

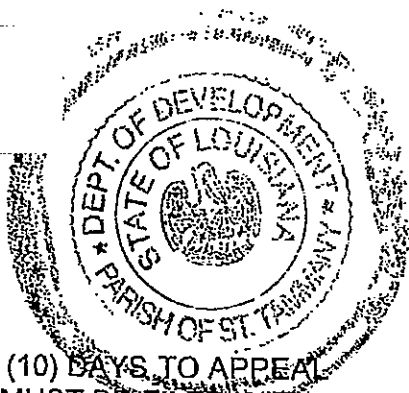
# APPEAL # 2



ZC Approved :

3/7/17

ST. TAMMANY PARISH  
PATRICIA P. BRISTER  
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: 3/7/17

Case Number:

### PR15-04-003 - USE: Driveways, Parking lots and Outdoor Lighting for the Running Track, Football Field & Tennis Courts

Corridor: Highway 21 Planned Corridor Overlay  
Zoning: ED-2 (Higher Education District)  
Use Size: 13.15 acres  
Petitioner: John Pousson  
Owner: Chris Episcopal Church / Liz Taurman, Senior Warden  
Location: Parcel located on the southeast corner of LA Highway 21 & Christwood Blvd; S41 & 46, T7S, R10E; Ward 1, District 1.

Council District: 1

POSTPONED FROM THE 2/7/2017 MEETING

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 SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

  
(SIGNATURE)

PRINT NAME: Tom D. Snyder, Jr.

ADDRESS: 222 N. Vermont, Covington, LA 70433

PHONE #: (985) 246-7047

## PLAN REVIEW STAFF REPORT

Date: 03/07/17

CASE NO.: PR15-04-003

Prior Action: Approved with staff comments (04/17/15)

Postponed (02/07/17)

Posted: 02/13/17

Meeting Date: March 7, 2017

Determination: Approved with staff comments

PETITIONER: John Pousson  
OWNER: Christ Episcopal Church / Bob Brown, Senior Warden  
PROPOSED USE: Driveways, Parking lots and Outdoor Lighting for the Running Track, Football Field & Tennis Courts  
PREVIOUS/CURRENT USE: Vacant  
SQ. FT. OF USE: 13.15 acres  
GROSS AREA LOT SIZE: 36.08 acres  
ZONING CLASSIFICATION: ED-2 (Higher Education District)  
CORRIDOR: Highway 21 Planned Corridor  
LOCATION: Parcel located on the southeast corner of LA Highway 21 & Christwood Blvd; S41 & 46, T7S, R10E; Ward 1, District 1

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### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

Type: State

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	Commercial & Undeveloped	HC-3 (Highway Commercial District) & NC-1 (Professional Office District)
South	Residential	PUD (Planned Unit Development Overlay)
East	School	ED-1 (Primary Education District)
West	Undeveloped	NC-4 (Neighborhood Institutional District)

Existing development? No

Multi occupancy development? Yes

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#### STAFF COMMENTS:

The project was originally approved for the site to be developed with Running Track, Football Field & Tennis Courts for the Christ Episcopal School. The petitioner is now requesting to add:

- A new parking lot, to accommodate the previously approved sport facilities, during athletic events.
- 2 new interior driveways to the site, giving access to the new parking lot and to alleviate and reduce the traffic congestion on Christwood Blvd, when students are being dropped off in the morning and picked up the afternoon.
- Recreational field lighting around the athletic field.

Staff does not have any objections to the above request; however, the new parking lot, driveways and lighting shall meet all Parish requirements and the previously approved conditions for the running track, football field and tennis courts.

