



ST. TAMMANY PARISH

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

Kevin Davis
Parish President

Appeal #3

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: June 4, 2008

(Reference Case Number)


CP08-06-108
Outdoor Display Area for Tractor Supply Co.

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) JEFFREY D. SCHOEN
Attorney for Petitioner

P.O. Box 1810, Covington, LA 70434

985-892-4801

PHONE #: _____

CONDITIONAL USE PERMIT STAFF REPORT

Date: May 27, 2008
CASE NO.: CP08-06-108
Posted: May 19, 2008

Meeting Date: June 3, 2008
Determination: Approved with staff comments

PETITIONER: Jeff Schoen
OWNER: First Apostolic Church of Covington, Inc.
PROPOSED USE: Outdoor Display Area for Tractor Supply Co.
PREVIOUS/CURRENT USE: Vacant
SQ. FT. OF USE: 19,097 sq.ft. of Building & 20,000 sq.ft. of Outdoor Storage
GROSS AREA LOT SIZE: 4.132 acres
ZONING CLASSIFICATION: A-2 (Suburban) District
LOCATION: Parcel located at the southeast intersection of LA Highway 25 & River Road; S17, T6S, R11E; Ward 3, District 2

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

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	SA (Suburban Agricultural) District
South	Institutional	A-2 (Suburban) District
East	Single Family Residential	A-2 (Suburban) District
West	Hwy 25	

Existing development? No

Multi occupancy development? No

STAFF COMMENTS:

Petitioner is requesting a Conditional Use permit for an Outdoor Display Area for a Tractor Supply Co.. The site is located at the southeast intersection of LA Highway 25 & River Road. A request to change the zoning of the property to C-2 (Highway Commercial) District (ZC07-12-080) was recommended for approval by the Zoning Commission and is pending Council approval. The proposed development will consist of a 19,097 sq ft. building and a 20,000 sq. ft. outdoor display area. The proposed hours of operation are from 9:00 AM - 10:00 PM on Monday - Friday and from 10:00 AM - 6:00 PM on Saturday and Sunday. The facility will employ approximately 20 persons. A site and landscaping plan has been submitted as required. However, there are a number of deficiencies that need to be addressed.

The applicant is requesting several waivers to the Parish sign regulations:

- 1) A waiver of the size requirement to permit an 80 sq. ft. internally illuminated monument sign. A maximum of 32 sq ft is currently allowed.
- 2) A waiver of the internal illumination requirement to permit dark lettering against a white background. Currently internal illumination is allowed creating a negative contrast (i.e. light lettering against a dark, opaque background).
- 2) A waiver to the sign requirements to permit a 192 sq. ft. fascia sign. A minimum of 125 sq ft is allowed, given the linear footage of the proposed building indicated on the submitted plan.
- 3) A waiver to the sign requirements to permit a 126 sq ft pylon sign standing 30 feet in height.

The staff is opposed to all requested waivers.

The Engineering Department has determined that a Traffic Impact Study will not be required because the of the minimal impact that the proposed development is expected to have along Hwy 25. Note that no access will be provided on River Road.

STAFF RECOMMENDATIONS:

The staff recommends tabling this proposal as more information is required.

Should the Commission wishes to recommend approval it should be subject to all applicable regulations and the following conditions:

1. All signage proposed must meet parish requirements.
2. No access on River Road
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 a maximum of 15' wide for one-way traffic.
4. Approval of the requested rezoning of the property to C-2 (Highway Commercial) District (ZC07-12-080).
5. 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 (6") six inches above the root ball.
6. Provide the required number of Class A & Class B trees or indicate the presence of existing trees to be preserved in order to receive tree credits.
7. Note that a tree survey must be provided showing the species, size and caliper of all trees within the required planting areas in order to get tree credit for existing trees. The field study conducted by staff found that several existing trees are located along the side perimeters and within the required street planting area.
8. All required buffer areas must be clearly delineated on plans.
9. A one hundred percent (100%) opaque wood or masonry fences, a minimum of eight (8) feet high, shall be required, along the side and rear property lines at the perimeter of the buffer planting areas

