT
CELANIA	DOGWOOD	RED WALNUT
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CELANIA	DOGWOOD	RED WALNUT
CELANIA	DOGWOOD	RED WALNUT

NATIVE SHRUBS

ANEMONE	DOGWOOD	RED WALNUT
AMALGAMUM	DOGWOOD	RED WALNUT
ASplenium	DOGWOOD	RED WALNUT
BASSWOOD	DOGWOOD	RED WALNUT
BELLECANTON	DOGWOOD	RED WALNUT
BURMANSIA	DOGWOOD	RED WALNUT
CELANIA	DOGWOOD	RED WALNUT
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CELANIA	DOGWOOD	RED WALNUT
CELANIA	DOGWOOD	RED WALNUT

LEGEND:



CONDITIONAL USE PLAN

SCALE: 1" = 80'

06-073
C-1
11-03-06

OMNI MINI STORAGE - HWY. 1077
SECTION 27 & 28, TOWNSHIP 6 SOUTH, RANGE 10 EAST
ST. TAMMANY PARISH, LOUISIANA

CEI COOPER ENGINEERING, INC.
Civil Engineering Planning Environmental
P.O. Box 1870 Covington, Louisiana 70434 (985) 845-8155

APPENDIX A
CASE NO.: CP06-12-224
LANDSCAPE CHART
FOR COMMERCIAL/INDUSTRIAL/INSTITUTIONAL/MULTI-FAMILY USES ONLY

Affected Area	Minimum Requirements	Petitioner Provided	Staff Recommends
Street Planting 313 ft.	35' planting area 16 Class A 16 Class B 31 Shrubs	35' planting area 17 Class A 17 Class B 33 Shrubs	As petitioner proposes
North Perimeter Planting 986.11 ft.	10' planting area 33 Class A 33 Class B	10' planting area 33 Class A 33 Class B	As petitioner proposes
East Perimeter Planting 313 ft.	10' planting area 12 Class A 12 Class B	10' planting area 12 Class A 12 Class B	As petitioner proposes
South Perimeter Planting 799.45 ft.	10' planting area 27 Class A 27 Class B	10' planting area 28 Class A 28 Class B	As petitioner proposes
Parking Planting 6 Spaces Required, 7 Spaces Provided	1 Class A in island at the end of each row	None	Provide 1 Class A tree in island at the end of each row.

CONDITIONAL USE PERMIT STAFF REPORT

Date: March 23, 2007
CASE NO.: CP06-12-224
Prior Action: Tabled (02/06/07)
Posted: 03/14/07

Meeting Date: April 3, 2007
Determination: Denied

PETITIONER: Leroy Cooper
OWNER: Aphelion Holdings, LLC/John Yemelos
PROPOSED USE: Mini Storage
PREVIOUS/CURRENT USE: Vacant
SQ. FT. OF USE: 246,985 sq. ft.
GROSS AREA LOT SIZE: 11.56 acres
ZONING CLASSIFICATION: SA (Suburban Agricultural) District
LOCATION: Parcel is located on the east side of LA Highway 1077, south of U.S. Highway 190, north of Joiner-Wymer Road; S27 & 28, T6S, R10E; Ward 1, District 1

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

Surrounding Land Use and Zoning:

Direction

North

South

East

West

Land Use

Residential

Residential

Undeveloped

Undeveloped

Zoning

SA (Suburban Agriculture) District

SA (Suburban Agriculture) District

SA (Suburban Agriculture) District

State Highway

Existing development? No

Multi occupancy development? Yes

STAFF COMMENTS:

Petitioner is requesting a Conditional Use permit for a Mini Storage of 434 units. The site is located on the east side of LA Highway 1077, south of U.S. Highway 190, north of Joiner-Wymer Road. A site and landscape plan has been provided as required. Note that a tree survey must be provided before application for the landclearing permit. A request to change the zoning of the property to C-2 (Highway Commercial) District (ZC07-01-001) has also been submitted for further review and approval.

Trip generation calculation have been provided as required. It has been determined that the proposed use will not have a significant impact on the traffic in the surrounding area. However, staff feels that only one access to the site should be sufficient for the proposed mini storage.

STAFF RECOMMENDATIONS:

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

1. Approval of the requested zoning change to C-1.
2. Reduce the proposed number of driveway to one driveway only.
3. 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.
4. Provide a revised 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 2½" and the caliper of Class B trees has to be a minimum of 1½" measured at 1½ feet above the ground.
5. If a dumpster is required, provide the location and the required screening.
6. The property owner shall be responsible for the maintenance and the replacement of the required plant materials.
7. During construction, planting or open ground areas surrounding preserved trees shall be wired off with a properly flagged, reinforced & rolled wire mesh.
8. 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.