#### STAFF RECOMMENDATIONS:

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

1. Attached landscape plan with following conditions: verify that adequate space exists between southern buffer to be planted and the power line right of way to fit proposed landscaping, verify that adequate drainage is provided within the Hwy 21 buffer to ensure that existing buffer & proposed landscaping can be maintained, confirm that the existing live oaks to be retained and and those proposed to be removed shall be mitigated as per staff request.
2. Attached as built lighting plan.
3. Attached driveway plan and proposed parking configuration.
4. Although, the site plan shows the number of parking spaces, provide a total parking count and method of calculation to ensure that a sufficient number of parking spaces is provided on the site, to accommodate athletic events.
5. Obtain a land clearing permit if any of the existing trees have to be removed and request pre land clearing inspection.
6. Obtain a site work permit for the proposed driveway and parking lots.
7. Installation of additional 400 linear foot of fencing (wooden), 8 foot tall, along Natchez Trace Property line.
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.

#### 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.: PR15-04-003  
LANDSCAPE CHART

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

Affected Area	Planned Corridor	Minimum Requirements	Petitioner Provided	Staff Recommends
Hwy 21 Street Planting 451 ft.	120' planting area 78 Class A 112 Class B 45 Shrubs	35' planting area 28 Class A 28 Class B 45 Shrubs	50' planting area 60 Existing trees to be preserved = 162 Credits 14 Class A 14 Class B 68 Shrubs	Request variance to reduce the required front planting area from 120' to 50'
North Perimeter Planting 689 ft.	30' planting area 23 Class A 23 Class B 69 Shrubs	30' planting area 28 Class A 28 Class B 69 Shrubs	30' planting area 35 Existing trees to be preserved = 92 Credits 5 Class B trees 46 Shrubs	Request reduction of the required number of shrubs. Shrubs are proposed to be provided only along the parking area to provide vehicular screen
South Perimeter Planting 1110 ft.	30' planting area 37 Class A 37 Class B 8' opaque screen	30' planting area 37 Class A 37 Class B 8' opaque screen	30' planting area 16 existing trees to be preserved = 24 Credits 25 Class A 25 Class B 8' opaque screen	As petitioner proposes
Parking Planting  48 Spaces Required  48 Spaces Provided	1 Class A in Island / 12 spaces & in island at ends of row;	1 Class A / 12 spaces & in islands at ends of row;	1 Class A / 12 spaces & in islands at ends of row;	As Petitioner proposes

CASE NO.:

PR15-04-003

APPLICANT:

John Pousson, Dir of Fin Ops

OWNER:

Christ Episcopal Church / Bob Brown/ Senior Warden

PROPOSED USE:

Driveways, Parking lots and Outdoor Lighting for the Running Track, Football Field & Tennis Courts

PREVIOUS/CURRENT USE:

Vacant

SQ. FT. OF USE:

13.15 acres

GROSS AREA LOT SIZE:

36.08 acres

ZONING CLASSIFICATION:

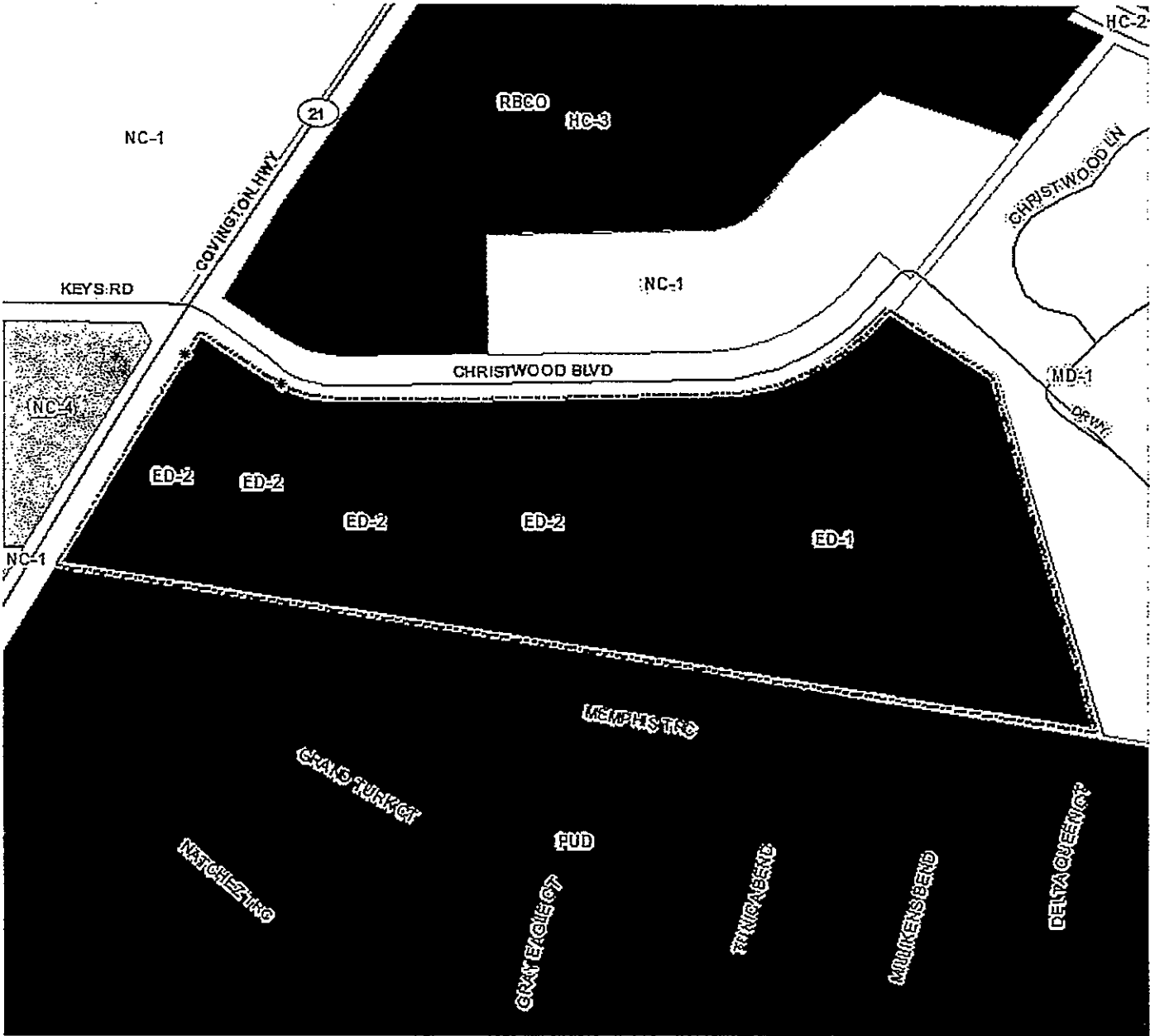
ED-2 (Higher Education District)

CORRIDOR:

Highway 21 Planned Corridor

LOCATION:

Parcel located on the southeast corner of LA Highway 21 & Christwood Blvd; S41 & 46, T7S, R10E; Ward 1, District 1







PR05-04-003

JAMES L. BRADFORD, III

PLEASE REPLY TO:

P.O. Box 5350  
COVINGTON, LA 70434-5350  
985.871.0800 main  
985.792.8119 direct  
985.871.0899 fax  
jbradford@daiglefisse.com

22 February 2017

**By Hand Delivery**

Ms. Helen Lambert  
Assistant Director  
Planning & Development  
21454 Koop Drive  
Building B, Site 1-B  
Mandeville, LA 70471

PHYSICAL ADDRESS:  
227 Highway 21  
MADISONVILLE, LA 70447

Re: Christ Episcopal School  
Petitioner: John Pousson  
Owner: Christ Episcopal Church / Bob Brown, Senior Warden  
Proposed use: Driveways, Parking lots and Outdoor Lighting for the Running Track, Football Field & Tennis Courts  
Previous/Current Use: Vacant  
Sq. Ft. of Use: 13.15 acres  
Gross Area Lot Size: 36.8 acres  
Zoning Classification: ED-2 (Higher Education District)  
Corridor: Highway 21 Planned Corridor  
Location: Parcel located on the southeast corner of LA Highway 21 & Christwood Blvd; 841 & 46, T7S, R10E;  
DFK No. 430-384