**APPENDIX A
CASE NO.: CP08-06-108
LANDSCAPE CHART**

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

Affected Area	Minimum Requirements	Petitioner Provided	Staff Recommends
456 ft. Street Planting River Road	30' planting area 18 Class A 18 Class B 46 Shrubs	20' planting area 0 Class A 0 Class B Bamboo clump screening proposed Field survey indicated the presence of several existing trees along perimeter	Provide 30' planting area 18 Class A 18 Class B 46 Shrubs
233 ft. Street Planting Hwy 25	30' planting area 9 Class A 9 Class B 23 Shrubs	20' planting area 0 Class A 0 Class B 0 Shrubs Field survey indicated the presence of several existing trees along perimeter	Provide 30' planting area 9 Class A 9 Class B 23 Shrubs
East Perimeter Planting 542 ft.	10' planting area 8' privacy fence 18 Class A 18 Class B	10' planting area 0 Class A 0 Class B	Provide 8' privacy fence 18 Class A 18 Class B
South Perimeter Planting 489 ft.	10' planting area 8' privacy fence 16 Class A 16 Class B	10' planting area 0 Class A 0 Class B	Provide 8' privacy fence 16 Class A 16 Class B
Parking Planting 55 Spaces Required 73 Spaces Provided	1 Class A in island at the end of each row and every 12 spaces 5th row divided by planting bed	No internal landscaping indicated on plans No landscape islands within parking rows provided	Provide 1 Class A in parking island at the end of each parking row and every 12 spaces

Other Considerations:

Hours of Operation: 9:00 AM - 10:00 PM Mon. - Fri.
10:00 AM - 6:00 PM Sat. - Sun.

