



**ST. TAMMANY PARISH**  
 DEPARTMENT OF PLANNING  
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*Kevin Davis*  
 Parish President

*Appeal # 5*

**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: 1-8-08

(Reference Case Number) CP08-01-009

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

*Paul A. Lea, Jr.*  
 (SIGNATURE) FOR TCHEFUOTA CLUB ESPRITES

PAUL A. LEA, JR.

527 E. BOSTON - STE. 201

COVINGTON, LA 70433

PHONE #: 985-292-3500

**CP08-01-009 - Use: Apartments**

Zoning: C-2 (Highway Commercial) District  
 Use Size: 215,000 sf  
 Petitioner: Patrick or Pam Hodgins  
 Owner: Maurmont Properties, LLC  
 Location: Parcel located at the end of East Brewster Road, east of LA Highway 21, south of I-12, S47,T7S,R11E, Ward 1, District 1  
 Council District: 1

# CONDITIONAL USE PERMIT STAFF REPORT

Date: January 2, 2008  
CASE NO.: CP08-01-009  
Posted: 12/21/07

Meeting Date: January 2, 2008  
Determination: Approved with staff comments

**PETITIONER:** Patrick or Pam Hodgins  
**OWNER:** Maurmont Properties, LLC  
**PROPOSED USE:** Apartments  
**PREVIOUS/CURRENT USE:** Undeveloped  
**SQ. FT. OF USE:** 215,000 sf  
**GROSS AREA LOT SIZE:** 12.741 acres  
**ZONING CLASSIFICATION:** C-2 (Highway Commercial) & SA (Suburban Agricultural) Districts  
**LOCATION:** Parcel located at the end of East Brewster Road, east of LA Highway 21, south of I-12; S47,T7S,R11E; Ward 1, District 1

## SITE ASSESSMENT

### ACCESS ROAD INFORMATION

Type: Unopened

Road Surface: 2 lane asphalt

Condition: Good

### LAND USE CONSIDERATIONS

#### Surrounding Land Use and Zoning:

Direction	Land Use	Zoning
North Districts	Undeveloped	C-2 (Highway Commercial) & SA (Suburban Agricultural)
South	Undeveloped	SA (Suburban Agricultural) District
East	Undeveloped	SA (Suburban Agricultural) District
West	Commercial	C-2 (Highway Commercial) District

Existing development? No

Multi occupancy development? Yes

### STAFF COMMENTS:

Petitioner is requesting a Conditional Use permit for a 195 unit Apartments Complex. The site is located at the end of East Brewster Road, east of LA Highway 21, south of I-12. A zoning change request (ZC07-12-076) in order to rezone the entire site to C-2 (Highway Commercial) District. A site and landscape plan has been provided as required. Some revisions will be required as stated below and in the attached chart. Note that a tree survey must be provided before application for building permit and land clearing permit.

A traffic study has been submitted as required. The report is for a 196-dwelling unit apartment complex. The report shows that both with and without the development, the Level of Service of some turn movements at Hwy. 21 @ Brewster as well as Brewster @ Stirling does not meet the minimum Level of Service of "D". St. Tammany Parish is currently undertaking a construction project which will include improvements to both of these intersections in order to achieve satisfactory Levels of Service. Once this project is complete (estimated approximately one year from now), these intersections will operate at or above Level of Service "D". The report states that the developer is responsible for installing a turn lane at the entrance to the apartments. In order to keep in line with the plans to open a new Interchange at the abandoned Rest Area East of this location, only one entrance will be allowed into the development and shall be placed at the location agreed to in prior meetings on the subject.