Dear Ms. Lambert:

Enclosed please find the following documents which we ask that you include as a supplement to the materials previously submitted by Petitioner in connection with the foregoing application. The documents are as follows:

- (1) February 7, 2017 correspondence of Drake Engineering certifying its photometric testing performed on December 6, 2016;
- (2) Photometric testing results referenced in the Drake Engineering correspondence of February 7, 2017;
- (3) Revised site plan converting the internal driveway to one-way access and converting the parking south of the athletic facility to face away from Natchez Trace (submitted as a compromise to address concerns stated by Natchez Trace residents);
- (4) Revised, updated landscape plan (with significantly increased volume of vegetative buffer along Natchez Trace property line);

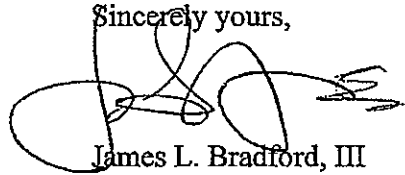
Ms. Helen Lambert  
22 February 2017  
Page 2

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- (5) Artist's rendering of landscape buffer (2 pages); and
- (6) Accepted Purchase Order of A-1 Fence for an additional 400 linear feet of 8-foot wooden fence along Natchez Trace property line.

Thank you for including these materials in your submission to the Planning & Zoning Commission members. If there are any further questions or additional documentation is deemed necessary, please do not hesitate to contact us. With best personal regards, I remain

Sincerely yours,

A handwritten signature in black ink, appearing to read 'J. Bradford', with a stylized flourish extending to the right.

James L. Bradford, III

JLBIII/ds

cc: Mr. John C. Morvant, Headmaster, Christ Episcopal School  
Mr. John Pousson, Director of Operations, Christ Episcopal School  
Mr. Steve Croxton, Chairman of the Board of Trustees, Christ Episcopal School

February 7, 2017

Christ Episcopal School  
80 Christwood Boulevard  
Covington, LA 70433

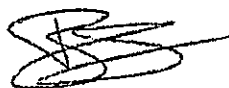
Re: Christ Episcopal School- Athletic Field Lighting  
Exterior Light Level Measurement

Attn: Mr. John Pousson

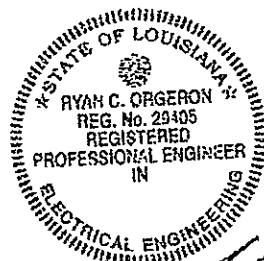
At approximately 7:15PM on the night of December 6<sup>th</sup>, 2016, I performed a site inspection on the athletic field at Christ Episcopal School. I am licensed electrical engineer (LA#29405) and a licensed electrical contractor (LA#11253) with over 20 years of experience designing and installing electrical systems. The "As Built" measurements identified on Sheet E0 are shown in foot-candles and were taken at exactly 36" above ground level. An Ideal Model No. 61-686 light meter was used to record the measurements.

Please accept this letter as confirmation that the readings are accurate to the best of my knowledge.

Sincerely,



Ryan C. Orgeron, P.E.  
President



2/7/17



NOTE: ALL MEASUREMENTS ARE IN FOOT-CANDES.



FIXTURE SCHEDULE	
TYPE	DESCRIPTION
F1	30 FEET WIDE (10) STAINLESS STEEL, 30" HANGING HOODS
F2	30 FEET WIDE (10) STAINLESS STEEL, 30" HANGING HOODS
F3	30 FEET WIDE (10) STAINLESS STEEL, 30" HANGING HOODS
F4	30 FEET WIDE (10) STAINLESS STEEL, 30" HANGING HOODS

## AS-BUILT

**AV1**  
**ELECTRICAL**  
**CONTRACTORS, INC.**  
*Est. 1912*

NOTE: THESE PLANS ARE THE SOLE PROPERTY OF A-1 ELECTRICAL CONTRACTORS, INC., AND THEIR USE IS RESTRICTED TO THAT SPECIFICALLY AUTHORIZED BY A-1.

