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Kevin Davis
 Parish President

#2

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: 10/8/08

(Reference Case Number)

CP08-10-173

Use: Work Release Facility

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

P. O. Box 1810

Covington LA 70433

PHONE #: 985-892-4801

CP08-10-173 - Use: Work Release Facility

Zoning: M-1 (Light Industrial) District
 Use Size: 10,000 sq.ft.
 Petitioner: Northshore Work Force, L.L.C. / Jeffrey D. Schoen
 Owner: Succession of Weldon Wallace Poole Jr.
 Location: Parcel located on the north side of Champagne Street, west of North Columbia Street, S38, T6S, R11E, Ward 3, District 3
 Council District: 3

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 PLANNING
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CONDITIONAL USE PERMIT STAFF REPORT

Date: September 29, 2008
CASE NO.: CP08-10-173
Posted: September 10, 2008

Meeting Date: October 7, 2008
Determination: Denied

PETITIONER: Northshore Work Force, L.L.C. / Jeffrey D. Schoen
OWNER: Succession of Weldon Wallace Poole Jr.
PROPOSED USE: Work Release Facility
PREVIOUS/CURRENT USE: Vacant
SQ. FT. OF USE: 10,000 sq. ft.
GROSS AREA LOT SIZE: 1 acre
ZONING CLASSIFICATION: M-1 (Light Industrial) District
LOCATION: Parcel is located on the north side of Champagne Street, west of North Columbia Street; S38, T6S, R11E; Ward 3, District 3

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	M-1 (Light Industrial) District City of Covington
South	Institutional	M-1 (Light Industrial) District City of Covington
East	Undeveloped	
West	Undeveloped	

Existing development? No

Multi occupancy development? No

STAFF COMMENTS:

Petitioner is requesting a Conditional Use permit for an 8,000 sq. ft Work Release Facility. The site is located on the north side of Champagne Street, west of North Columbia Street. The facility will be operated 24 hours per day and will be occupied by a maximum of 270 non-violent offenders. Each resident will occupy the facility for a maximum period of 18 month. The facility will have 2 large dorms with 45 triple bunk beds, common bathrooms, cafeteria, a common area, and an outdoor recreational area (basketball goal & picnic tables). Visitors will be allowed on the site, mostly in the evenings and on Sundays.

A site and landscape plan has been provided as required meeting all the requirements. Considering that the residents are not allowed to have vehicles, the proposed number of parking spaces (24) will be sufficient for the visitors and the employees (20). The facility will be fenced and alarms and cameras will be provided at all entry and exit points. Note that a request to rezone the site to ID (Institutional) District (ZC08-10-060) has been submitted for the subject site.

STAFF RECOMMENDATIONS:

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

1. 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.
2. Provide a revised landscape plan showing the size and location of all existing trees to be preserved and any new plant materials before final landscaping inspection. 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.
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. 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.

APPENDIX A
CASE NO.: CP08-10-173
LANDSCAPE CHART
FOR COMMERCIAL/INDUSTRIAL/INSTITUTIONAL/MULTI-FAMILY USES ONLY

Affected Area	Minimum Requirements	Petitioner Provided	Staff Recommends
Street Planting Champagne Street 208.71 ft.	25' planting area 7 Class A 7 Class B 21 Shrubs	25' planting area 7 Class A 7 Class B 21 Shrubs	As petitioner proposes
North Perimeter Planting 208.71 ft.	10' planting area 7 Class A 7 Class B	10' planting area 7 Class A 7 Class B	As petitioner proposes
South Perimeter Planting 208.71 ft.	10' planting area 7 Class A 7 Class B	10' planting area 7 Class A 7 Class B	As petitioner proposes
West Perimeter Planting 208.71 ft.	10' planting area 7 Class A 7 Class B	10' planting area 7 Class A 7 Class B	As petitioner proposes
Parking Planting 24 Spaces Provided	1 Class A in island at the end of each row and every 12 spaces	1 Class A in island at the end of each row and every 12 spaces	As petitioner proposes

