



DEPARTMENT OF PLANNING  
 P. O. BOX 628  
 MONROE, LA 70434  
 PHONE: (225) 898-3323  
 FAX: (225) 898-0003  
 e-mail: planning@stppav.org

Kevin Davis  
 Parish President

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: 12/5/07

CP07-12-209

(Reference Case Number)

*appeal #2  
 filed 1/1/08*

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]*

(SIGNATURE)

VINCENT F. WYNN, JR  
417 N. Theard St  
Monroe, LA. 70433  
 PHONE #: 985-898-0504

CP07-12-209 - Use: Mini Storage

Zoning: ~~C-1 (Neighborhood Commercial) District~~ R-Rural District  
 Use Size: 83,750 sq.ft.  
 Petitioner: Leroy J. Cooper  
 Owner: Aphelion Holdings, LLC/John Yermelos  
 Location: Parcel located on the west side of LA Highway 1077, just south of the LA Highway 1077 & LA Highway 21 Junction, S38, T7S, R10E, Ward 1, District 1  
 Council District: 1

# CONDITIONAL USE PERMIT STAFF REPORT

Date: November 21, 2007  
CASE NO.: CP07-12-209  
Posted: 11/19/07

Meeting Date: December 4, 2007  
Determination: Denied

**PETITIONER:** Leroy J. Cooper  
**OWNER:** Aphelion Holdings, LLC/John Yemelos  
**PROPOSED USE:** Mini Storage  
**PREVIOUS/CURRENT USE:** Vacant  
**SQ. FT. OF USE:** 83,750 sq.ft.  
**GROSS AREA LOT SIZE:** 4.70 acres  
**ZONING CLASSIFICATION:** R (Rural) District  
**LOCATION:** Parcel located on the west side of LA Highway 1077, just south of the LA Highway 1077 & LA Highway 21 Junction; S38 T7S, R10E; Ward 1, District 1

## 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	Undeveloped	R (Rural) District
South	Cemetery	R (Rural) District
East	Commercial	R (Rural) District
West	Vacant	R (Rural) District

Existing development? No

Multi occupancy development? No

### STAFF COMMENTS:

Petitioner is requesting a Conditional Use permit for a Mini-Storage of 461 units. The site is located on west side of LA Highway 1077, south of Motichuck Road. A site and landscape plan meeting most of the requirements has been provided as required. Note that a tree survey must be provided before application for land clearing and building permits.

Considering that the site exceed 2 acres in size, a traffic study is required for the proposed use. The traffic study is necessary in order to ensure prudent development by studying the amount of traffic a project will be adding to the surrounding area. After review and calculation of the number of trips the development would generate, it has been determined that the project will not have a significant impact on the traffic in the surrounding area. Therefore no additional traffic improvements will be required.

A zoning change request to C-1 (Neighborhood Commercial) District has been submitted for the subject property (ZC07-06-033). Considering that the site is surrounded by residential and undeveloped land zoned Rural, the staff is not in favor of the rezoning. Under the Rural Zoning District, a conditional use permit can be requested for a mini-storage, on a parcel of 3 acres or less. Considering that the adjacent commercial uses, (flower shop and Keith Steak House) have been approved as a conditional use permit under Rural, staff feels that the proposed use would be appropriate, as a conditional use, on a parcel not exceeding 3 acres.

