



F. O. BOX 528
 COVINGTON, LA 70434
 PHONE: (985) 898-2529
 FAX: (985) 898-3003
 e-mail: planning@stpgov.org

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: *September 4, 2004*
 CP07-08-134 - Use: *Day Care Facility*
 Zoning: R (Rural) District
 Use Size: 4,064 sq. ft.
 Petitioner: Leroy J. Cooper
 Owner: Merle Noullet
 Location: Parcel located on the north side of Brewster Road, west of LA Highway 1077, east of Acadian Oak Drive, S10, T7S, R10E, Ward 1, District 1
 Council District: 1

TABLED FROM 8/7/07 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.

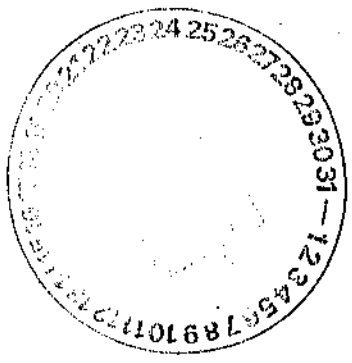
Sincerely,

PLEASE PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW

SIGNATURE

[Handwritten Signature]

Rykert O. Toledano, Jr. on behalf of Petitioner/owners
70439 Courtano DR.
Covington, LA 70433
 PHONE #: (985) 893-9962



CONDITIONAL USE PERMIT STAFF REPORT

Date: August 24, 2007
CASE NO.: CP07-08-134
Prior Action: Tabled (08/07/07)
Posted: August 17, 2007

Meeting Date: September 4, 2007
Determination: Denied

PETITIONER: Leroy J. Cooper
OWNER: Merle Noullet
PROPOSED USE: Day Care Facility
PREVIOUS/CURRENT USE: Residence
SQ. FT. OF USE: 4,064 sq. ft.
GROSS AREA LOT SIZE: 5.14 acres
ZONING CLASSIFICATION: R (Rural) District
LOCATION: Parcel located on the north side of Brewster Road, west of LA Highway 1077, east of Acadian Oak Drive; S10, T7S, R10E; Ward 1, District 1

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2-lane asphalt

Condition: Fair

LAND USE CONSIDERATIONS

Surrounding Land Use and Zoning:

Direction	Land Use	Zoning
North	Residential	A-2 (Suburban) District
South	Residential	PUD (Planned Unit Development) District
East	Residential	R (Rural) District
West	Residential	A-2 (Suburban) District

Existing development? Yes

Multi occupancy development? No

STAFF COMMENTS:

Petitioner is requesting a Conditional Use permit for a Day Care Facility, on the north side of Brewster Road, west of LA Highway 1077, east of Acadian Oak Drive. The facility will be operated from 6:30AM until 6PM with a maximum of 4 employees per shift. A revised site and landscaping plan has been provided, meeting all the requirements. The plan also indicates that only a portion of the site (max of 3 acres) will be use for the daycare.

A Traffic Impact Analysis has been provided and reviewed by the Engineering Department. The report shows that once already planned improvements are in place at the intersections of Highway 1077 at Brewster Road and Highway 1077 at Interstate 12, all affected intersections will operate at acceptable levels of service. The TIA report is in need of some minor revisions however, it is not expected that these revisions will change the results.

STAFF RECOMMENDATIONS:

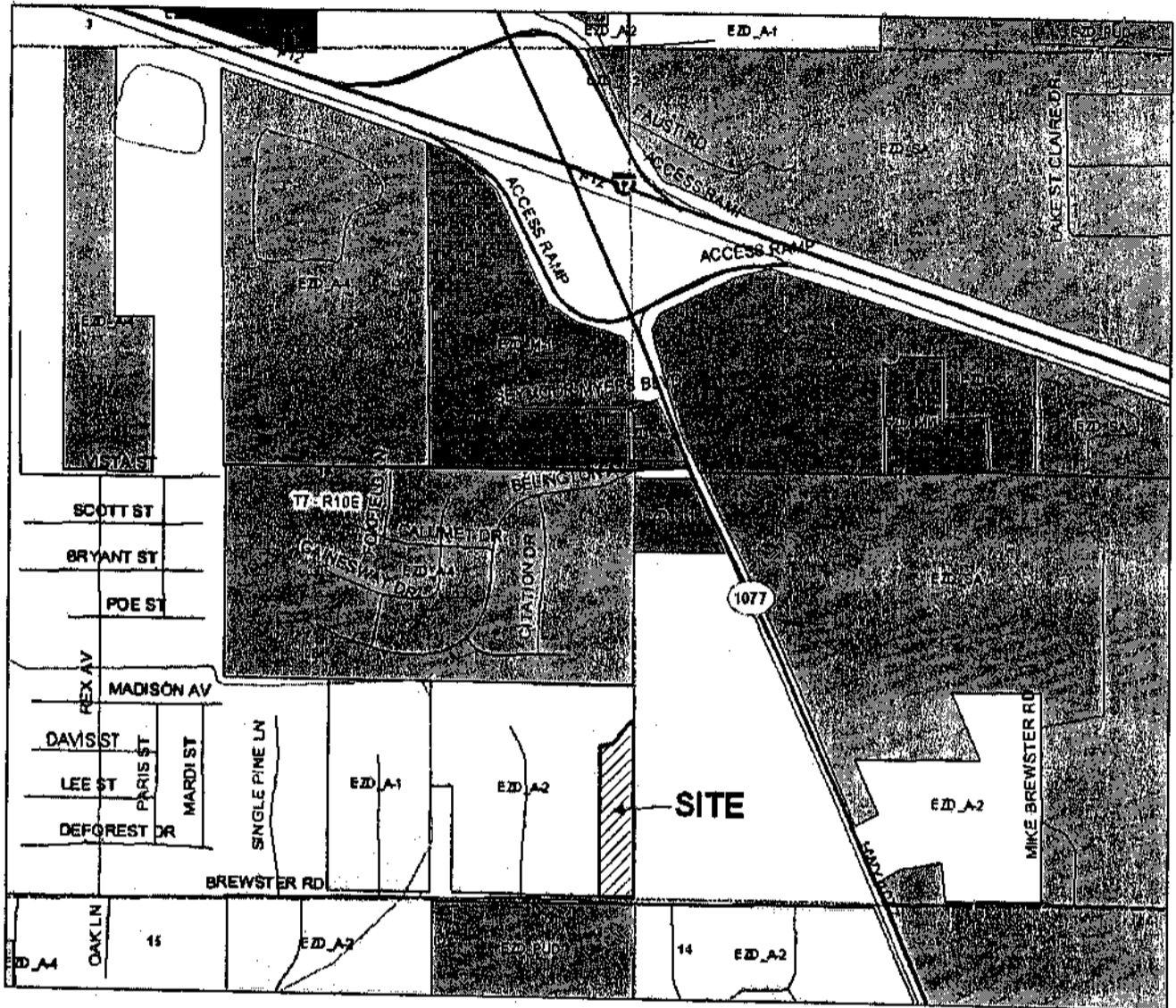
The staff recommends approval of this proposal, subject to all applicable regulations and the following conditions:

1. Provide the required revisions to the TIA report and provide any required improvements that result from the revisions.
2. Maximum number of children: 35, age from birth to 5 years old.
3. Days of operation: Monday -Friday, Hours of operation: 6:30AM -6PM.
4. An 8400 sq.ft. play area has been provided with a 4' fence.
5. An off-street loading area shall be provided to accommodate a minimum of 5 automobiles.
6. Provide the width of the propose driveways. Note that the 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.
7. Provide a revised 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, before occupancy of the building. 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 2 1/2" and the caliper of Class B trees has to be a minimum of 1 1/2" measured at 1 1/2 feet above the ground.
8. If a dumpster is required, provide the location and the required screening.
9. The property owner shall be responsible for the maintenance and the replacement of the required plant materials.
10. During construction, planting or open ground areas surrounding preserved trees shall be wired off with a properly flagged, reinforced & rolled wire mesh.
11. 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.