Number of Employees: 20

Noise Expected: Moderate

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CPOB-00-108

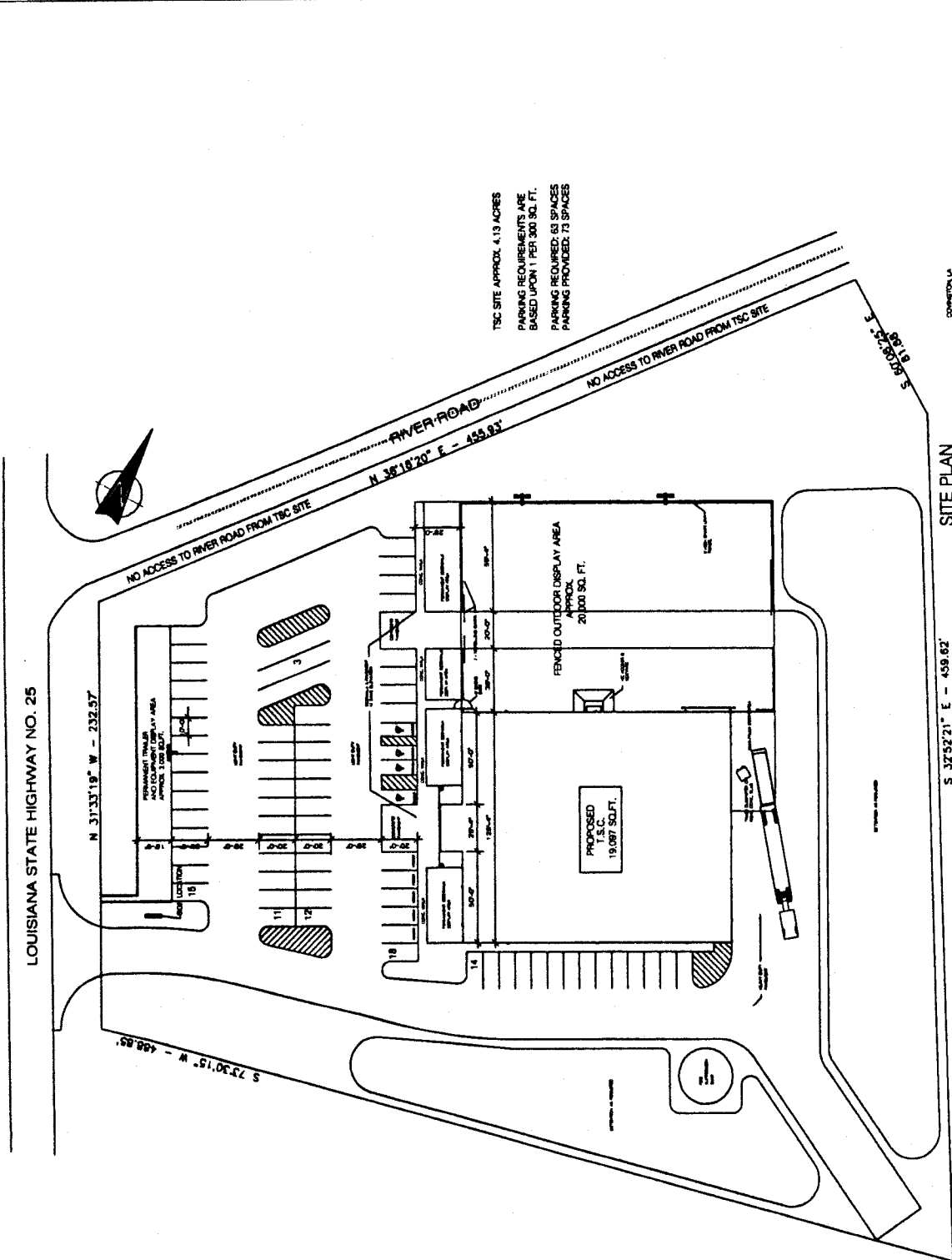
OXFORD Architecture

DATE: 03/22/2006
 DRAWN BY: [illegible]
 CHECKED BY: [illegible]

TSC

TRACTOR SUPPLY COMPANY
 COVINGTON
 LOUISIANA

NO. 1000
 DATE: 03/22/2006
 DRAWN BY: [illegible]
 CHECKED BY: [illegible]
 TITLE: [illegible]



TSC SITE APPROX. 4.13 ACRES
 PARKING REQUIREMENTS ARE
 BASED UPON 1 PER 300 SQ. FT.
 PARKING REQUIRED: 63 SPACES
 PARKING PROVIDED: 73 SPACES

SITE PLAN
 SCALE: 1" = 20'

PROJECT SUMMARY
 TRACTOR SUPPLY COMPANY
 IS A RETAILER TARGETING THE
 HOBBY FARMER. ITEMS SOLD
 INCLUDE: CLOTHING, BIRD
 FEEDING, HANGING, BIRD
 FEED AND EQUINE PRODUCTS.
 EACH FACILITY EMPLOYS
 APPROXIMATELY 20 PERSONNEL.
 OPERATING HOURS ARE FROM
 9:00 AM TO 10:00 PM MONDAY
 THRU FRIDAY, 10:00 AM TO 6:00
 PM SATURDAY AND SUNDAY.

OXFORD Architecture

TSC

TRACTOR SUPPLY COMPANY
 COVINGTON
 LOUISIANA

CPB-06108

Project No.	CPB-06108
Client	TRACTOR SUPPLY COMPANY
Address	COVINGTON, LOUISIANA
Scale	AS SHOWN
Date	06.10.08
Drawn By	
Checked By	
Plot Number	

30" DIA. FIRE SUPPRESSION TANK
 HGT. OF TANK NOT TO EXCEED 24"

BAMBOO CLUMP SCREENING
 TO BE PLANTED ALONG RIVER
 ROAD IN LANDSCAPE BUFFER

AREAS OF DETENTION

UNPAVED AREAS

CONCRETE PAVED AREAS
 FOR DISPLAY

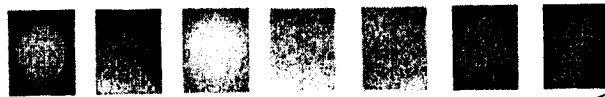
REMAINING
 CONCRETE PAVED AREAS

BUILDING FOOTPRINT

TSC SITE APPROX. 4.13 ACRES

PARKING REQUIREMENTS ARE
 BASED UPON 1 PER 300 SQ. FT.

