

PLAN REVIEW STAFF REPORT

Date: February 22, 2008
CASE NO.: PR08-01-001
Prior Action: Tabled (02/06/08)
Posted: 02/13/08

Meeting Date: March 4, 2008
Determination: Denied

PETITIONER: Samuel Markovich
OWNER: Acadia Properties Northshore, LLC
PROPOSED USE: Shopping Center
PREVIOUS/CURRENT USE: Undeveloped
SQ. FT. OF USE: 19,956 sq.ft.
GROSS AREA LOT SIZE: 1.49 acres
ZONING CLASSIFICATION: C-2 (Highway Commercial) District
CORRIDOR: Highway 21 Planned Corridor
LOCATION: Parcel located on the west side of LA Highway 21, south of Cherokee Rose Lane;S46, T7S, R11E; Ward 1, District 1

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State Road Surface: 3 lane asphalt Condition: Good

LAND USE CONSIDERATIONS

Surrounding Land Use and Zoning:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	C-2 (Highway Commercial) District
South	Undeveloped	C-2 (Highway Commercial) District
East	Commercial	City of Covington
West	Residential	A-4 (Single Family Residential) District

Existing development? No

Multi occupancy development? No

STAFF COMMENTS:

Petitioner is proposing a new Retail Shopping Center located on the west side of LA Highway 21, south of Cherokee Rose Lane. A site and landscape plan has been provided as required. A revised plan must be provided meeting all the requirements as stated below (see attached chart). Note that a tree survey must be provided before application for building permit and land clearing permit.

The proposed number of parking spaces exceeds the minimum number of parking spaces. The parking spaces has been calculated based on the building being use for retail only. If portions of the building are to be occupied by a restaurant, doctor's office or any other uses, the parking calculation must be reviewed in order to provide the required number of parking spaces for each use

STAFF RECOMMENDATIONS:

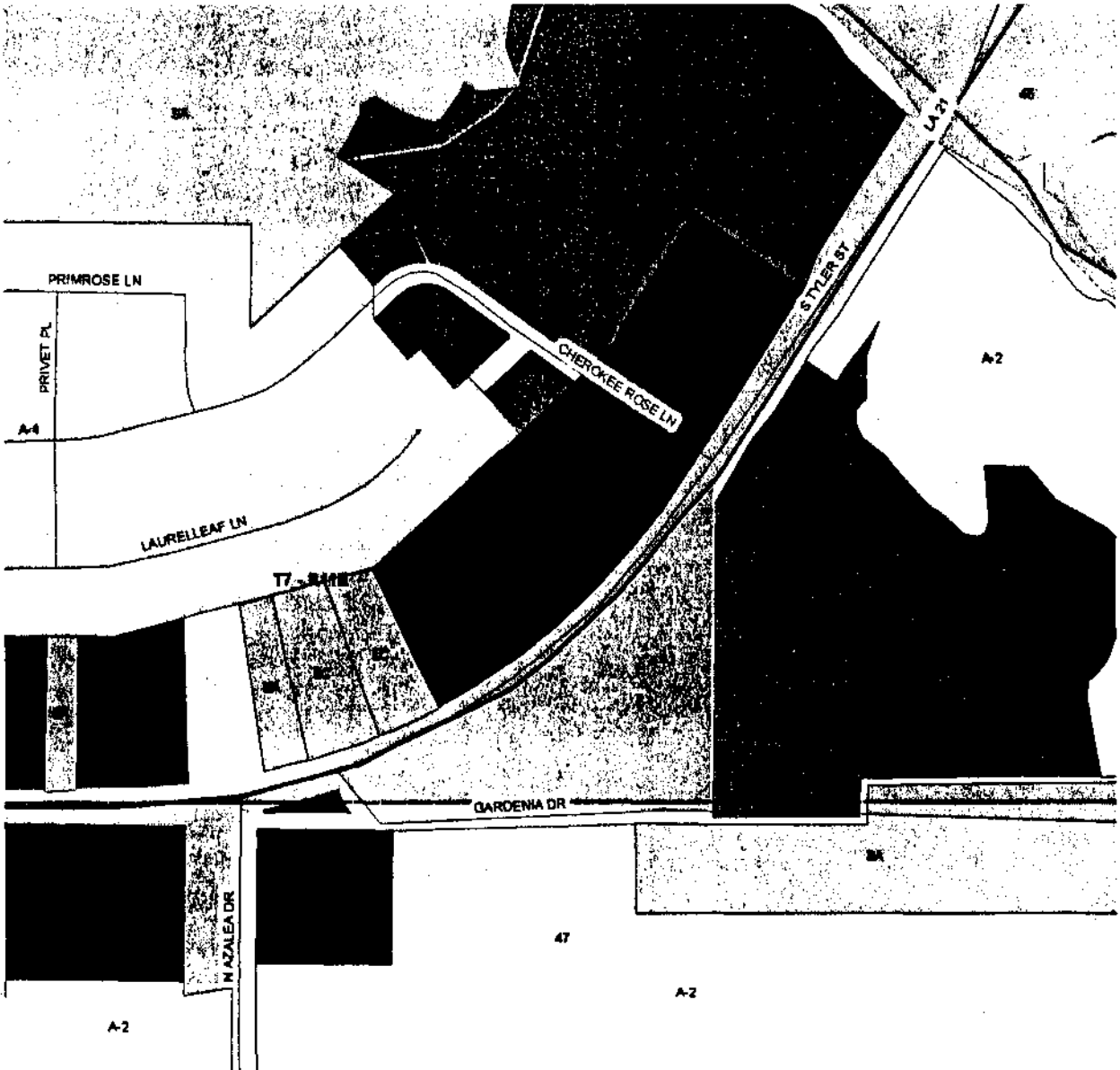
The staff recommends approval of this proposal, subject to all applicable regulations and the following conditions:

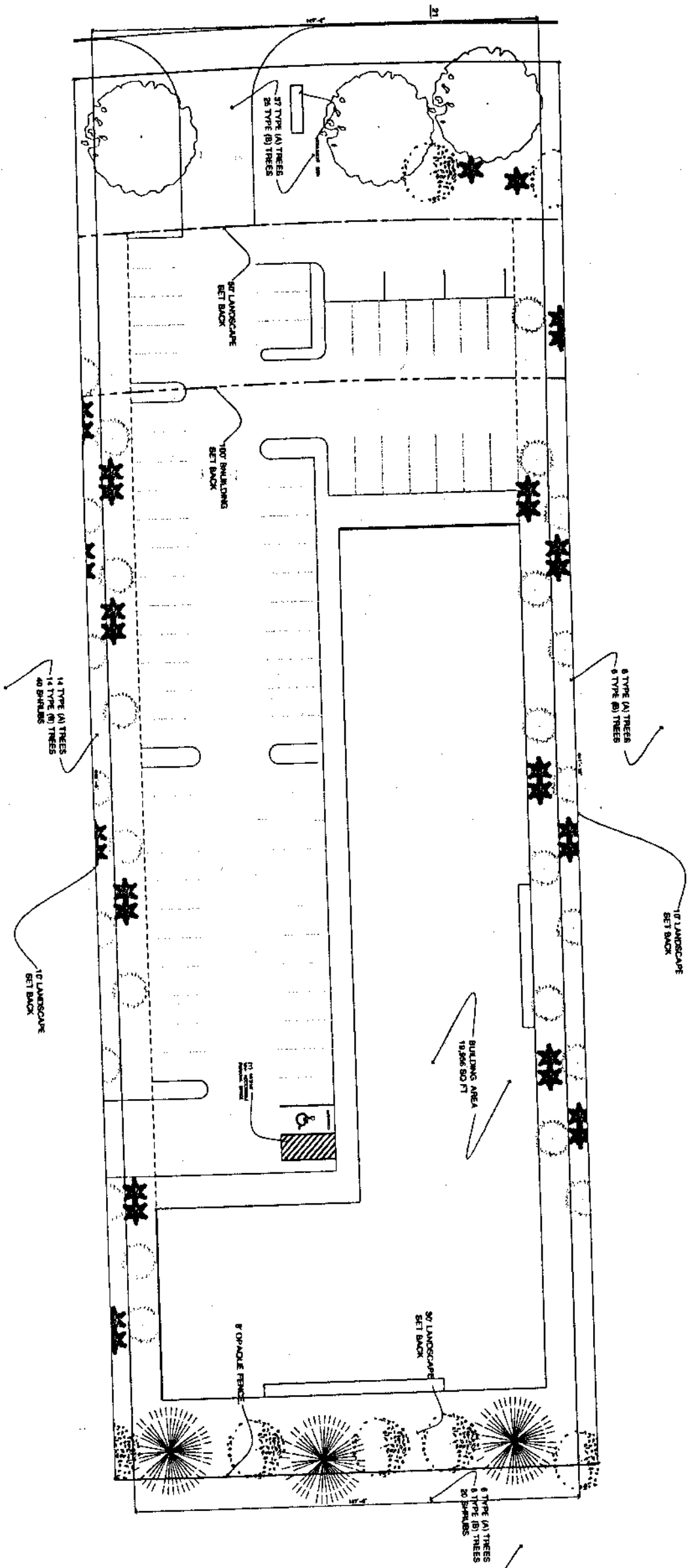
1. Provide a revised landscape plan showing the size and location of all existing trees to be preserved and any new plant materials to meet the applicable landscaping requirements. Provide the size, caliper and species of the proposed trees on the revised landscape plan. Note that the size of the Class A & Class B trees has to be a minimum of 10' to 12' high. 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.
2. Provide stub outs on the north and south sides to connect to the adjacent properties.
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. If a dumpster is required, provide the location and the required screening.
5. The property owner shall be responsible for the maintenance and the replacement of the required plant materials.
6. During construction, planting or open ground areas surrounding preserved trees shall be wired off with a properly flagged, reinforced & rolled wire mesh.
7. Sight triangle shall have 25 feet at the intersection of a public street and 15 feet along a private access way. No parking, wall, fence, sign, structure or plant material shall be placed within the sight distance area so as not to impede vision between a height of 2½ feet and 10 feet above the center line grades of the intersecting streets and/or drives.
8. No plant material except grass or ground cover shall not be located closer than 3 feet from the edge of any access way pavement.
9. 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 requestis 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.