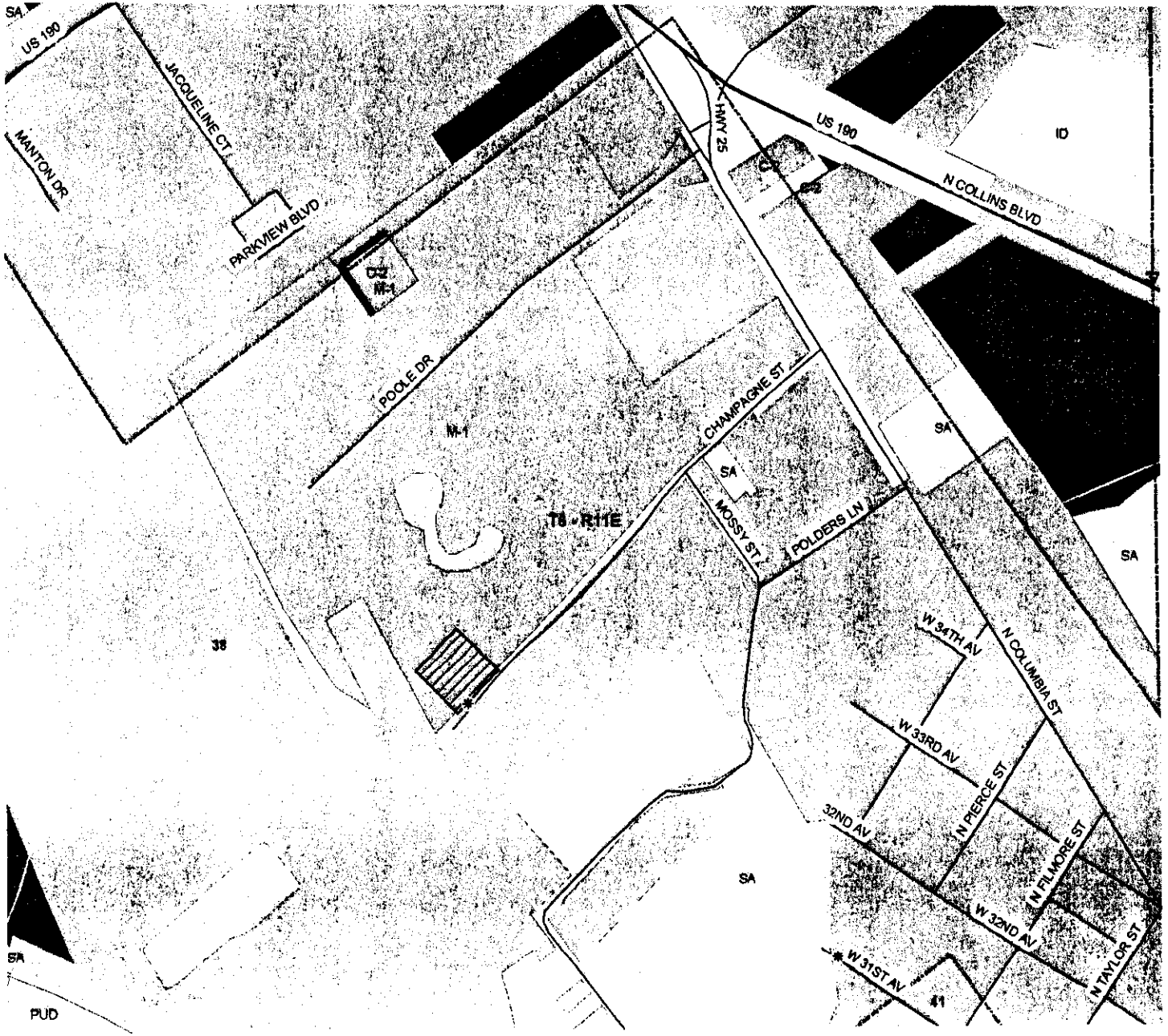
Other Considerations:

Hours of Operation: 24 hours/7 days/week

Number of Employees: 20

Noise Expected: Moderate

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* Indicates location where property was posted