PARKING REQUIRED: 63 SPACES
 PARKING PROVIDED: 73 SPACES



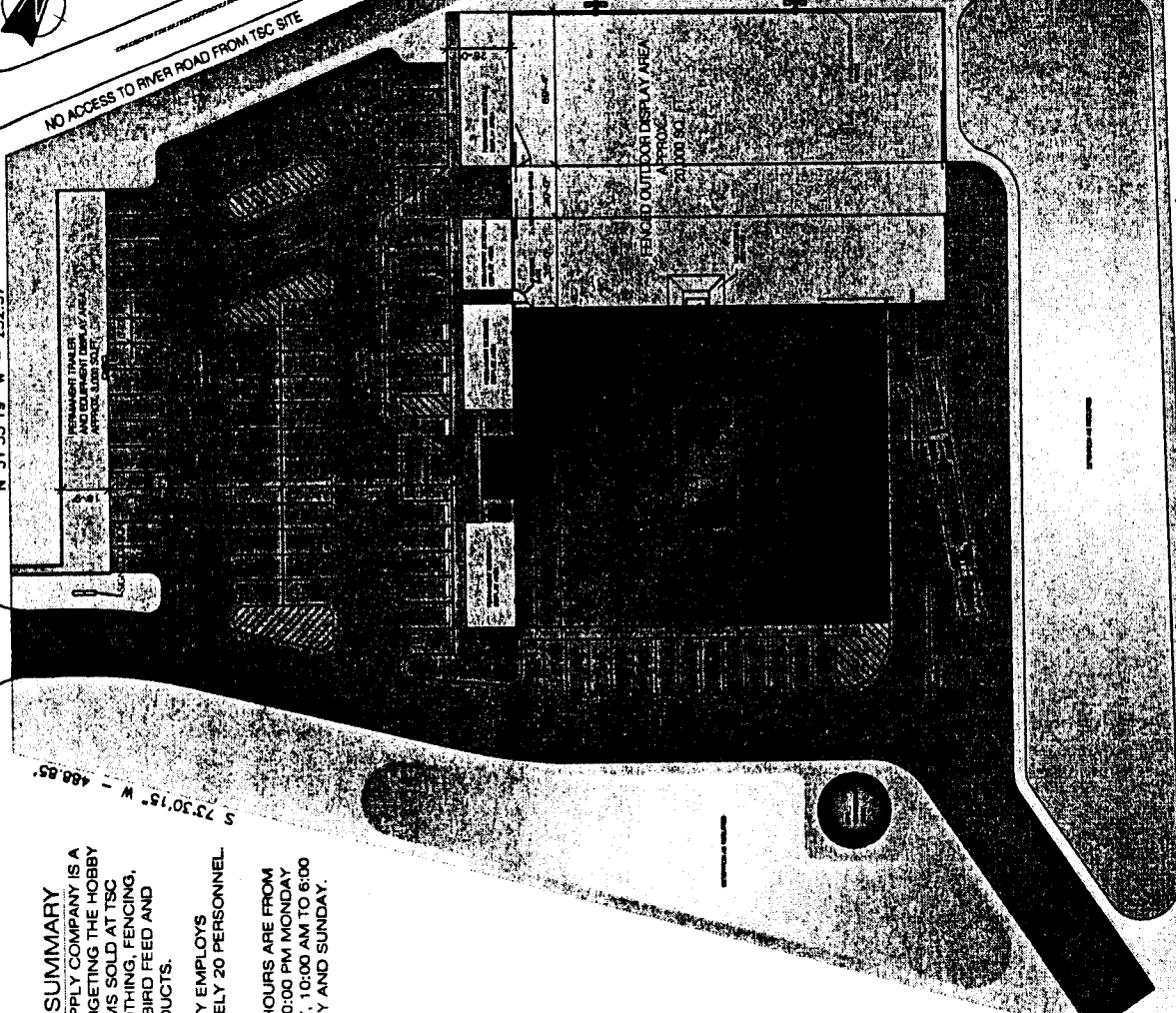
LOUISIANA STATE HIGHWAY NO. 25

N 31°33'19" W - 232.57'

S 75°30'15" W - 488.85'

RIVER ROAD
 N 35°18'20" E - 455.93'

NO ACCESS TO RIVER ROAD FROM TSC SITE



SUMMARY
 SUPPLY COMPANY IS A
 TARGETING THE HOBBY
 ITEMS SOLD AT TSC
 CLOTHING, FENCING,
 BIRD FEED AND
 PRODUCTS.

COMPANY EMPLOYS
 APPROXIMATELY 20 PERSONNEL

OPERATING HOURS ARE FROM
 10:00 PM MONDAY
 THROUGH SATURDAY, 10:00 AM TO 6:00
 PM FRIDAY AND SUNDAY.