EO  
SHEET

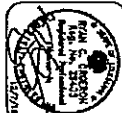
PROJECT  
DRAWING #1157A18  
DATE  
12/7/16


DRAWN  
 NDD  
 CHECKED  
 RCO  
 REMSED

CHRIST EPISCOPAL SCHOOL  
ATHLETIC FIELD LIGHTING  
COVINGTON, LA

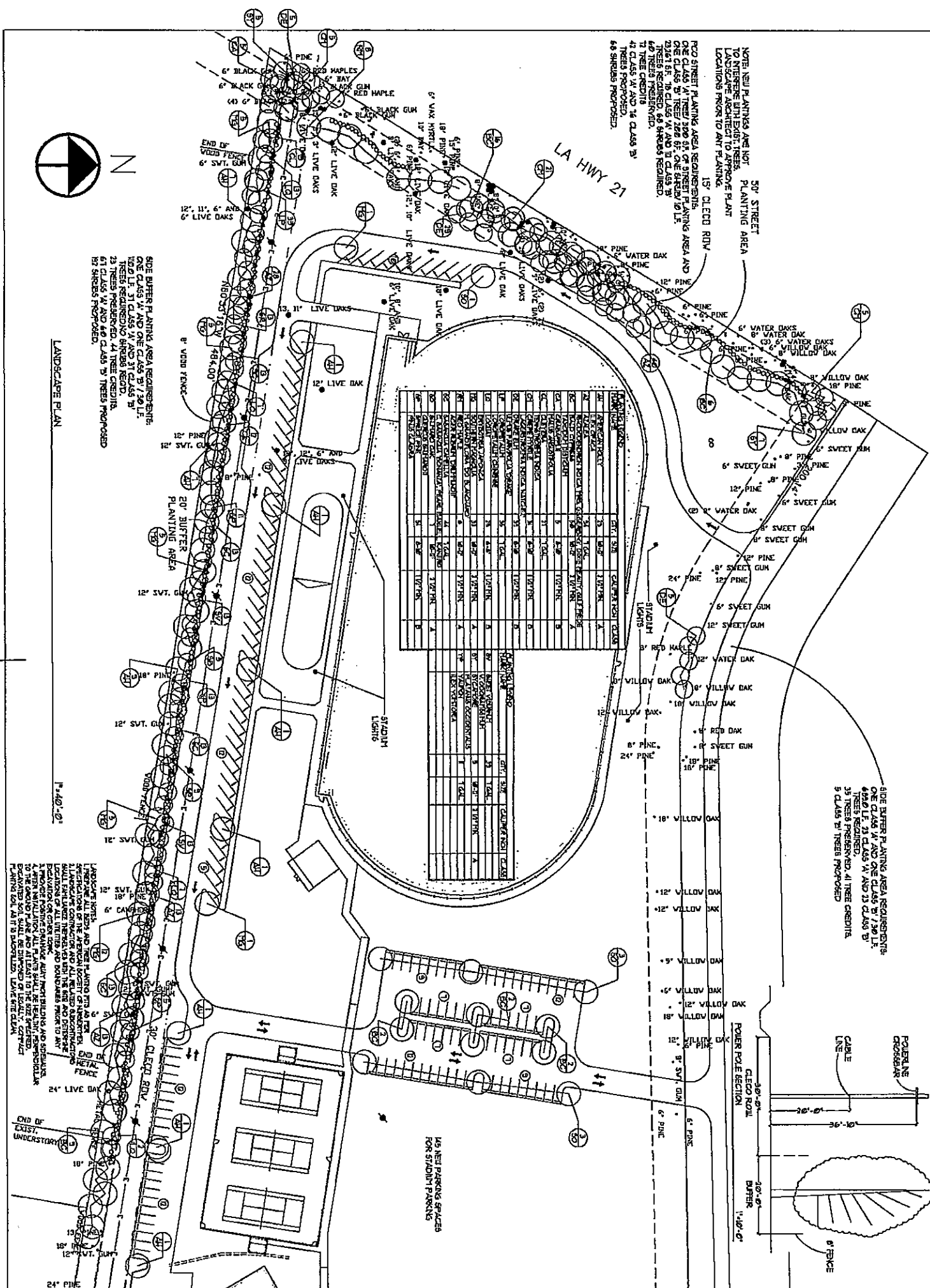


2783 LAFALCO BLVD.  
