

PLAN REVIEW STAFF REPORT

Date: February 22, 2008
CASE NO.: PR08-01-003
Prior Action: Tabled (02/06/08)
Posted: 02/13/08

Meeting Date: March 4, 2008
Determination: Denied

PETITIONER: Sam Markovich
OWNER: Acadian Properties, LLC
PROPOSED USE: Service Station, car wash and repair shop
PREVIOUS/CURRENT USE: Undeveloped
SQ. FT. OF USE: 8350 sq.ft.
GROSS AREA LOT SIZE: 1.99 acres
ZONING CLASSIFICATION: C-2 (Highway Commercial) District
CORRIDOR: Highway 21 Planned Corridor
LOCATION: Parcel located on the southwest corner of LA Highway 21 & 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	Commercial	C-1 (Neighborhood Commercial) District

Existing development? No

Multi occupancy development? No

STAFF COMMENTS:

Petitioner is proposing a Service Station, car wash and repair shop on the southwest corner of LA Highway 21 & 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.

STAFF RECOMMENDATIONS:

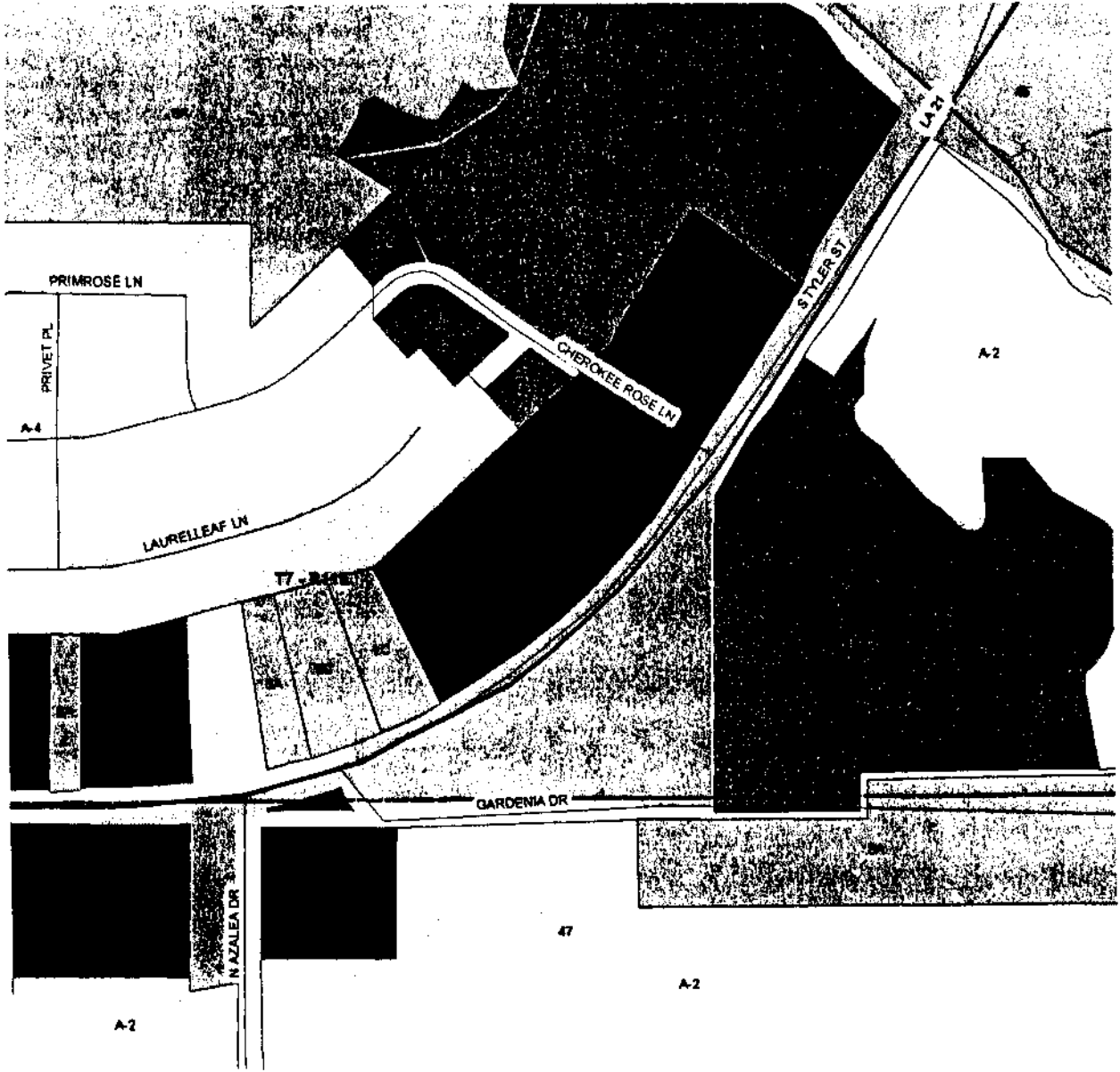
The staff recommends approval of this proposal, subject to all applicable regulations and the following conditions:

1. 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 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 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.
2. 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.
3. Provide stub out on the south sides to connect to the adjacent property.
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 2 1/2 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.