CASE NO.: CP07-08-134
PETITIONER: Leroy J. Cooper
OWNER: Merle Noullet
PROPOSED USE: Day Care Facility
PREVIOUS/CURRENT USE: Residence
SQ. FT. OF USE: 4,064 sq. ft.
GROSS AREA LOT SIZE: 5.14 acres
ZONING CLASSIFICATION: R (Rural) District
LOCATION: Parcel located on the north side of Brewster Road, west of LA Highway 1077, east of Acadian Oak Drive; S10, T7S, R10E; Ward 1, District 1



NOTE:

EXISTING CLASS "A" AND CLASS "B" TREES THAT DO NOT INTERFERE IN CONSTRUCTION ARE TO BE SAVED IN DESIGNATED GREEN SPACES. CREDIT TOWARD LANDSCAPE REQUIREMENT TO BE GIVEN TO OWNER FOR TREES THAT REMAIN.

THE FINAL NUMBER OF TREES TO REMAIN ON SITE WILL MEET OR EXCEED THE PARISH LANDSCAPE REQUIREMENTS FOR CLASS "A" AND CLASS "B" TREES AS INDICATED ON THE LANDSCAPE PLAN. IF ADDITIONAL TREES ARE NECESSARY TO SUPPLEMENT THE NUMBER OF SAVED TREES THAT REMAIN IN ORDER TO MEET THE LANDSCAPE REQUIREMENT, THEN THEY WILL BE PURCHASED AND PLANTED AS INDICATED.

ALL EXISTING SAVED TREES TO BE WIPED OFF WITH A PROPERLY FLAGGED, REINFORCED, & ROLLED WIRE MESH. DURING CONSTRUCTION, PLANTING ON OPEN GROUND AREAS SURROUNDING PRESERVED TREES SHALL ALSO BE WIPED OFF WITH PROPERLY FLAGGED, REINFORCED & ROLLED WIRE MESH.

THE SIZE OF THE CLASS A TREES HAS TO BE A MIN. OF 10" TO 12" HIGH & CLASS B TREES HAVE TO BE A MINIMUM OF 10" TO 12" HIGH AFTER PLANTING.

THE CALIPER OF CLASS A TREES HAS TO BE A MIN. OF 2 1/2" MEASURED AND THE CALIPER OF CLASS B TREES HAS TO BE A MIN. 1 1/2" MEASURED AT 1 1/2 FEET ABOVE THE GROUND.

ALL LANDSCAPE ISLANDS SHALL BE CURBED WITH PERMANENTLY FINISHED CURBING AT EAST & WEST MATERIAL MAY BE CONCRETE, NATURAL STONE, BARRIAD TILE, OR LANDSCAPE TIMBERS.

PARKING LOT SCHEMING SHRUBS SHALL BE PLANTED 1.75 FEET APART ON CLOSURE EXCEPT THAT IF PLANTED IN CLUSTERS, CLUSTERS SHALL BE A FEET OR CLOSER. SHRUBS SHALL REACH 3' IN HEIGHT WITHIN TWO YEARS AFTER PLANTING, AND THEREAFTER SHRUBS SHALL BE MAINTAINED AT 3' IN HEIGHT OR HIGHER. NO PLANT MATERIAL EXCEPT GRASS OR GROUND COVER SHALL NOT BE LOCATED CLOSER THAN 3 FEET FROM THE EDGE OF ANY ACCESS WAY PAVEMENT.

BUILDING FACADE PLANTING AREA SHRUBS SHALL BE PLANTED ONE (1) SHRUB PER TENANT SQUARE FEET LIVING GROUND COVER SURROUNDING THE ENTIRE SURFACE OF BUILDING FACADE PLANTING AREA.

