



ST. TAMMANY PARISH
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 REQUEST

DATE: December 10, 2007

(Reference Case Number)

CP02-04-029PR - Use: Retail/Mini Storage

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

Jean Thomeczek
 (SIGNATURE)

JEAN THOMECEK

760 RIDGEWOOD DRIVE

MANDEVILLE, LA 70471

PHONE #: 985-792-4847 (h)

504-491-2944 (c)

Jesus Gort & Rina Gort

JESUS GORT & RINA GORT

245 RIDGEWOOD CIRCLE

MANDERVILLE, LA

985-845-8040

CP02-04-029PR - Use: Retail/Mini Storage

Zoning: C-2 (Highway Commercial) District
 Use Size: 56,000 sq. ft.
 Petitioner: Joey Champagne
 Owner: Safestore, L.L.C.
 Location: Parcel located on the south side of LA Highway 22, east of Woodridge Boulevard, & west of Ridgewood Drive, S54, T7S, R11E, Ward 4, District 4
 Council District: 4

CONDITIONAL USE PERMIT STAFF REPORT

Date: November 21, 2007
CASE NO.: CP02-04-029
Prior Action: Approved (05/07/02)
Posted: 11/19/07

Meeting Date: December 4, 2007
Determination: Approved with staff comments

PETITIONER: Joey Champagne
OWNER: Safestore, L.L.C.
PROPOSED USE: Mini Storage
PREVIOUS/CURRENT USE: Vacant Building
SQ. FT. OF USE: 56,000 sq. ft.
GROSS AREA LOT SIZE: 2.235 acres
ZONING CLASSIFICATION: C-2 (Highway Commercial) District
LOCATION: Parcel located on the west side of Ridgewood Drive, south of LA Highway 22; S54, T7S, R11E; Ward 4, District 4

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State Road Surface: 3 lane asphalt Condition: Good

LAND USE CONSIDERATIONS

Surrounding Land Use and Zoning:

Direction	Land Use	Zoning
North	Single Family Residential	A-4 (Single Family Residential) District
South	Single Family Residential	A-4 (Single Family Residential) District
East	Commercial	C-2 (Highway Commercial) District
West	Single Family Residential	A-4 (Single Family Residential) District

Existing development? Yes

Multi occupancy development? Yes

STAFF COMMENTS:

A conditional use permit has been granted for a mini storage, on a site located on the west side of Ridgewood Drive. The hours of operation were originally limited to 8AM until 6PM, Monday til Saturday. The petitioner is requesting to extend the hours and days of operation to include Sundays from 1PM until 5PM. No new customers would be admitted on Sunday. Only the existing tenants would have access to the facility through an electronic key pad system. Staff has no objection to the request.

STAFF RECOMMENDATIONS:

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

1. Days and hours of operations: Monday through Saturday from 8AM to 6PM and Sunday from 8AM until 12PM.
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. If a dumpster is required, provide the location and the required screening.
4. The property owner shall be responsible for the maintenance and the replacement of the required plant materials.
5. During construction, planting or open ground areas surrounding preserved trees shall be wired off with a properly flagged, reinforced & rolled wire mesh.
6. Note that 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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