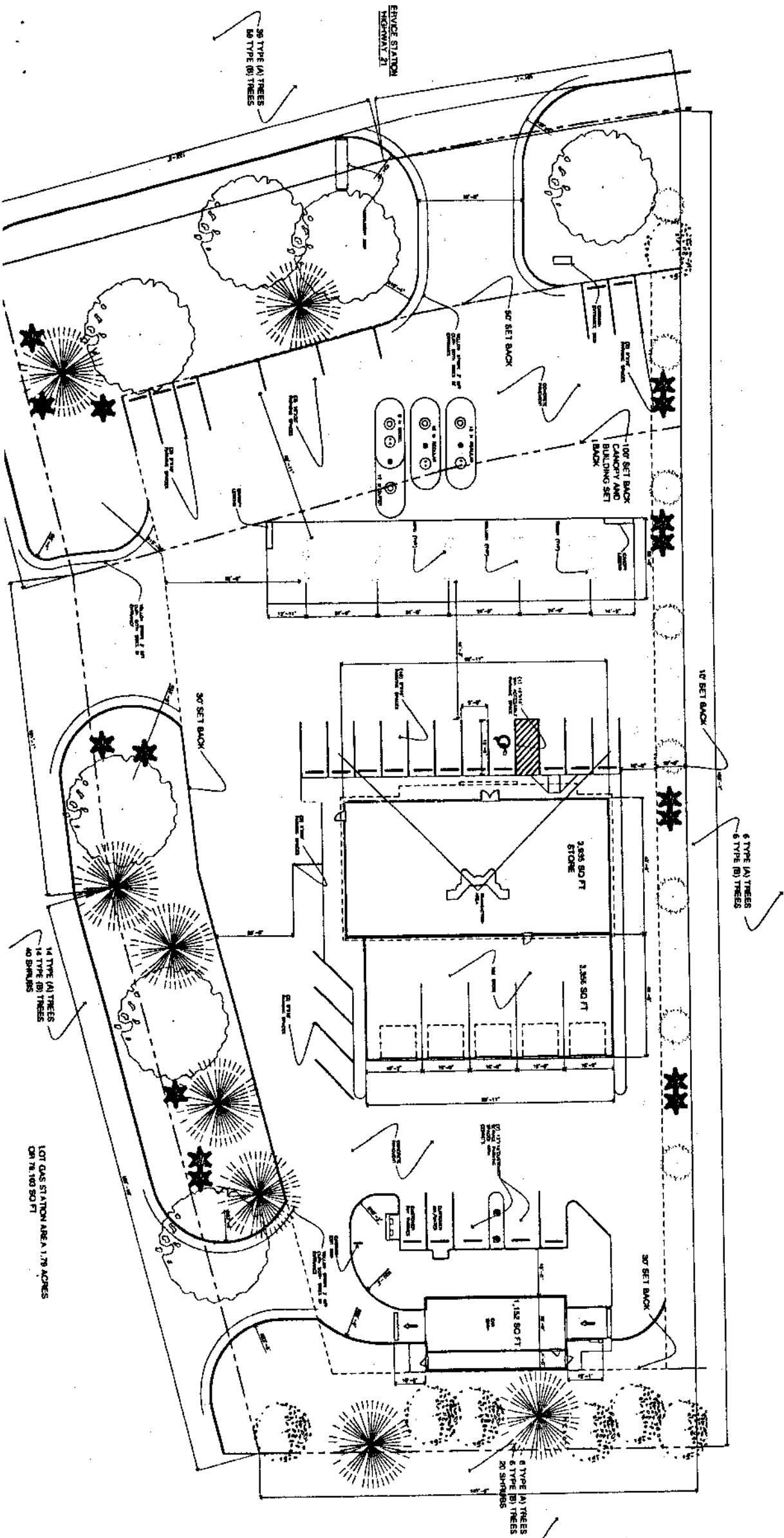
NOTE TO PETITIONER

There is a 10 day appeals period following the Zoning Commission decision. If the 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.

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FK08-01-003



LOT GAS STATION AREA 1.78 ACRES OR 78,100 SQ FT

14 TYPE (A) TREES
14 TYPE (B) TREES
40 SHRUBS

26 TYPE (A) TREES
26 TYPE (B) TREES

6 TYPE (A) TREES
6 TYPE (B) TREES

8 TYPE (A) TREES
8 TYPE (B) TREES
20 SHRUBS

SERVICE STATION HIGHWAY 21

PROJECT ADDRESS

HARRY BARKU SMITH ARCHITECTS II
HBSA II

NO.	DESCRIPTION	DATE	NAME

DESIGNED BY
CHECKED BY
CONTRACT NO.
DATE
PROJECT NO.
SHEET NO.

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APPENDIX A
CASE NO.: PR08-01-003
LANDSCAPE CHART

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

Affected Area	Planned Corridor	Minimum Requirements	Petitioner Provided	Staff Recommends
Street Planting 234 ft.	100' building setback 50' planting area 39 Class A 58 Class B 70% obscuring living screen	30' planting area 12 Class A 12 Class B 23 Shrubs	100' building setback 50' planting area 39 Class A 58 Class B	Provide a 70% obscuring living screen
North Street Planting Cherokee Rose Lane 387 ft.	30' planting area 19 Class A 19 Class B 39 Shrubs	30' planting area 19 Class A 19 Class B 39 Shrubs	30' planting area 14 Class A 14 Class B 40 Shrubs	Provide 5 additional Class A & 5 additional Class B trees
South Perimeter Planting 426 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 & 8 additional Class B trees
West Perimeter Planting 147.5 ft.	10' planting area 5 Class A 5 Class B	10' planting area 5 Class A 5 Class B	30' planting area 6 Class A 6 Class B 20 Shrubs 8' opaque screen	As petitioner proposes
Parking Planting 11 Spaces Required Convenience Store 6 spaces required for repair shop 19 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