### STAFF RECOMMENDATIONS:

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

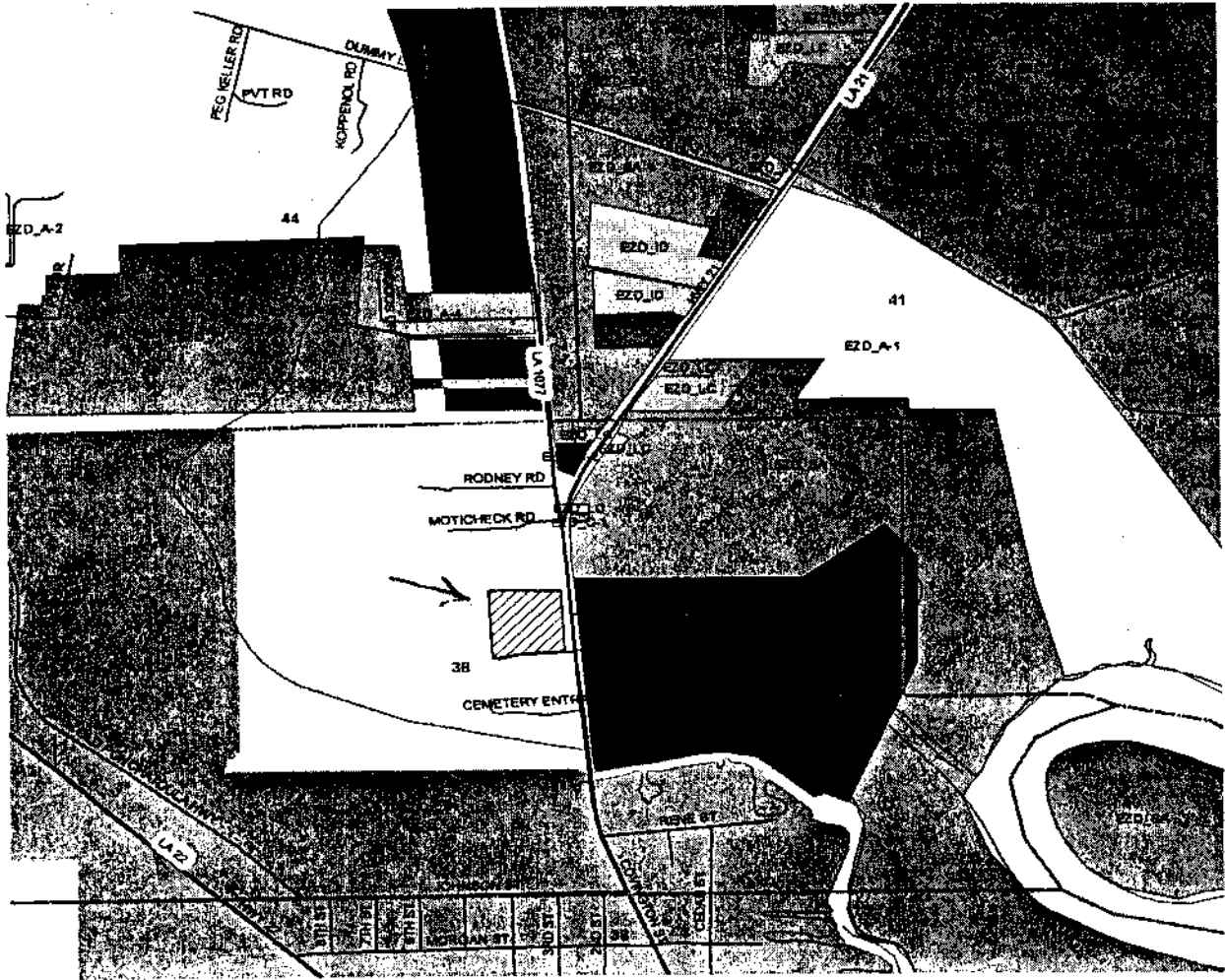
1. Provide 4 additional Class A & Class B trees in the front planting area.
2. Reduce the size of the site to a maximum of 3 acres.
3. Proposed Driveways must meet all the DOTD and Engineering Department.
4. Note that all proposed retention/detention pond must be shown on the landscape plan.
5. Access 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.
6. 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 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.
7. If a dumpster is required, provide the location and the required screening.
8. The property owner shall be responsible for the maintenance and the replacement of the required plant materials.
9. During construction, planting or open ground areas surrounding preserved trees shall be wired off with a properly flagged, reinforced & rolled wire mesh.
10. 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.:**  
**PETITIONER:**  
**OWNER:**  
**PROPOSED USE:**  
**PREVIOUS/CURRENT USE:**  
**SQ. FT. OF USE:**  
**GROSS AREA LOT SIZE:**  
**ZONING CLASSIFICATION:**  
**LOCATION:**

CP07-12-209  
Leroy J. Cooper  
Aphelion Holdings, LLC/John Yemelos  
Mini Storage  
Vacant  
83,750 sq.ft.  
4.70 acres  
R (Rural) District  
Parcel located on the west side of LA Highway 1077, just south of the LA Highway 1077 & LA Highway 21 Junction; S38 ,T7S, R10E; Ward 1, District 1