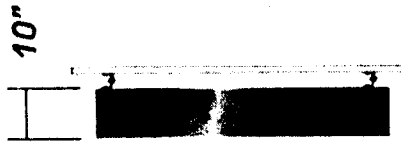
SITE PLAN



S 32°52'21" E - 459.62'

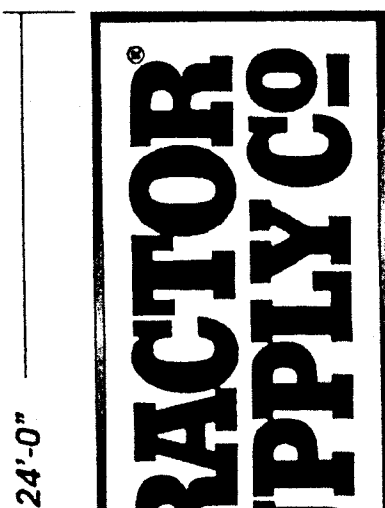
88.18'
 17°52'30"

CP08-06-108



10"

36"



24'-0"

End Elevation

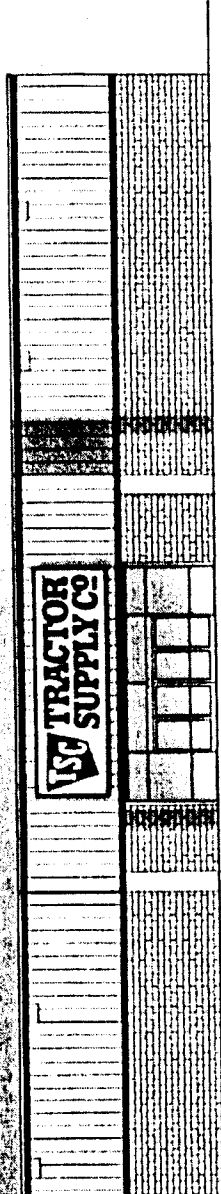
Elevation: Wall Sign

TS.

Flexible Fabric & Graphics Specifications

Face Material:	
Substrate:	3M Panopaculous flexible substrate
Options:	Fluorescent media with Polyester screen embedded in a White Pigmented Vinyl
Finish:	Smooth front surface with white semi-gloss vinyl
Thickness:	27 mil
Color & Logo:	
Logo:	Logo Series 3M 230 JJ Red or Green Series # 6500 # 537 Red Logo color White
Color:	Color Series 3M 225 JJ Green or Black Series # 651 # 670 Black
Registration:	Registration Mark to match color

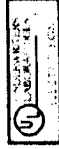
General Notes:
 Aluminum fabricated cabinet... Color & High Gloss Black.
 Flexible sign face with vinyl applied graphics.
 See color reference notes above.
 Illuminated using HOI fluorescent lamps.
 Hinged face frame for service access.
 External disconnect provided.
 Meets UL 2161 & NEC Specifications.