ALL EXTERIOR LIGHTING SHALL BE SHROUDED OR SHARPLY 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 ADJUTING PROPERTY LINE. OUTDOOR LIGHTING ILLUMINATION SHALL FOLLOW THE RECOMMENDED GUIDELINES FOR THE LUMINOUSANCE AS ESTABLISHED IN THE IESNA LIGHTING HANDBOOK. LIGHTING IS TO BE ON EXTERIOR OF BUILDING FACADE ONLY.

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND THE REPLACEMENT OF THE REQUIRED PLANT MATERIALS.

CLASS A TREES

- ACER BARBATUM - BOTTLEBUSH SWEET MAPLE
- ACER RUBRUM 'BURNING BUSH' - SWAMP RED MAPLE
- ACER RUBRUM L. VAR. RUBRUM - RED MAPLE
- CARYA ALANICUS - PECAN
- CELTIS LAEVIGATA - HICKORY
- FAGUS GRANDIFOLIA - AMERICAN BEECH
- FRAXINUS PENNYCULARIA - ASH SPECIES
- LARIX LARicina - SWETWOOD
- LIQUIDAMBAR STYRACIA - FLORIDIAN YELLOW POPLAR
- MALVACEA CANTONIANA - BOTTLEBUSH ALMOND
- MALVACEA VICTORIANA - BOTTLEBUSH ALMOND
- NYSSA SYLVAICA - BLACK GUM
- PRINUS ELIOTTI - SLASH PINE
- PRINUS OLANA - SPURGE PINE
- PRINUS PALMISTIS - LOWLEAF PINE
- PRINUS TAEDA - LARDERLY PINE
- PLATANUS OCCIDENTALIS - SWEETGUM
- PRUNUS SEROTINA - BLACK CHERRY
- QUERCUS ALBA - WHITE OAK
- QUERCUS FALCATA - SOUTHERN RED OAK
- QUERCUS FALCATA 'MAGNOFOLIA' - CHERRYBARK OAK
- QUERCUS MARILANDICA - BLACKOAK OAK
- QUERCUS LAEMPTOSA - LAUREL OAK
- QUERCUS LYRATA - OVERCUP OAK
- QUERCUS MICHAUXII - SWAMP CHESTNUT OAK
- QUERCUS NUTTALLII - NUTTALL OAK
- QUERCUS PHENIX - WHITE OAK
- QUERCUS SPANISHUM - SWAMP OAK
- QUERCUS VITICOLA - SOUTHERN LIVE OAK
- TAXODIUM ASCENDENS - POND CYPRESS
- TAXODIUM DISTICHUM - GULF PINE
- ULMUS ALBA - WINEOAK
- ULMUS AMERICANA - AMERICAN ELM