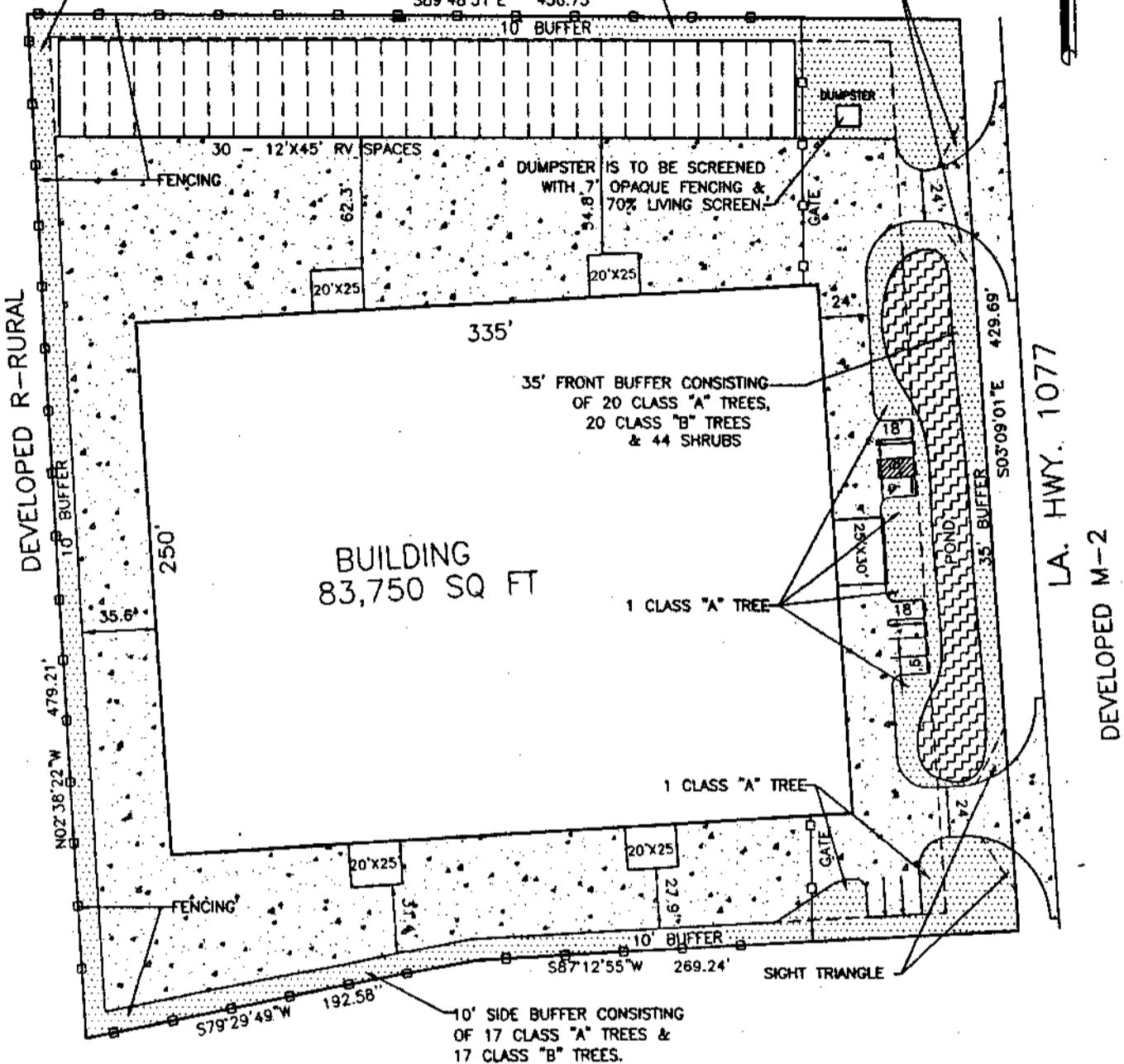


DEVELOPED R-RURAL

10' SIDE BUFFER CONSISTING OF 17 CLASS "A" TREES & 17 CLASS "B" TREES.

10' REAR BUFFER CONSISTING OF 17 CLASS "A" TREES & 17 CLASS "B" TREES.

SIGHT TRIANGLE



DEVELOPED R-RURAL

NOTE:

CLASS "A" AND CLASS "B" TREES THAT DO NOT MEET THE CONSTRUCTION ARE TO BE PLANTED IN DESIGNATED GREEN SPACES, ORIENT 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 MINIMUM 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 REQUIREMENTS, THEY SHALL BE PURCHASED AND PLANTED AS NOTICED.

ALL EXISTING SAVED TREES TO BE USED OFF WITH A PROPERLY FLAGGED, REINFORCED, 8 ROLLED WIRE MESH. EXISTING CONSTRUCTION PLANTING OR OPEN GROUND AREAS SURROUNDING EXISTING TREES SHALL ALSO BE USED OFF WITH PROPERLY FLAGGED, REINFORCED 8 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 AND PROVED MATERIAL AT LEAST 6" IN HEIGHT. CURB MATERIAL MAY BE TOPSAIL, NATURAL STONE, INCLUDING TOP OF LANDSCAPE TRENCH.