Storefront Elevation with Wall Sign

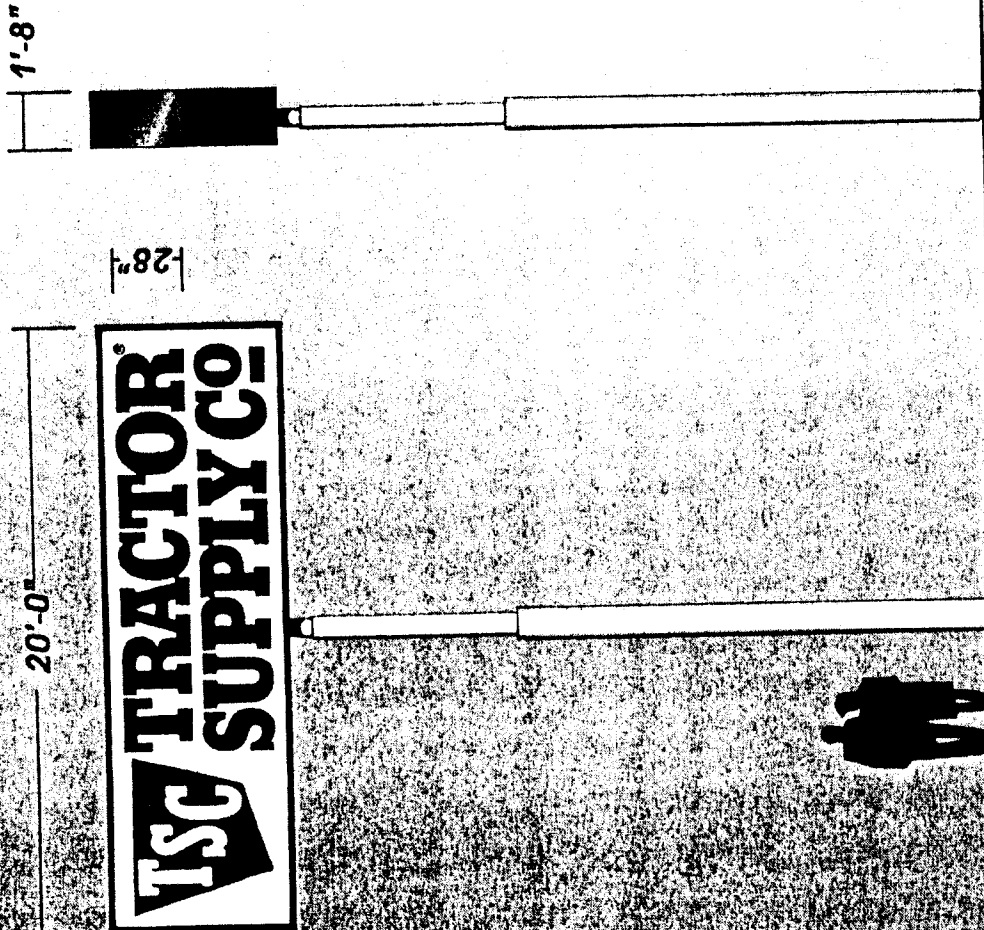
Client: Tractor Supply
 Loc: Various
 Project: Standard 8'-0" x 24'-0" Wall Sign
 Date: 12-17-08
 Scale: Noted

Resource, Inc.
 9 N. Clearwater FL 33765
 (7-669-7536 E-mail: LResource@signatureoff.com



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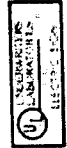
CP08-06-108



Flexible Fabric & Graphics Specifications

Face Material	3M Permagraphics flexible substrate
Substrate	Translucent media with Polyester scrim embedded in a White Pigmented Vinyl
Finish	Smooth matt surface with Anti-Scratch glass over
Thickness	27 mil
Color & Logo	Logo Sign Series 3M 220-11 Red or Green Series # 5502 # 031 Red Logo with White Color Series 3M 220-12 Black or Green Series # 551 # 070 Black Registration Mark in corner color

General Notes:
 Aluminum fabricated cabinet... Color is High Gloss Black.
 Flexible sign face with vinyl applied graphics.
 Internal fluorescent lamps.
 Internal pipe support sleeves into main support below.
 Support pipe finished Glass White.
 Support & footing sizes per local engineering.
 Illuminated using fluorescent lamps.
 External 120V / 20A. Disconnect required.
 Meets UL2161 & NEC Specifications.



End Elevation

Elevation: Double Sided Pylon Sign
 NTS.

Client: Tractor Supply
 Loc: Various
 Project: Standard 6'-3" x 20' Pylon Sign
 Date: 8/10/08
 Scale: N/A


Resource, Inc.

N. Clearwater FL 34765
 888-733-8 E-mail: LRRS@rrs.com
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CP08-06-108



DRAWING IS FOR CONCEPTION PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS SIZES OR LAYOUT MAY CHANGE.

ACCOUNT REP: D. PAYNE	CLIENT: TRACTOR SUPPLY CO.	REVISED:	REVISED:	 Underwriters Laboratories Inc.
D.J. ASSOCIATES	LOCATION: PLAQUEMINE, LA	REVISED:	REVISED:	
TRIAL ROAD, DOTHAN AL. 36303 (334) 836-1400 FAX (334) 836-1401	SCALE: 3/16" = 1'-0" DATE: 6/29/2007 DRAWN BY: SMITH NO.: TSC LA PLAQUEMINE_02	REVISED:	REVISED:	