CP08-10-173

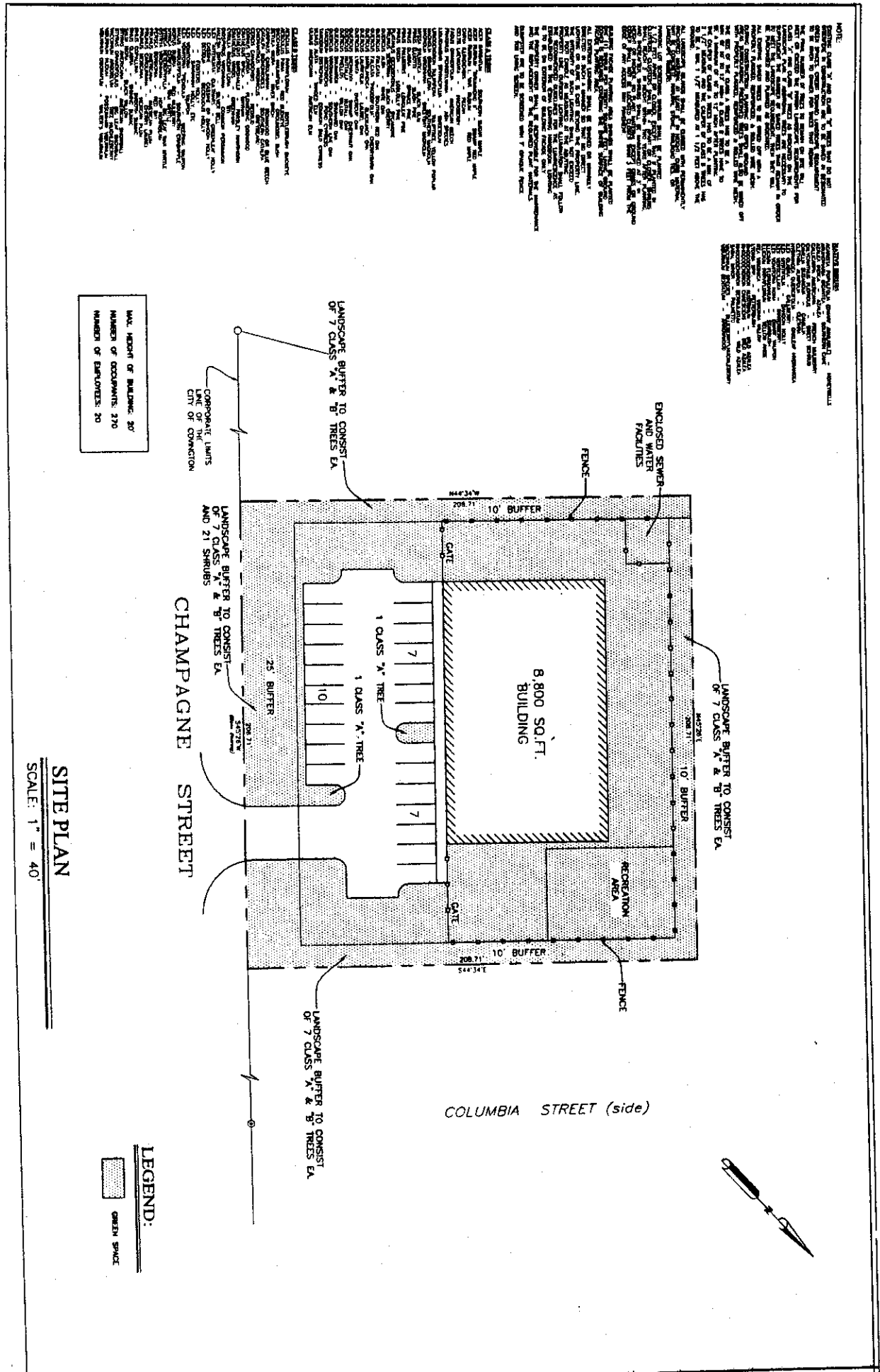
NOTE: THESE PLANS AND SPECIFICATIONS ARE TO BE CONSIDERED AS A GUIDE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL SURVEY DATA AND FIELD CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL SURVEY DATA AND FIELD CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL SURVEY DATA AND FIELD CONDITIONS.

GENERAL NOTES: ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL CORNERS ARE TO BE ROUNDED UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL CORNERS ARE TO BE ROUNDED UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL CORNERS ARE TO BE ROUNDED UNLESS OTHERWISE NOTED.

MAX. HEIGHT OF BUILDING: 30'
 NUMBER OF OCCUPANTS: 270
 NUMBER OF EMPLOYEES: 20

SITE PLAN
 SCALE: 1" = 40'

LEGEND:
 GREEN SPACE



07-106
C-1
 8-27-08

COVINGTON WORK RELEASE HOUSE
 SECTION 38, TOWNSHIP 6 SOUTH, RANGE 11 EAST
 ST. TAMMANY PARISH, LOUISIANA

CEI COOPER ENGINEERING, INC.
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