PLANTING FOR SCREENER SCREENS SHALL BE PLANTED 2 1/2 FEET APART IN CLUSTERS AND ROWS. TREES SHALL BE PLANTED IN A MINIMUM ROWS OF 15 TREES PER ROW. TREES SHALL BE PLANTED IN A MINIMUM ROWS OF 15 TREES PER ROW. TREES SHALL BE PLANTED IN A MINIMUM ROWS OF 15 TREES PER ROW. TREES SHALL BE PLANTED IN A MINIMUM ROWS OF 15 TREES PER ROW.

BUILDING FACADE PLANTING AREA SCREENS SHALL BE PLANTED 2 1/2 FEET APART IN CLUSTERS AND ROWS. TREES SHALL BE PLANTED IN A MINIMUM ROWS OF 15 TREES PER ROW. TREES SHALL BE PLANTED IN A MINIMUM ROWS OF 15 TREES PER ROW. TREES SHALL BE PLANTED IN A MINIMUM ROWS OF 15 TREES PER ROW.

ALL EXTERIOR LIGHTING SHALL BE SHIMMED OR DIRECTLY 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 ADJACENT PROPERTY LINE. OUTDOOR LIGHTING ILLUMINATION SHALL FOLLOW THE RECOMMENDED GUIDELINES FOR THE LANDSCAPE AS ESTABLISHED IN THE LERNA 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 MATERIAL.

**CLASS A TREES**

- ACER BARRICATA - SOUTHERN SWEET GUM
- ACER RUBRUM 'DREYERD' - SWAMP RED MAPLE
- ACER RUBRUM 'L. VIRE. RUBRUM' - RED MAPLE
- CFRAN. ALYONDEA - PECAN
- DELIS LAUREATA - HAWTHORNE
- FAGUS GRANDIFOLIA - AMERICAN BEECH
- FRAXINUS PENNENSIS - ASH SPECIES
- LIRIODENDRON STYRACIFLORA - TULIP TREE
- LIRIODENDRON STYRACIFLORA - TULIP TREE, YELLOW POPLAR
- HAMMILLI DRACOPHYLLA - SOUTHERN BARNDOLE
- MAGNOLIA WITCHAMANA - SWEETBAY MAGNOLIA
- NYSSA SYLVATICA - BLACK OAK
- PRINUS ELIOTII - SLASH PINE
- PRINUS GLABRA - SPURGE PINE
- PRINUS PALMISTIS - LIDGELAF PINE
- PRINUS TAEDA - LONGLOAF PINE
- PLATANUS OCCIDENTALIS - SYCAMORE
- PLATANUS SCROTORIA - BLACK CHERRY
- QUERCUS ALBA - WHITE OAK
- QUERCUS FALCATA - SOUTHERN RED OAK
- QUERCUS LAEVOLEVIS - CHESTNUT OAK
- QUERCUS MARilandica - BLACKJACK OAK
- QUERCUS LAURIFOLIA - LAUREL OAK
- QUERCUS LYRATA - OVERCUP OAK
- QUERCUS MICHAUXII - SWAMP CHESTNUT OAK
- QUERCUS PRINCEPI - BELL OAK
- QUERCUS PRINCEPI - BELL OAK
- QUERCUS SERRATA - SHALLOW OAK
- QUERCUS VIRENANS - SOUTHERN LIVE OAK
- TAXODIUM ASCENDENS - FOND CYPRESS
- TAOBIUM GUYANENSIS - COMMON BALD CYPRESS
- ULMUS ALATA - WINGS ELM
- ULMUS AMERICANA - AMERICAN ELM