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LOT AREA 1.48 ACRES
 ON 65,314 SQ FT
 PARKING SPACES
 PROVIDED (70)

RUBY PLAZA HIGHWAY 21

PROJECT ADDRESS

DATE: 07/18/08
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 PROJECT: RUBY PLAZA
 SHEET: 01 OF 01
 SCALE: AS SHOWN
 COMMENTS: SEE PLAN FOR NOTES

HBSA II

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	07/18/08
2	ISSUED FOR PERMIT	07/18/08
3	ISSUED FOR PERMIT	07/18/08
4	ISSUED FOR PERMIT	07/18/08
5	ISSUED FOR PERMIT	07/18/08
6	ISSUED FOR PERMIT	07/18/08
7	ISSUED FOR PERMIT	07/18/08
8	ISSUED FOR PERMIT	07/18/08
9	ISSUED FOR PERMIT	07/18/08
10	ISSUED FOR PERMIT	07/18/08

**APPENDIX A
CASE NO.: PR08-01-001
LANDSCAPE CHART**

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

Affected Area	Planned Corridor	Minimum Requirements	Petitioner Provided	Staff Recommends
Street Planting 147.6 ft.	100' building setback 50' planting area 25 Class A 37 Class B 70% obscuring living screen	35' planting area 7 Class A 7 Class B 15 Shrubs	100' building setback 50' planting area 37 Class A 25 Class B	Provide a 70% obscuring living screen
North Perimeter Planting 440.6 ft.	10' planting area 14 Class A 14 Class B	10' planting area 14 Class A 14 Class B	10' planting area 14 Class A 14 Class B	As petitioner proposes
South Perimeter Planting 441.1 ft.	10' planting area 14 Class A 14 Class B	10' planting area 14 Class A 14 Class B	10' planting area 6 Class A 6 Class B	Provide 8 additional Class A and 8 additional Class B
West Perimeter Planting 147.6 ft.	30' planting area 5 Class A 5 Class B 8' opaque screen	10' planting area 5 Class A 5 Class B 8' opaque screen	30' planting area 6 Class A 6 Class B 20 Shrubs 8' opaque screen	As petitioner proposes
Parking Planting 57 Spaces Required 68 Spaces Provided	1 Class A in Island / 12 spaces & in island at ends of row;	1 Class A / 12 spaces & in islands at ends of row;	None	Provide the required number of islands and 1 Class A / 12 spaces & in islands at ends of row & Islands must be a minimum of 9' wide

Other Considerations:

Hours of Operation: 6AM til 12AM

Noise Expected: Moderate