



ST. TAMMANY PARISH

DEPARTMENT OF PLANNING

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COVINGTON, LA 70434

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Kevin Davis
Parish President

Appeal 4

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: 6/10/04

ZC04-06-046

Existing Zoning: LC (Light Commercial) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 74,817 sq. ft.
Petitioner: Stuart Rahe
Owner: RJR LLC, II
Representative: Michael Tilly
Location: Parcel located on the north side of LA Highway 21, west of Cherokee Rose Lane, S46, T7S, R11E, Ward 1, District 1
Council District: 1

PR04-06-006 - Use: Medical Offices *

Corridor: Highway 21 Planned Corridor
Zoning: LC (Light Commercial) District
Use Size: 18,812 sq. ft.
Petitioner: Stuart Rahe
Owner: RJR, LLC II
Location: Parcel located on the north side of LA Highway 21, west of Cherokee Rose Lane, S46, T7S, R11E, Ward 1, District 1
Council District: 1

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

Michael Tilly
PRINT NAME
Michael Tilly
(SIGNATURE)
77 Logwood Dr
MAILING ADDRESS
Covington, LA 70433
PHONE #: 985-789-9501



PLAN REVIEW STAFF REPORT

Date: May 21, 2004
CASE NO.: PR04-06-006
Posted: 05/13/04

Meeting Date: June 1, 2004
Determination: Denied

PETITIONER: Stuart Rathe
OWNER: RJR, LLC II
PROPOSED USE: Medical Offices
PREVIOUS/CURRENT USE: Undeveloped
SQ. FT. OF USE: 18,912 sq. ft.
GROSS AREA LOT SIZE: 74,916.90 sq. ft.
ZONING CLASSIFICATION: LC (Light Commercial) District
CORRIDOR: Highway 21 Planned Corridor
LOCATION: Parcel located on the north side of LA Highway 21, west of Cherokee Rose Lane; S46, T7S, R11E; Ward 1, District 1

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State

Road Surface: 3 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

Surrounding Land Use and Zoning:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Single Family Residence	A-4 (Single Family Residential) District
South	Undeveloped	C-2 (Highway Commercial) District
East	Commercial	C-2 (Highway Commercial) District
West	Undeveloped	LC (Light Commercial) District

Existing development? No

Multi occupancy development? Yes

STAFF COMMENTS:

Petitioner is proposing three Medical Offices on the north side of LA Highway 21, west of Cherokee Rose Lane. A site and landscape plan has been provided for further review. The plan meets most of the parking and landscaping requirements. A revised plan shall be submitted before application for building permit. Note that a tree survey shall also be submitted before the application of the building permit and application for the land clearing permit.

STAFF RECOMMENDATIONS:

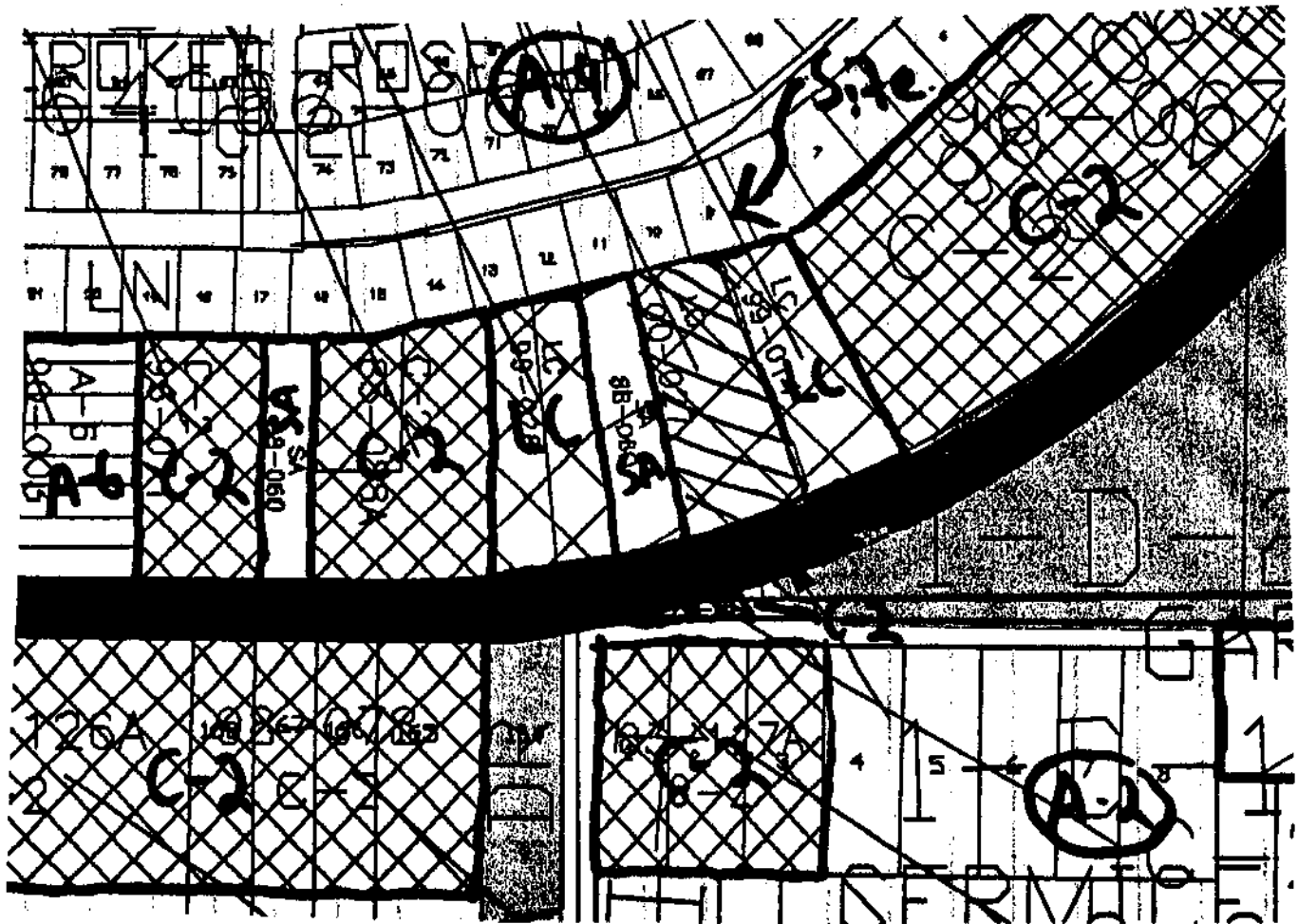
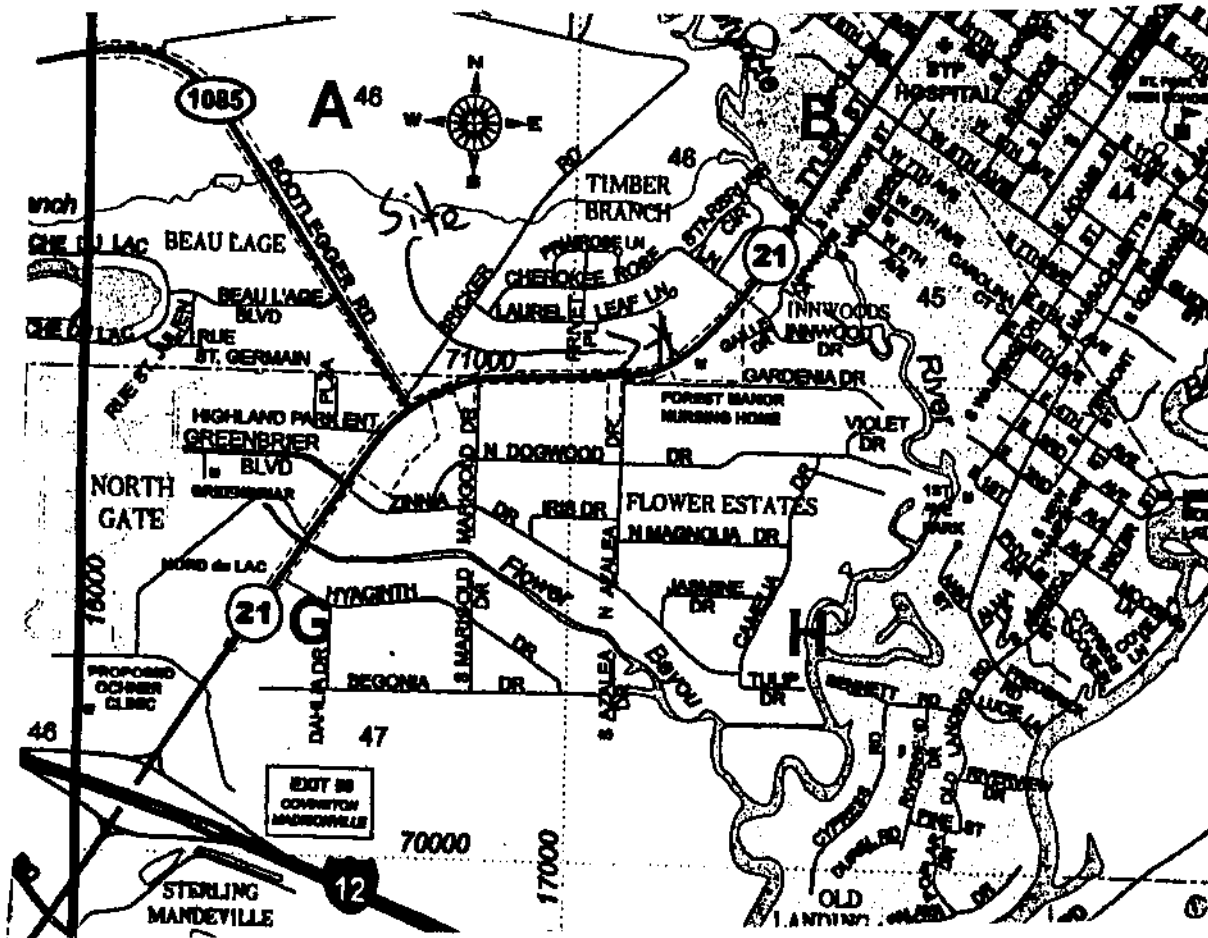
The staff recommends approved of this proposal, subject to all applicable regulations and the following conditions:

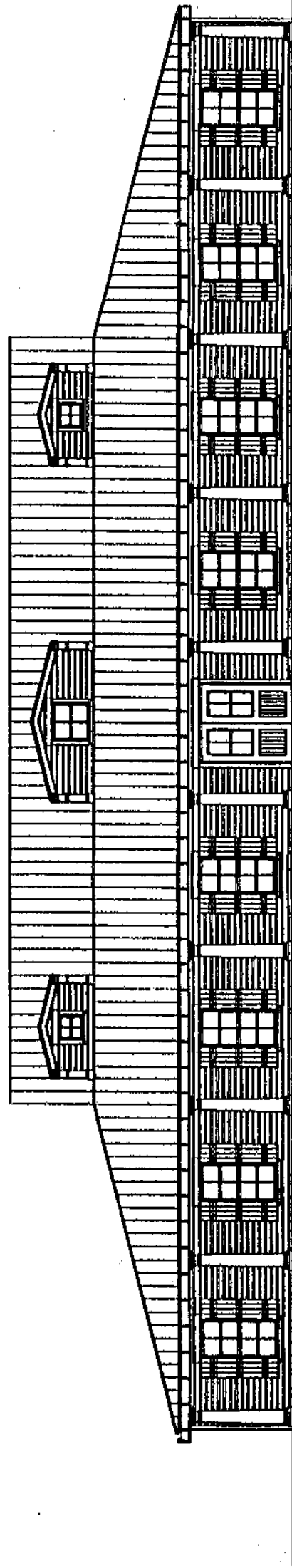
1. Provide 1 Class A & 1 Class B tree in each island.
2. The number of parking spaces provided shall be recalculated considering that 1 parking space shall be provided for each doctor on duty, 2 parking spaces for every three employees on duty and 1 parking space per 175 square feet of gross floor area.
3. Provide a tree survey before application for building permit and land clearing permit.
4. 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 the size of the Class A & Class B trees has to be a minimum of 10' to 12' high. 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 1¼ feet above the ground.
5. The property owner shall be responsible for the maintenance and the replacement of the required plant materials.
6. During construction, planting or open ground areas surrounding preserved trees shall be wired off with a properly flagged, reinforced & rolled wire mesh.
7. Sight triangle shall have 25 feet at the intersection of a public street and 15 feet along a private access way. No parking, wall, fence, sign, structure or plant material shall be placed within the sight distance area so as not to impede vision between a height of 2½ feet and 10 feet above the center line grades of the intersecting streets and/or drives.
8. No plant material except grass or ground cover shall not be located closer than 3 feet from the edge of any access way pavement.
9. 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.: PR04-06-006
APPLICANT: Stuart Rathe
PROPOSED USE: Medical Offices
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COVINGTON OFFICE PARK

PR0406-006

**APPENDIX A
CASE NO.: PR04-06-006
LANDSCAPE CHART**

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

Affected Area	Planned Corridor	Minimum Requirements	Petitioner Provided	Staff Recommends
Hwy 21 Street Planting 200 ft.	100' building setback 50' parking setback 53' planting area 35 Class A 53 Class B	35' planting area 7 Class A 7 Class B 20 shrubs	100' building setback 50' parking setback 53' planting area 35 Class A 53 Class B	As petitioner proposes
North Perimeter Planting 146.80 ft.	25' planting area 5 Class A 5 Class B	25' planting area 5 Class A 5 Class B	25' planting area 5 Class A 5 Class B	As petitioner proposes
East Perimeter Planting 425.90 ft.	10' planting area 15 Class A 15 Class B	10' planting area 15 Class A 15 Class B	10' planting area 15 Class A 15 Class B	As petitioner proposes
West Perimeter Planting 440.90 ft.	10' planting area 15 Class A 15 Class B	10' planting area 15 Class A 15 Class B	10' planting area 15 Class A 15 Class B	As petitioner proposes
Building Facade Planting Area	520 sq.ft. building facade planting 27 shrubs 600sq.ft. building facade 33 Shurbs 600 sq.ft. building facade 33 shrubs 4' min. side dimensions	520 sq.ft. building facade planting 27 shrubs 600sq.ft. building facade 33 Shurbs 600 sq.ft. building facade 33 shrubs 4' min. side dimensions	523 sq.ft. building facade 42 shrubs 651 sq.ft. building facade 41 shrubs 660 sq.ft. building facade 45 shrubs	As petitioner proposes
Parking Planting 1/doctor on duty 2 / 3 employees on duty Spaces Required 1/ 175 sq.ft. of gross floor 84 Spaces Provided	1 Class A & 1 Class B in island at the end of each row and every 12 spaces	1 Class A & 1 Class B in island at the end of each row and every 12 spaces	11 Class A & 14 Class B	Provide 1 Class A & 1 Class B in each island Review parking count

Other Considerations:

Hours of Operation: 8AM to 5PM

Noise Expected: Moderate