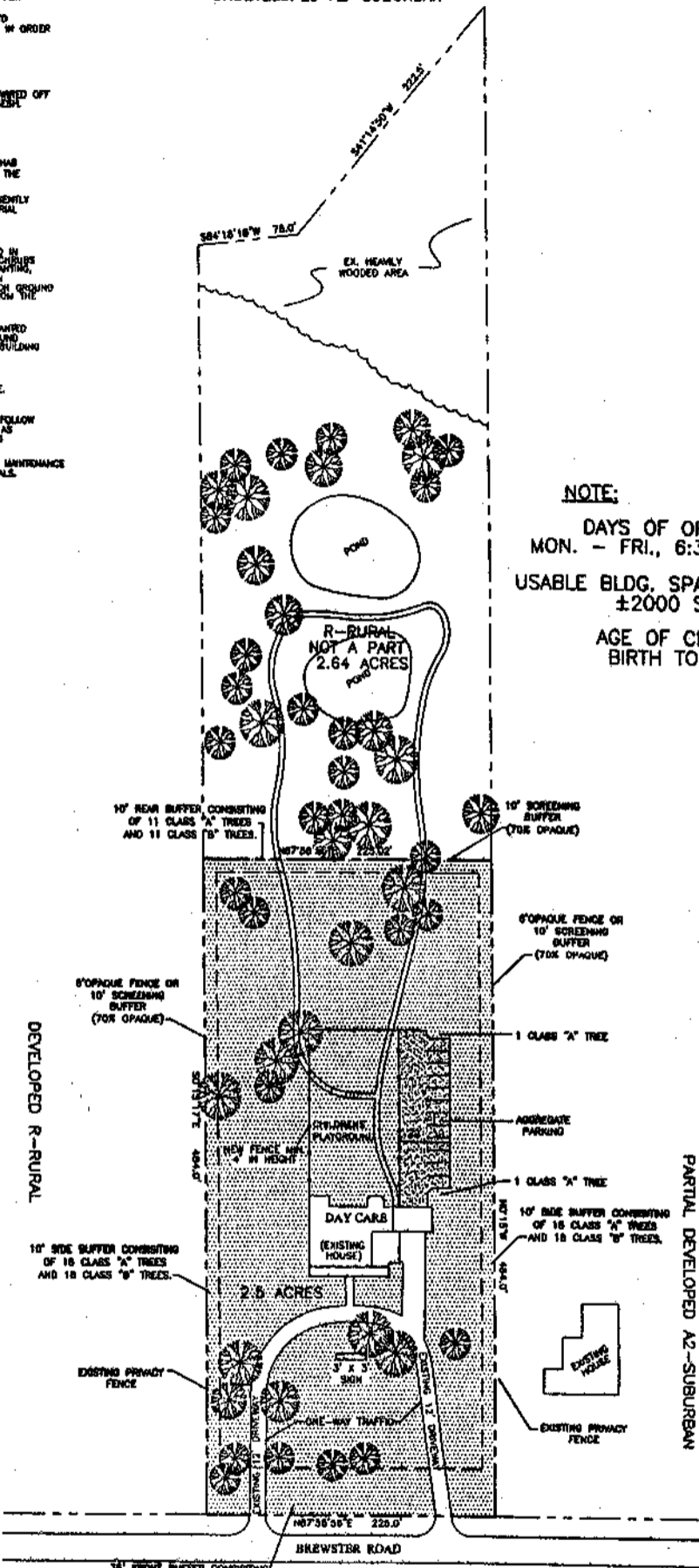
CLASS B TREES

- ACER LACINIOSUM - BOTTLEBUSH SWEET
- ASpidER LUMINOSA - RED SPIDER BUSH
- BETULA NIGRA - RIVER BIRCH
- CORYLUS CORNUGOLA OR BLUE BEECH
- CATALPA BIGNONIODES - SOUTHERN CATALPA
- CHONICARPUS VIGINICUS - SWEETGUM
- CERES CANADENSIS - SWEETGUM
- CORYLUS FLORIDA - FLORIDIAN COCOONWOOD
- QUERCUS OPALESCENS - SWAMP WHITE OAK
- QUERCUS MARSHALLII - PARLEY HAYTHORN
- QUERCUS VIRGATA - CHESTNUT OAK
- NYRREA RACEMIFLORA - TITI
- OSYRIS VIRGINIANA - COMMON PERENNIAL
- MALEA BRITICA - SILVER BELL
- ILEX NITIDA - LAUREL
- ILEX GLABRA - LAUREL HOLLY
- ILEX COSSINE - CASINE OR DANON HOLLY
- ILEX DECORATA - DECORATED HOLLY
- ILEX - FUSTIC HOLLY
- ILEX - SAVANNAH HOLLY, ETC.
- ILEX VOMITORIA - WAXY WAXWOOD
- MALEA BICOLOR - SOUTHERN BURNING
- MALVACEA ANGUSTIFOLIA - SOUTHERN CRANFLE
- MILVUS RUBRA - RED WAXWOOD
- MILVUS ALBA - RED WAXWOOD
- NYRREA ALBIFLORA - WAXWOOD
- PERSEA BURGONIA - RED SAW
- PRINUS AUSTRIACA - AMERICAN BLUE
- PRINUS SPANISHUM - SWAMP OAK
- PRINUS MEDICANA - MEDICAN PLUM
- PRINUS BURSARIA - SMOOTH SPURGE
- RUBUS CLAVATA - SWAMP SPURGE
- SALEA NIGRA - BLACK WILLOW
- STYRAX ANGINENSIS - AMERICAN SWEETGUM
- STYRAX GRANDIFLORA - BIG LEAF SWEETGUM
- VANDERHULM ARGENTIFLORA - TRUE MAGNOLIA
- YUCCA FLORIDANA - FLORENTINE YUCCA
- YUCCA PALMIFOLIA - PALMETTO

