



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: APRIL 11, 2008

15. **CP08-04-062 - Use: Swimming Pool**
 Zoning: C-1 (Neighborhood Commercial) District
 Use Size: 10,500 sf
 Petitioner: James E. Shields
 Owner: James E. Shields, Sr.
 Location: Parcel located on the south side of LA Highway 1088, west of Forest Brook Blvd. , S5 & 6,T5S,R12E, Ward 4, District 7
 Council District: 7

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

Carlo Hernandez
 (SIGNATURE)

CARLO HERNANDEZ FOR FOREST BROOK HOMEOWNERS ASSOCIATION
2818 MESA COURT
MANDEVILLE, LA 70448
 PHONE #: 626-7578

RECEIVED
 APR 11 2008

CONDITIONAL USE PERMIT STAFF REPORT

Date: March 20, 2008
CASE NO.: CP08-04-062
Posted: 03/12/08

Meeting Date: April 1, 2008
Determination: Approved with staff comments

PETITIONER: James E. Shields
OWNER: James E. Shields, Sr.
PROPOSED USE: Swimming Pool
PREVIOUS/CURRENT USE: Mandeville Sport Complex
SQ. FT. OF USE: 10,500 sf
GROSS AREA LOT SIZE: 5.2 acres
ZONING CLASSIFICATION: C-1 (Neighborhood Commercial) District
LOCATION: Parcel located on the south side of LA Highway 1088, west of Forest Brook Blvd. ; S5 & 6,T5S,R12E; Ward 4, District 7

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/Church	ID (Institutional) District
South	Undeveloped	PUD (Planned Unit Development) District
East	Vacant	SA (Suburban Agricultural) District
West	Vacant	C-1 (Neighborhood Commercial) District

Existing development? Yes

Multi occupancy development? No

STAFF COMMENTS:

Petitioner is requesting a Conditional Use permit for the addition of a Swimming Pool to an existing Sports Complex. The site is located on the south side of LA Highway 1088, west of Forest Brook Blvd. A conditional use permit (CP00-03-020B) has been approved for the Sport Complex in 2000. Considering that a conditional use cannot be transferred with the sale of the property. The current owner is also applying for a conditional use permit to continue the operations of the existing use of the Building, asa Sports Complex, on the site. A site and landscape plan has been provided as required. However, a revised scaled plan must be provided meeting all the Parish parking and landscaping requirements. Note that the addition of any new driveway on Hwy 1088 will have to be reviewed by the Parish and approved by DOTD.

STAFF RECOMMENDATIONS:

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

1. Provide the maximum occupancy, in order to determine the required number of parking spaces.
2. Provide the required number of islands in the parking area.
3. If an additional driveway is proposed to be provided on the site, the location of the driveway must be reviewed by the Parish and approved by DOTD.
4. Provide the hours of operations of the current facility and of the pool.
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.:

CP08-04-062

PETITIONER:

James E. Shields

OWNER:

James E. Shields, Sr.

PROPOSED USE:

Swimming Pool

PREVIOUS/CURRENT USE:

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