



DEPARTMENT OF PLANNING
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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 # 3

APPEAL REQUEST

DATE: 12/9/07 CP07-12-209

(Reference Case Number)

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

(SIGNATURE)
VINCENT F. WYNNE, JR
417 N. Theard St
Covington, LA 70433
 PHONE #: 985-898-0604

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 Yemelos
 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:

Direction	Land Use	Zoning
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 Moticheck 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:

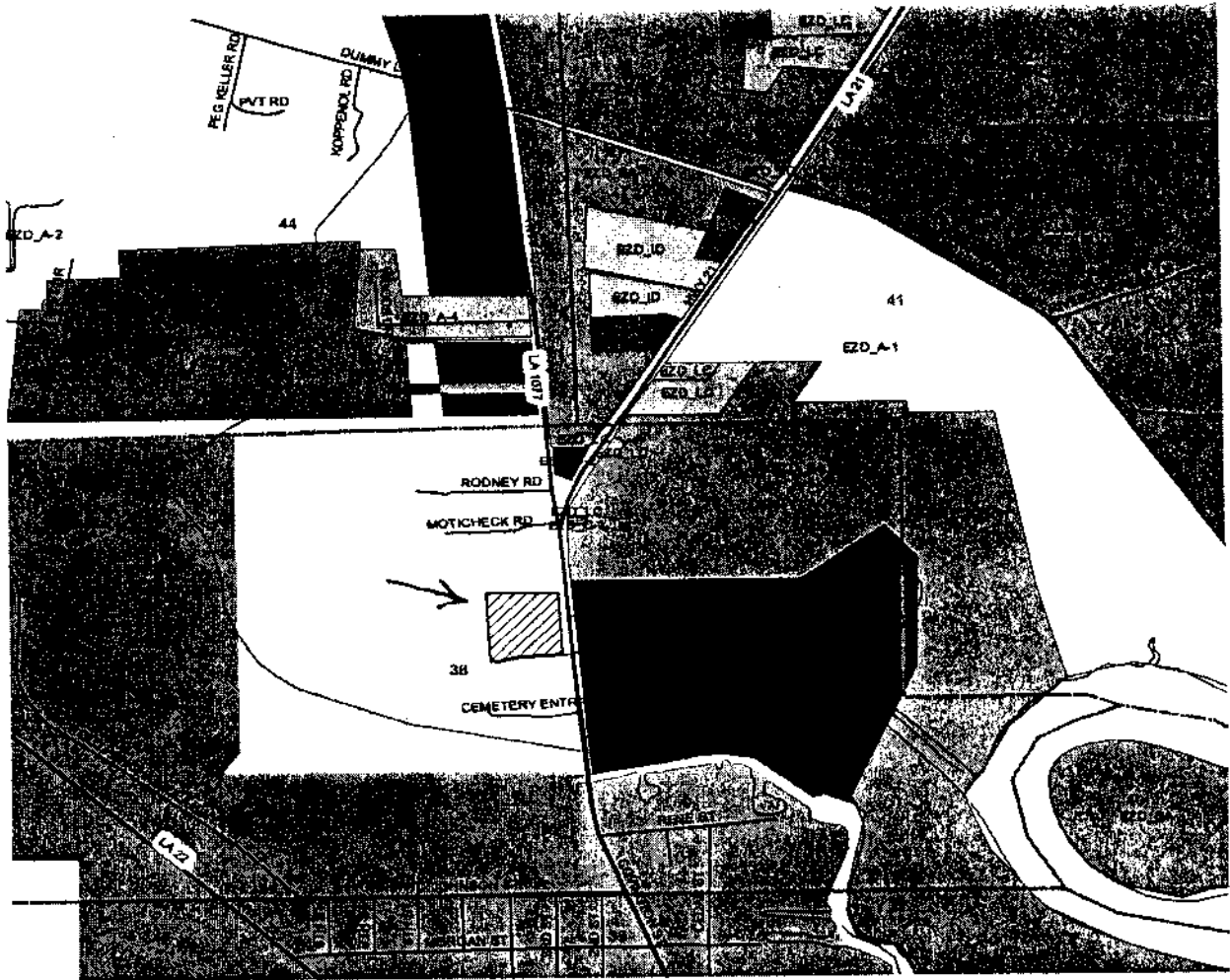
1. Provide 4 additional Class A & Class B trees in the front planting area.
2. Reduce the size of the site to a maximum of 3 acres.
3. Proposed Driveways must meet all the DOTD and Engineering Department.
4. Note that all proposed retention/detention pond must be shown on the landscape plan.
5. Access 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 1/4" 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
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**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
Street Planting 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
North Perimeter Planting 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
South Perimeter Planting 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
West Perimeter Planting 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
Parking Planting 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