NATIVE SHRUBS

- AGAVEA POPULIFOLIA (DRINK ANGLES) - HONEYWELL
- AMBROSIA GRANATA - SOUTHERN GARD
- AZALEA NIPICA - LAZALE
- CALICANTHA ANTONIANA - FRENCH HAZELBERRY
- CALICANTHA FLORIDENSIS - SWEET SCORUB
- ONOCLEA SPIRIFOLIA - WAXWOOD
- CLETHRA ALABAMAICA - CLETHRA
- HYDRANGEA OVIDEOLATA - HYDRANGEA
- ILEX GLABRA - LAUREL HOLLY
- ILEX NITIDA - LAUREL HOLLY
- ILEX VOMITORIA - WAXY WAXWOOD
- ILEX YUCCIFOLIA - WAXWOOD
- LYRREA ALBIFLORA - WAXWOOD
- LYRREA ALBA - WAXWOOD
- LYRREA ALBA - WAXWOOD
- LYRREA ALBA - WAXWOOD
- LYRREA ALBA - WAXWOOD
- LYRREA ALBA - WAXWOOD

UNDEVELOPED A2-SUBURBAN



NOTE:

DAYS OF OPERATION:
MON. - FRI., 6:30 AM - 6:00 PM

USABLE BLDG. SPACE FOR DAYCARE:
±2000 SQ. FT.

AGE OF CHILDREN:
BIRTH TO 5 YRS.

LEGEND:

- NEW AGGREGATE PARKING
- GREENSPACE
- APPROX. LOCATION OF EX. TREES

CONDITIONAL USE

SCALE: 1" = 100'

07-064
C-1
REV. 8-27-07
REV. 8-6-07
6-29-07

MILLET BREWSTER DAY CARE
SECTION 10, TOWNSHIP 7 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.: CP07-08-134
LANDSCAPE CHART
FOR COMMERCIAL/INDUSTRIAL/INSTITUTIONAL/MULTI-FAMILY USES ONLY

Affected Area	Minimum Requirements	Petitioner Provided	Staff Recommends
Street Planting 225 ft. (Brewster Road)	35' planting area 11 Class A 11 Class B 23 Shrubs	35' planting area 11 Class A 11 Class B 23 Shrubs Existing Trees to Remain	As petitioner proposes
North Perimeter Planting 300.5 ft.	10' planting area 10 Class A 10 Class B	10' planting area 11 Class A 11 Class B Existing Trees to Remain	Approved as proposed.
East Perimeter Planting 1108.72 ft.	10' planting area 37 Class A 37 Class B	10' planting area 37 Class A 37 Class B Existing Trees to Remain	Approved as proposed.
West Perimeter Planting 933.76 ft.	10' planting area 31 Class A 31 Class B	10' planting area 32 Class A 32 Class B Existing Trees to Remain	Approved as proposed.
Parking Planting 8 Spaces Required, 12 Spaces Provided	1 Class A in island at the end of each row and every 12 spaces and every 4th row divided by planting bed	1 Class A in island at the end of each row	As petitioner proposes
Fencing/Screening	Where a day-care center adjoins any residential district, a buffer yard must be provided which is a minimum of ten feet in depth and in which evergreen shrubs are planted to form a screen that within two years time will become a 70% opaque sight obscuring screen OR a six-foot tall 100% opaque screen.	4' high fence around the playground & 6' opaque screen on the north, east and west sides of the site.	As petitioner proposes

Other Considerations:

Hours and days of Operation: Monday -Friday 6:30AM-6PM

Number of Employees: 4

Noise Expected: Minimal