### STAFF RECOMMENDATIONS:

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

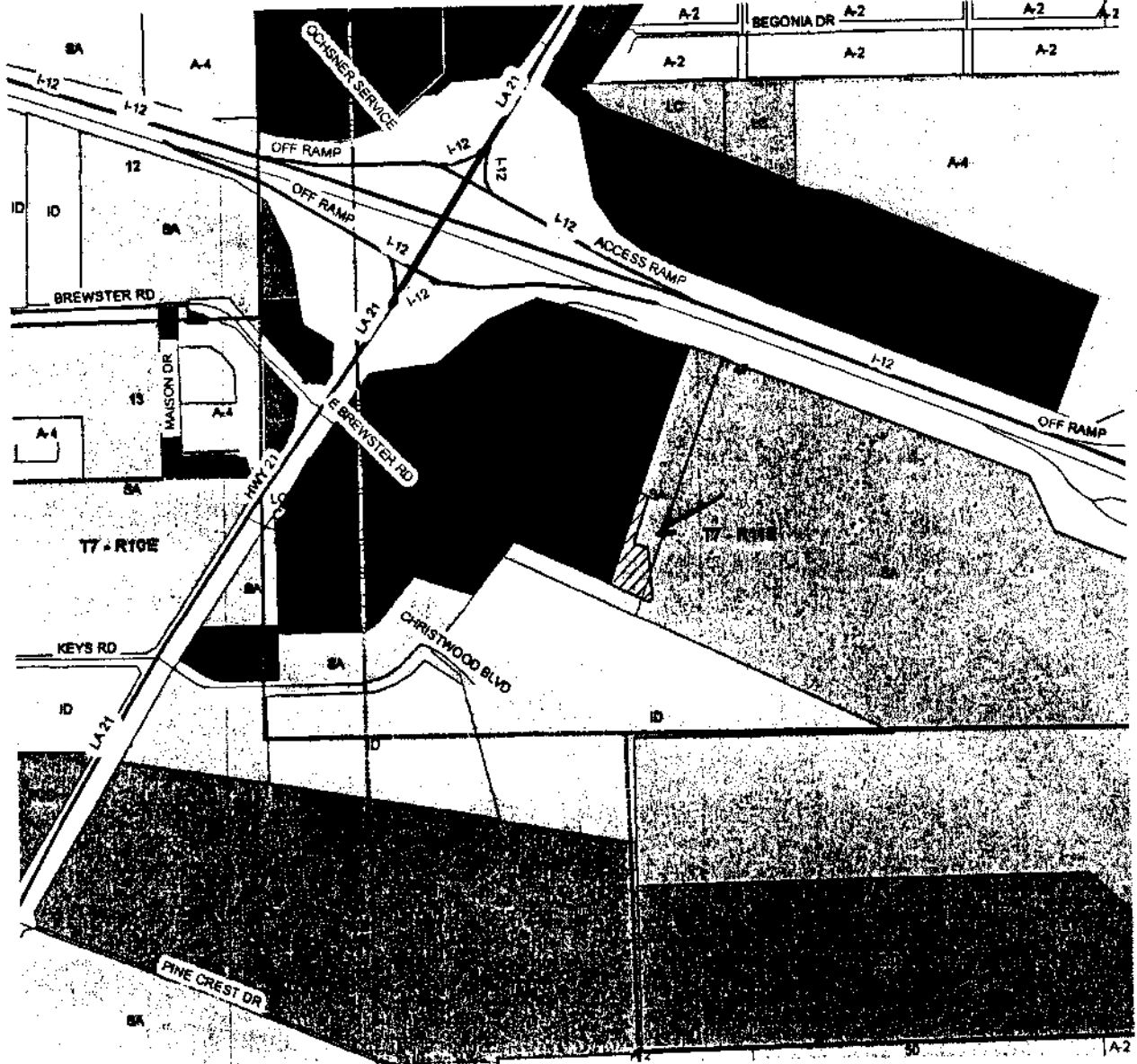
1. Meet all TIA requirements.
2. Turn lane at the entrance to the apartment complex must be completed before occupancy.
3. Only one driveway access permitted.
4. Approval of the rezoning to C-2.
5. Access ways through the periphery of an off-street parking or other vehicular use area shall be a minimum 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 (see attached chart). 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.
7. Note that the existing live oak trees to be removed must be replaced by 4" in caliper live oak tree.
8. If a dumpster is required, provide the location and the required screening.
9. The property owner shall be responsible for the maintenance and the replacement of the required plant materials.
10. During construction, planting or open ground areas surrounding preserved trees shall be wired off with a properly flagged, reinforced & rolled wire mesh.
11. 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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**APPENDIX A**  
**CASE NO.: CP08-01-009**  
**LANDSCAPE CHART**

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

Affected Area	Minimum Requirements	Petitioner Provided	Staff Recommends
Street Planting 1119.13 ft.	35' planting area 56 Class A 56 Class B 112 Shrubs	30' planting area 39 Class A 43 Class B 112 Shrubs	Provide an additional 5' of greenspace along Brewster Road Extension & 17 additional Class A & 13 additional Class B
North Perimeter Planting 761 ft.	10' planting area 25 Class A 25 Class B	5' planting area 4 Class A 35 Class B	Provide an additional 5' of greenspace & 21 additional Class A trees
East Perimeter Planting 761.84 ft.	10' planting area 25 Class A 25 Class B	5' planting area 3 Class A 42 Class B	Provide an additional 5' of greenspace and 22 additional Class A trees
West Perimeter Planting 594.29 ft.	10' planting area 16 Class A 16 Class B	10' planting area 5 Class A 32 Class B	Provide 9 additional Class A trees
Parking Planting Total of 392 Spaces Required Total of 406 Spaces Provided	1 Class A in island at the end of each row and every 12 spaces 5th row divided by planting bed	1 Class A in island at the end of each row and every 12 spaces	As petitioner proposes