



P. O. BOX 828
 COVINGTON, LA 70434
 PHONE: (985) 896-2529
 FAX: (985) 896-3003
 e-mail: planning@stp.gov

Kevin Davis
 Parish President

Kevin Davis

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: 2/14/08

CP05-12-121 - Use: Land Reclamation

Zoning: C-2 (Highway Commercial) District
 Use Size: 60,000 sq. ft.
 Petitioner: Norman Ducre, III
 Owner: Norman and Jami Ducre
 Location: Parcel located on the south side of US Highway 190, west of Thompson Road, S40, T8S, R13E, Ward 9, District 11
 Council District: 11

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

Norman Ducre

(SIGNATURE)

2469 Hwy 190 west

Slidell, LA 70460

PHONE #: 985-960-2069

RECEIVED
 FEB 14 2008

CONDITIONAL USE PERMIT STAFF REPORT

Date: January 25, 2008

Meeting Date: February 6, 2008

CASE NO.: CP05-12-121

Determination: Requested 1 year extension Denied

Prior Action: Approved by Council (01/05/06)

Posted: 01/18/08

PETITIONER: Norman Ducre, III
OWNER: Norman and Jami Ducre
PROPOSED USE: Land Reclamation
PREVIOUS/CURRENT USE: Pond and Car Dealership
SQ. FT. OF USE: 60,000 sq. ft.
GROSS AREA LOT SIZE: 5.16 acres
ZONING CLASSIFICATION: C-2 (Highway Commercial) District
LOCATION: Parcel located on the south side of US Highway 190, west of Thompson Road; S40, T8S, R13E; Ward 9, District 11

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Federal 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	Vacant	SA - Suburban Agricultural District
South	Single Family	PUD - Planned Development District
East	Vacant	M -2 - Intermediate Industrial District
West	Single Family	PUD - Planned Development District

Existing development? Yes

Multi occupancy development? No

STAFF COMMENTS:

Petitioner originally requested a Conditional Use permit for Land Reclamation. A one year extension is being requested in order to complete the operations. The site is located on the south side of US Highway 190, west of Thompson Road. The subject permit is being requested in order to fill an existing 1.5 acre pond, located on the site. The filling of the pond will definitely reduce the erosion, currently occurring between the adjacent subdivision and the land surrounding the pond. Also, as per the Engineering Department, the pond appears to have had only very minimal drainage impact before being drained.

STAFF RECOMMENDATIONS:

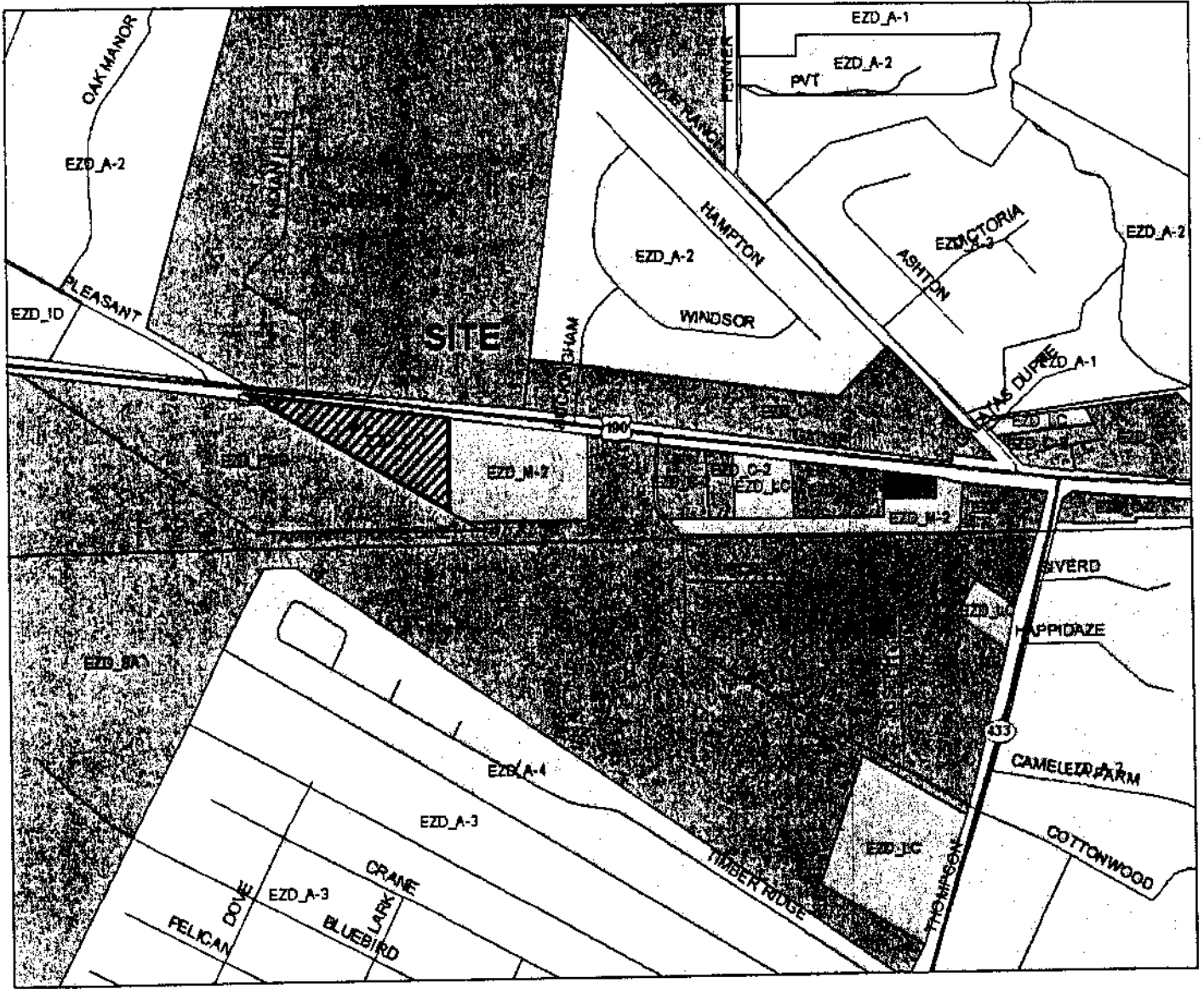
The staff recommends approval of this proposal and the one year extension, subject to all applicable regulations and the following conditions:

1. 1 year to complete the Land Reclamation.
2. Section of the Pond, along the subdivision must be reshaped and sloped.
3. If a conditional use permit is granted for the reclamation use, the use shall be inspected and monitored at least once annually.
4. Provide the number of days and hours of operation to complete the land reclamation operations.
5. The perimeter of the reclamation site shall not be nearer than two hundred (200') feet to the front, sides and rear property lines.
6. The property shall be kept posted with warning signs set no further than fifty (50') feet apart and clearly visible.
7. The perimeter of the land containing the reclamation site shall be fenced by a wire mesh fence or as determined by the Department of Development of not less than four (4') feet in height and all gates or entrances shall be locked when not in use.
8. In all districts inside the Growth Management Area where filling of dirt, soil, clay, sand, gravel and/or earth may take place according to state regulations.
9. Backfilling of excavations not made to a water producing depth, shall be made with non-noxious, nonflammable, noncombustible soils including materials exempt from DEQ regulations, such as concrete, stumps, etc.. The graded or backfilled area(s) shall not collect and permit stagnant water to remain thereon. The peaks and depressions of the area shall be reduced to a surface which will result in a gently rolling topography in substantial conformity to the land area immediately surrounding in order to minimize erosion due to rainfall. The graded or backfilled area(s) shall be sodded or surfaced with soil of a quality at least equal to the topsoil of the land area immediately surrounding and to a depth of not less than the depth of the topsoil on surrounding land. Such topsoil shall be planted with trees, legumes, or grasses, upon the parts of such area where revegetation is possible.

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.: CP05-12-121
PETITIONER: Norman Ducre, III
OWNER: Norman and Jami Ducre
PROPOSED USE: Land Reclamation
PREVIOUS/CURRENT USE: Pond and Car Dealership
SQ. FT. OF USE: 60,000 sq. ft.
GROSS AREA LOT SIZE: 5.16 acres
ZONING CLASSIFICATION: C-2 (Highway Commercial) District
LOCATION: Parcel located on the south side of US Highway 190, west of Thompson Road; S40, T8S, R13E; Ward 9, District 11





450 225 0 450 Feet