HARVEY, LOUISIANA 70058  
TELEPHONE (504) 875-2121 FAX (504) 361-7890





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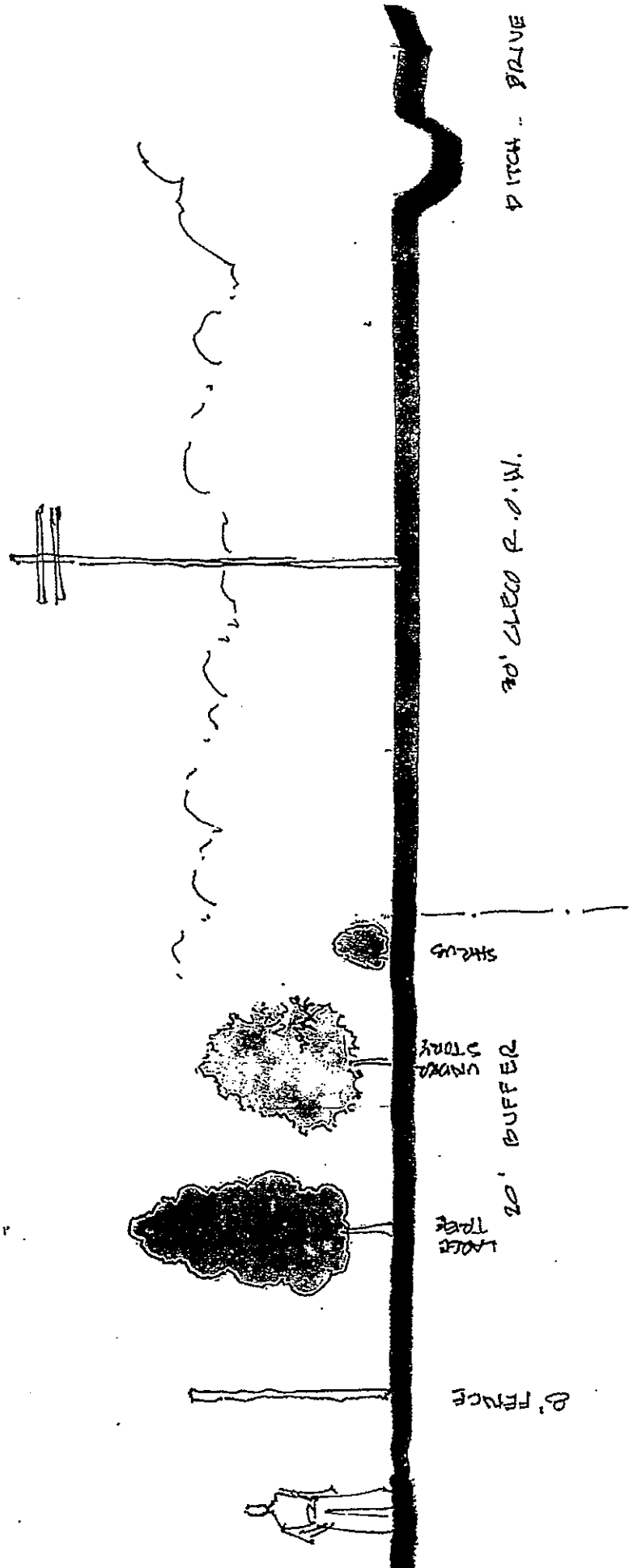


# Christ Episcopal School

**Covington, Louisiana**



PR15-04-003



PR15-04-003

