



ST. TAMMANY PARISH

DEPARTMENT OF PLANNING
P. O. Box 628
COVINGTON, LA 70434
PHONE: (985) 898-2529
FAX: (985) 898-3003
e-mail: planning@stp.gov

Kevin Davis
Parish President

#1

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: 11/05/08

(Reference Case Number)

CP08-11-180

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

Bill Magee
(SIGNATURE) For Petitioner *Marissa Ducre*

P.O. Box 1550
Covington, LA 70434

PHONE #: 985-893-7550

CP08-11-180 - Use: Day care Center

Zoning: A-3 (Suburban) District
Use Size: 2033 sq. ft.
Petitioner: Bill Magee, Attorney
Owner: Marissa Ray
Location: Parcel Located on the west side of LA Highway 434, south of Holly Drive, being 61581 Highway 434, Lacombe, S43, T8S, R13E, Ward 7, District 7
Council District: 7

CONDITIONAL USE PERMIT STAFF REPORT

Date: October 27, 2008
CASE NO.: CP08-11-180
Posted: 10/17/08

Meeting Date: November 5, 2008
Determination: Denied

PETITIONER: Bill Magee, Attorney
OWNER: Marissa Ray
PROPOSED USE: Day care Center
PREVIOUS/CURRENT USE: Day Care Home
SQ. FT. OF USE: 2033 sq.ft.
GROSS AREA LOT SIZE: 15,000 sq.ft.
ZONING CLASSIFICATION: A-3 (Suburban) District
LOCATION: Parcel Located on the west side of LA Highway 434, south of Holly Drive, being 61581 Highway 434, Lacombe; S43, T8S, R13E; Ward 7, District 7

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 | Single Family Residential | A-3 (Suburban) District |
| South | Single Family Residential | A-3 (Suburban) District |
| East | Undeveloped | SA (Suburban Agricultural) District |
| West | Single Family Residential | A-3 (Suburban) District |

Existing development? Yes

Multi occupancy development? No

STAFF COMMENTS:

Petitioner is requesting a Conditional Use permit to use an existing single family residence as a Day care Center. The site is located on the west side of LA Highway 434, south of Holly Drive, being 61581 Highway 434, Lacombe. The day care center will be open Monday to Friday from 6AM til 6 PM. A maximum of 30 children/day will attend the day care. The number of employees will not exceed 5 per shift. A floor plan has been submitted showing the configuration of the classrooms, play area, office and kitchen/dining room.

A site plan has also been provided showing a 4000 sq.ft fenced outdoor play area, the buffers, and parking area. Considering that most of the front and side buffers and already paved, no additional landscaping will be provide along the front and sides. Staff feels that additional landscaping should be provided on the sides and rear of the backyard area in order to provided additional buffering from the abutting residences.

STAFF RECOMMENDATIONS:

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

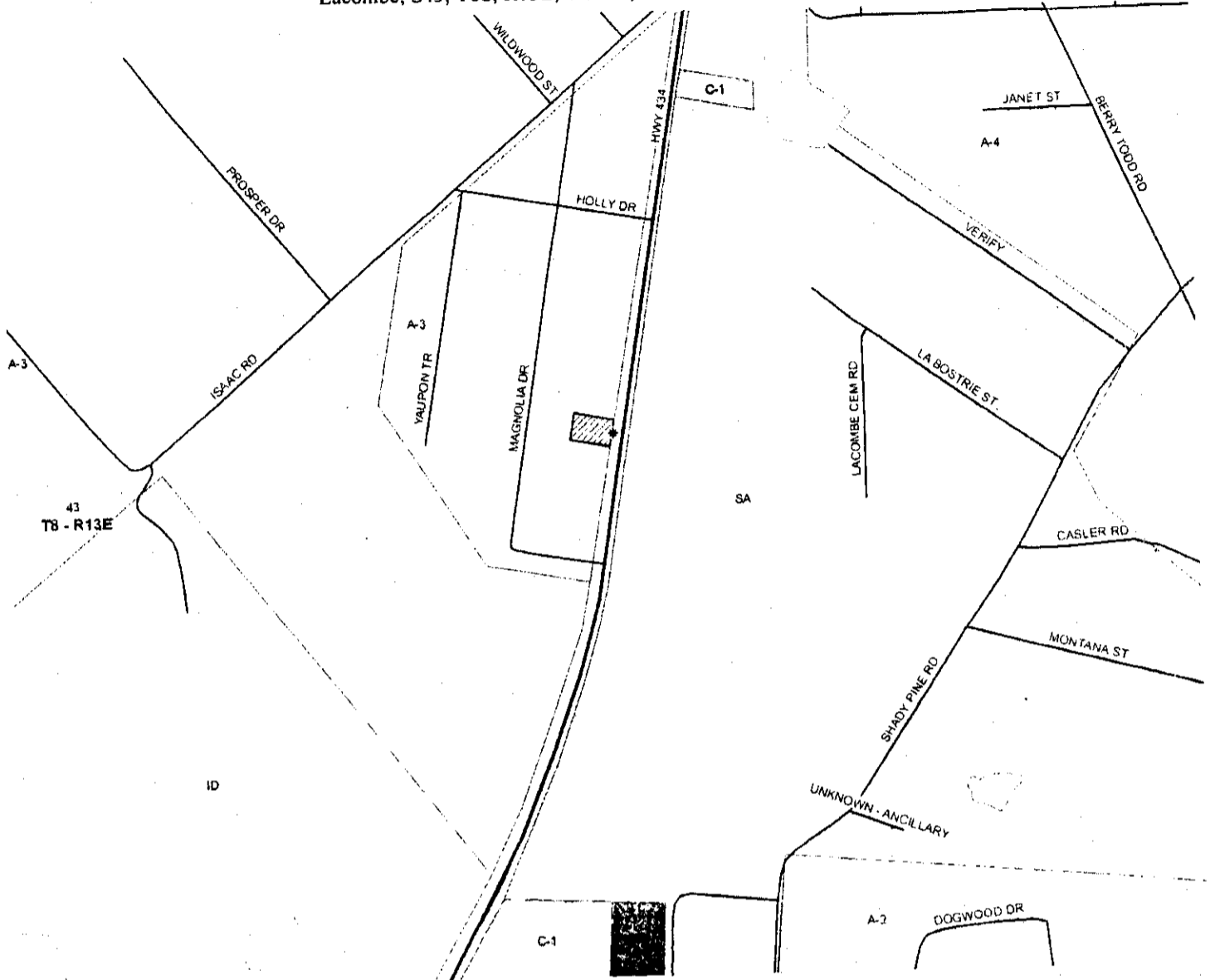
1. Meet all State and Federal Laws.
2. Show the location of the required 5 parking spaces on the site and additional parking spaces for the employees on duty. Note that minimum of 2 parking spaces for every 3 employees on duty must be provided.
3. Access ways through the periphery of an off-street parking 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 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 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. 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. 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.:
PETITIONER:
OWNER:
PROPOSED USE:
PREVIOUS/CURRENT USE:
SQ. FT. OF USE:
GROSS AREA LOT SIZE:
ZONING CLASSIFICATION:
LOCATION:

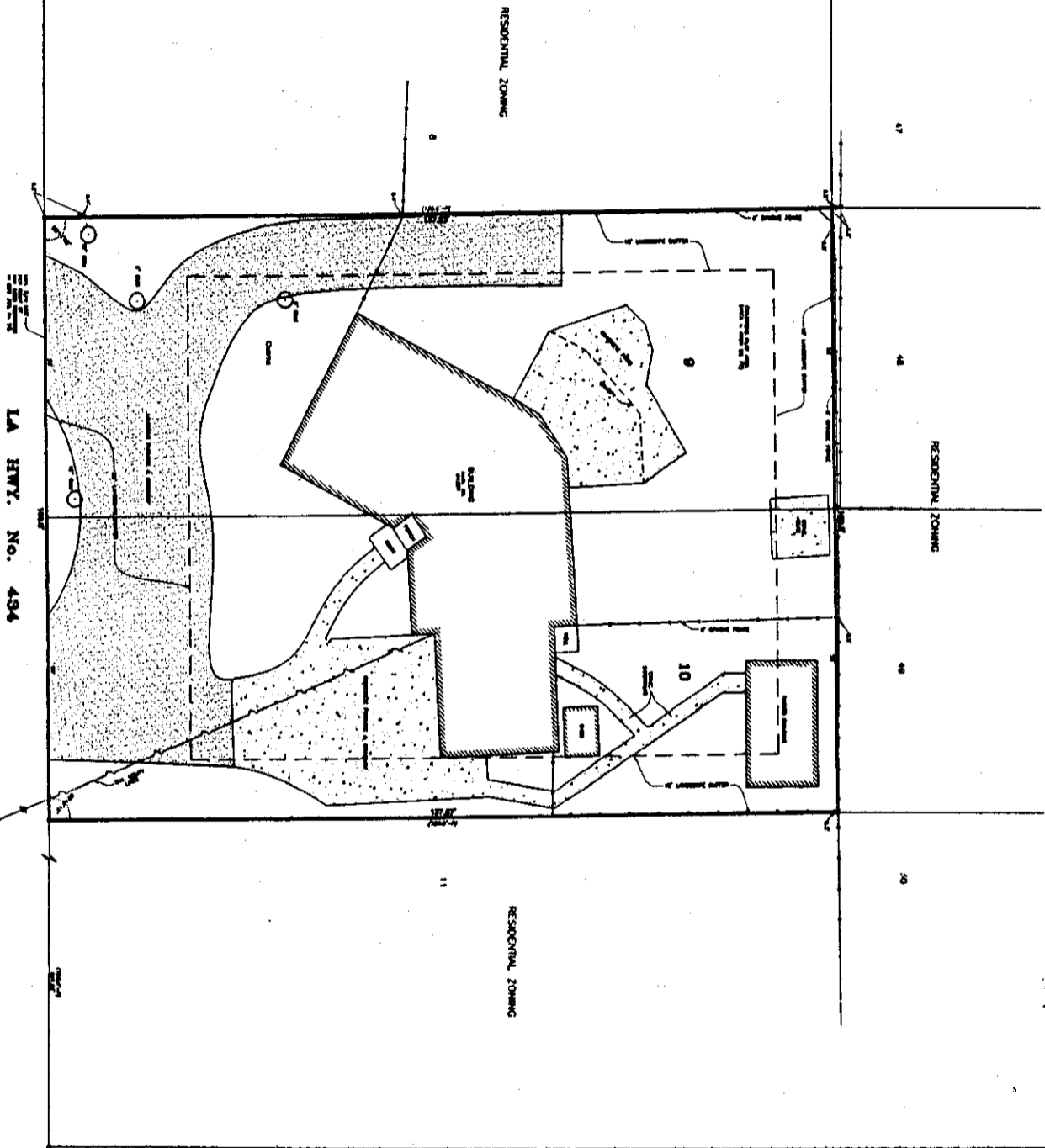
CP08-11-180
Bill Magee, Attorney
Marissa Ray
Day care Center
Day Care Home
2033 sq.ft.
15,000 sq.ft.
A-3 (Suburban) District
Parcel Located on the west side of LA Highway 434, south of Holly Drive, being 61581 Highway 434,
Lacombe; S43, T8S, R13E; Ward 7, District 7



* Indicates location where property was posted

CP08-11-180

LIVE OAK LAKE



HOLLY ROAD

PROPOSED USE:
DAY CARE CENTER
MAX No. OF CHILDREN:
50
No. OF EMPLOYEES:
5
No. OF PARKING SPACES:
5
HOURS OF OPERATION:
8 AM TO 5 PM

LEGEND
--- 1/2" PAV. DRIVE
--- 1/2" PAV. DRIVE
--- 1/2" PAV. DRIVE
--- 1/2" PAV. DRIVE
--- 1/2" PAV. DRIVE
--- 1/2" PAV. DRIVE
--- 1/2" PAV. DRIVE
--- 1/2" PAV. DRIVE
--- 1/2" PAV. DRIVE
--- 1/2" PAV. DRIVE

| | | | | | | | | | |
|---------------|------------|-----------------|-------------|----------|----|--|--|--|--|
| DATE | 10-06-2008 | | | | | SURVEY OF LOTS 9 & 10 BAYOU GARDENS SUBDIVISION SITUATED IN SECTION 43 TOWNSHIP 8 SOUTH RANGE 13 EAST ST. TAMMANY PARISH, LA. | FONTOLUBERTA Surveys PROFESSIONAL LAND SURVEYORS P.O. BOX 1792 CONNINGTON, LA 70434 PHONE: (504) 883-7481 | <i>James J. Fontoluberta</i> SURVEYOR | STATE OF LOUISIANA REG. NO. 4973 PROFESSIONAL LAND SURVEYOR |
| SCALE | 1" = 10' | APPLICABLE | 480083 | PSI-5845 | | | | | |
| BAYOU GARDENS | | REVISION RECORD | DESCRIPTION | DATE | BY | PREPARED FOR: MARISSA M. RAY | | | |