**CLASS B TREES**

- ACERIAS PENTAPLOIDUM - BOTTLEBUSH SPYRICE
- ACERIAS PAPA - RED BUCKLE
- BACCHARIS HALIMIFOLIA - BROOKSIDE BUSH
- BETULA NIGRA - YEWER BIRCH
- CARYOPUS CAROLINIANA - ROBINHOOD BLUE BERRY
- CATALPA BISHOPIANA - SOUTHERN CATALPA
- CHONANTHUS VIRGATUS - GREYBARK
- CIRCAEUS CANADENSIS - BEDSTR
- CORNUS FLORIDA - FLEETWOOD BUSHWOOD
- DATRICEUS DRACA - MAYHAW
- CRATAEGUS VINCIFERA - HAWTHORNE
- CYLLISA RACEMIFLORA - TIT
- DIPSOPHYTES VIRGINIANA - COMMON PERSIMMON
- HALDIA ORIFIDA - SILVER BELL
- ILEX ATTENUATA - CALIFORNIAN - GREENLEAF HOLLY
- ILEX CAMPERDIA - DORSEY OR SANDY HOLLY
- ILEX GLABRA - GLEDELING HOLLY
- ILEX - FOSTERS HOLLY, ETC.
- ILEX VIRGINICA - YAWPION
- ILEX VIRGINICA PENNOLA - WEAPON VIRGINIA
- MALUS INGUSTRIFOLIA - SOUTHERN CRAWAPPLE
- MORUS RUBRA - RED SILK CREEPER
- MYRTIA CERIFERA - RED LEAF BOX MYRTLE
- MYRTIA PTEROPHYLLA - RED LEAF BOX MYRTLE
- OSTREA VIRGINIANA - HOP HORNBEAM
- PESEA VIRGINICA - RED BAY
- PRUNUS AMERICANA - AMERICAN PLUM
- PRUNUS CAROLINIANA - CHERRY LAUREL
- PRUNUS MEXICANA - MEXICAN PLUM
- RHUS COPALLINA - SMOOTH SANGAC
- RHUS GLABRA - SPURGE SANGAC
- SALIX NIGRA - BLACK WILLOW
- SALIX BICOLOR - RED WILLOW
- STYRAX AMERICANA - AMERICAN SPRUCE
- STYRAX GRANDIFOLIA - BIG LEAF SWEETBARK
- TAXODIUM ASCENDENS - FOND CYPRESS
- TRIFOLIUM VIRGINICUM - RED BUCKLEBERRY
- VEHNERUM NYDIA - ROSSIGNOL WILLOW
- VEHNERUM OBOVATUM - WHITE WILLOW

**NATIVE TREES**

- ACONITUM PULCHERUM - BOTTLEBUSH SPYRICE
- ADONDISMUS DENTATA - SOUTHERN OAK
- ADALEIA BERBERIS - AZALEA
- CALICAPA AMERICANA - FRENCH HILLBERRY
- CALICAPA FLORIDA - SHEET SORBUS
- CAMILLA SURSOMIA - SABELLA
- CLETHRA ALFOLIA - OLETIA
- HYDRANGEA QUERIFOLIA - OAKLEAF HYDRANGEA
- ILEX GLABRA - GLEDELING HOLLY
- ILEX MYRTIFOLIA - MAYHAW HOLLY
- ILEX VERICOLORATA - WHITEBERRY
- ILEX VIRGINICA NIGRA - DORSEY VIRGINIA
- ILICUM FLORIDANUM - STARBUCK
- ILICUM PARVIFLORUM - YELLOW ANISE
- ITEA VIRGINICA - REDBUD WILLOW
- LYONIA SPP. - FETTERBUSH
- RHODODENDRON AMERICANA - WILD AZALEA
- RHODODENDRON CASCADENSIS - WILD AZALEA
- RHODODENDRON SERRULATUM - WILD AZALEA
- SABELLUM - PALMETTO
- VEHNERUM SPICATA - REDBERRY HUCKLEBERRY
- VEHNERUM DENTATA - REDBERRY

LEGEND:

- NEW PAVING
- GREENSPACE

CONDITIONAL USE

SCALE: 1" = 60'

**APPENDIX A  
CASE NO.: CP07-12-209  
LANDSCAPE CHART**

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

Affected Area	Minimum Requirements	Petitioner Provided	Staff Recommends
<b>Street Planting</b> Hwy 1077 439.69 ft.	35' planting area 22 Class A 22 Class B 44 Shrubs	35' planting area 16 Class A 16 Class B 44 Shrubs	Provide 4 additional Class A & 4 Additional Class B trees
<b>North Perimeter Planting</b> 456.73 ft.	10' planting area 15 Class A 15 Class B 8' opaque screen	10' planting area 15 Class A 15 Class B 8' opaque screen	As petitioner proposes
<b>South Perimeter Planting</b> 461.82 ft.	10' planting area 15 Class A 15 Class B 8' opaque screen	10' planting area 15 Class A 15 Class B 8' opaque screen	As petitioner proposes
<b>West Perimeter Planting</b> 479.21 ft.	10' planting area 15 Class A 15 Class B 8' opaque screen	10' planting area 15 Class A 15 Class B 8' opaque screen	As petitioner proposes
<b>Parking Planting</b>  6 Spaces Required, 9 Spaces Provided	1 Class A in island at the end of each row	1 Class A in island at the end of each row	As petitioner proposes