



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 # 5
ZC approved 1/4/2005

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: JANUARY 14, 2005

JANUARY 4, 2005
 (Reference Case on Zoning Commission Agenda)

CP02-12-114 - USE: MINI STORAGE

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

2818 MESA COURT

MAUDEVILLE, LOUISIANA 70448-8479

PHONE #: 985 626-7578



CP02-12-114 - Use: Mini Storage

Zoning: C-2 (Highway Commercial) District
 Use Size: 143,215.41 sq. ft.
 Petitioner: A. Wayne Buras
 Owner: Bennett Brothers
 Location: Parcel located on the north side of LA Highway 1088, west of Hickory Street, east of Trinity Drive, across from Quail Creek Subdivision, S6, T8S, R12E, Ward 4, District 10
 Council District: 10

CONDITIONAL USE PERMIT STAFF REPORT

Date: January 4, 2004
CASE NO.: CP02-12-114
Prior Action: Approved (01/07/03)
Posted: 12/10/04

Meeting Date: January 4, 2005
Determination: Approved with staff comments

PETITIONER: A. Wayne Buras
OWNER: Bennett Brothers
PROPOSED USE: Mini Storage
PREVIOUS/CURRENT USE: Residential
SQ. FT. OF USE: 143,215.41 sq. ft.
GROSS AREA LOT SIZE: 9.645 acres
ZONING CLASSIFICATION: C-2 (Highway Commercial) District
LOCATION: Parcel located on the north side of LA Highway 1088, west of Hickory Street, east of Trinity Drive, across from Quail Creek Subdivision; S6, T8S, R12E; Ward 4, District 10

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	SA (Suburban Agricultural) District
South	Single Family Residence	SA (Suburban Agricultural) District
East	Undeveloped	SA (Suburban Agricultural) District
West	Single Family Residence	SA (Suburban Agricultural) District

Existing development? Yes

Multi occupancy development? No

STAFF COMMENTS:

Petitioner originally requested a Conditional Use permit for a Mini Storage. The site and landscape plan has been approved with conditions on February 6, 2003. Considering that the conditional use permit is expired, a 1 year extension is being requested. A revised landscape plan has been provided for further review and approval. Some of the buildings have been relocated on the site in order save 5 live oak trees. The petitioner is requesting to remove 5 live oak trees which are currently located where the access to the mini storage and in the building envelop of the mini storage building. Staff feels that the requested variance should be granted considering that the proposed revised site plan has been improved in order to save some of the existing live oak trees on the site.

STAFF RECOMMENDATIONS:

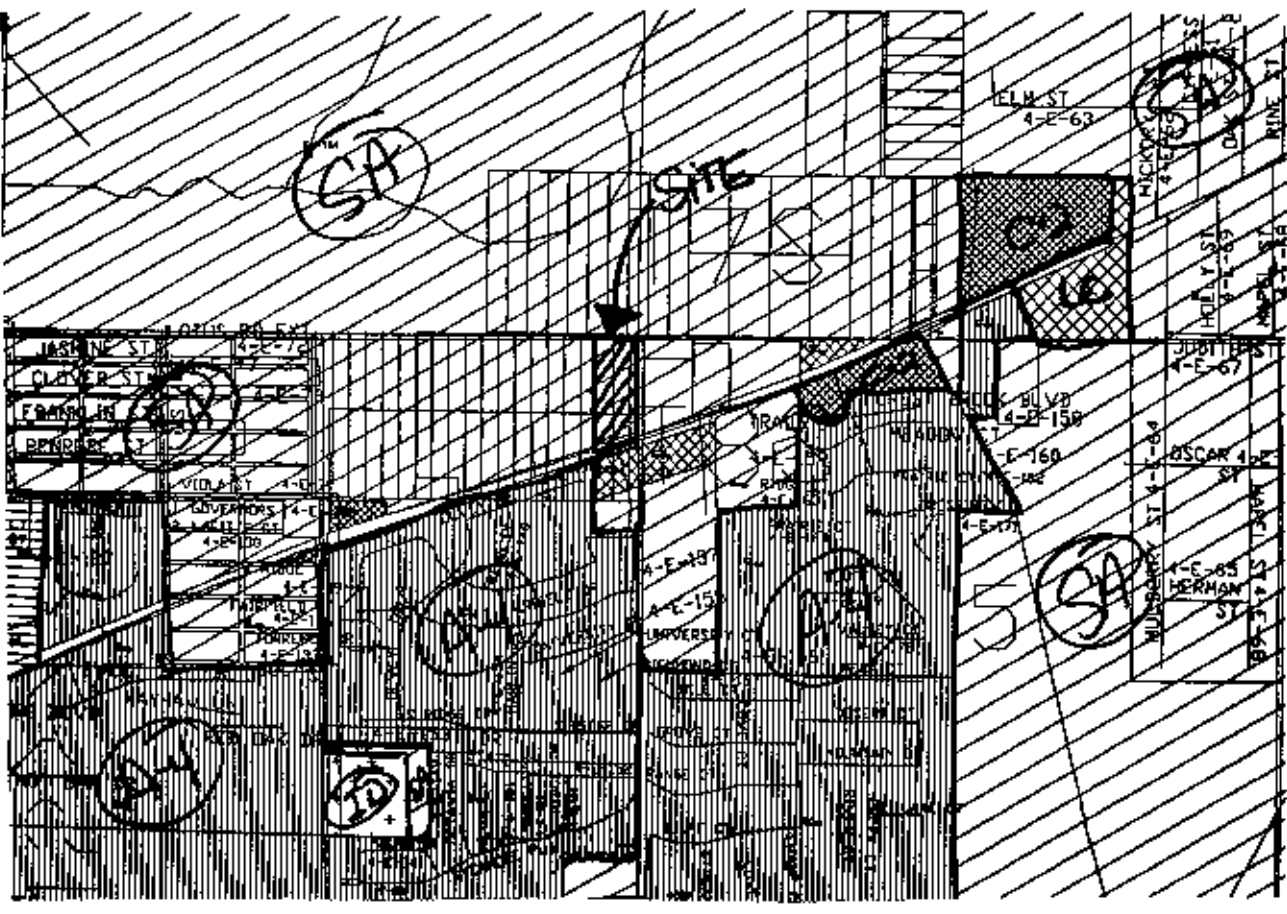
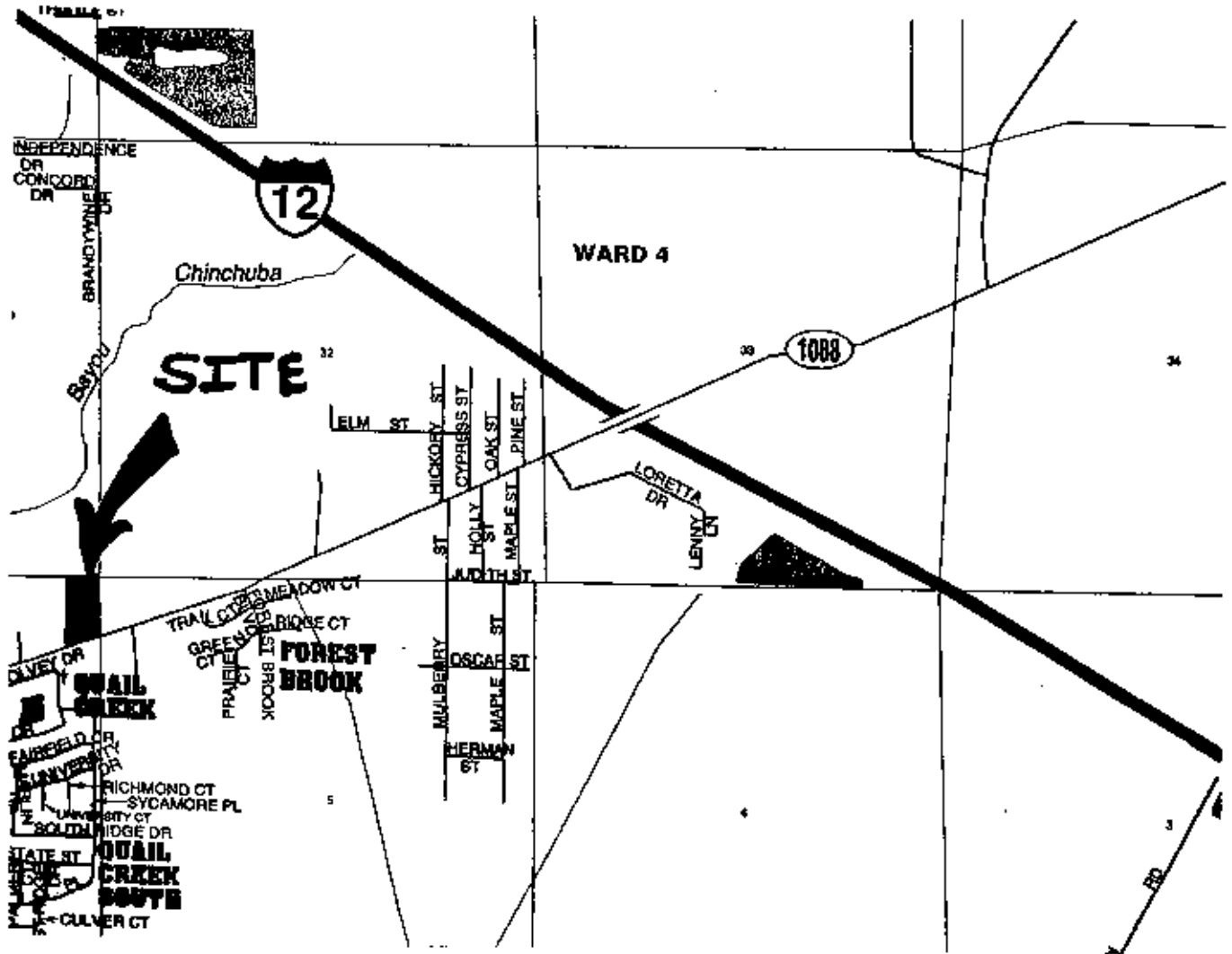
The staff recommends approval of this proposal, subject to all applicable regulations and the following conditions:

1. One year extension of conditional use permit.
2. Waiver of requested variance to remove 5 live oak trees located in the building envelop and access to the mini storage buildings.
3. Tree survey must be provided with application of land clearing permit and final landscaping inspection.
4. Provide 4 additional parking spaces & 1 Class A tree in island at the end of each row.
5. Increase the rear & side planting areas to 25' as required under the original approval of the conditional use permit.
6. Note that maximum height shall not exceed 45 feet.
7. 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.
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. Required to meet the 100 year storm event.
11. 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.

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CP02-12-114



FRONT ELEVATION (SEE 1066 SIDE)
Scale: 1/8" = 1'-0"



FRONT ELEVATION (EAST SIDE)
Scale: 1/8" = 1'-0"



SIDE ELEVATION (EAST AND WEST SIDE)
Scale: 1/8" = 1'-0"



TYPICAL SECTION OF INTERIOR WINDOW
Scale: 1/4" = 1'-0"



TYPICAL SECTION OF EXTERIOR WINDOW
Scale: 1/4" = 1'-0"

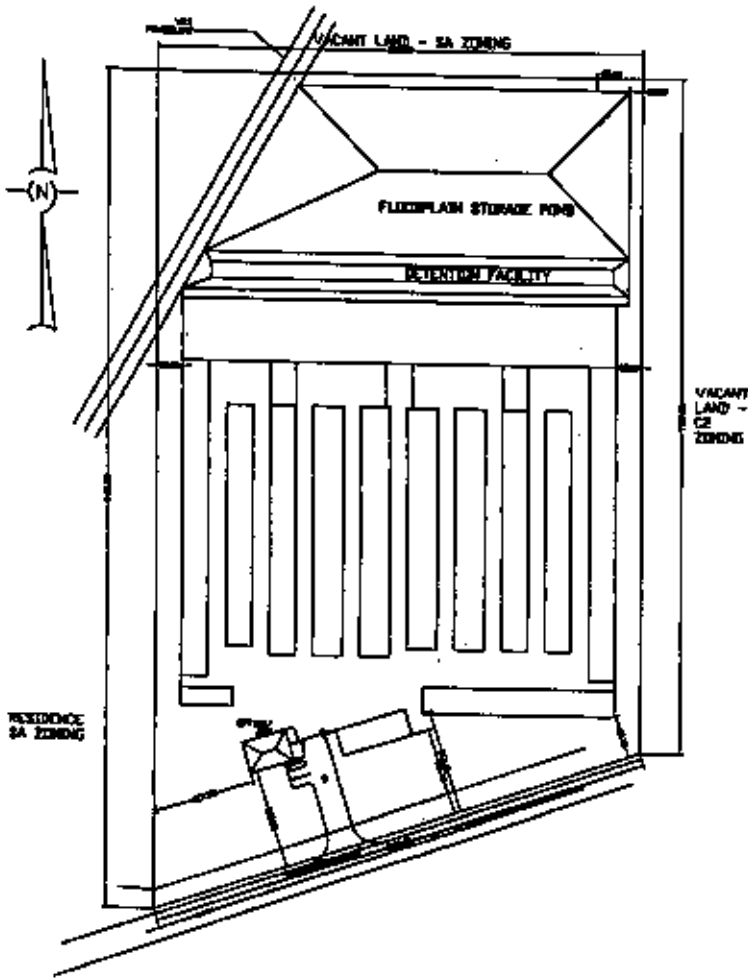


REAR ELEVATION
Scale: 1/8" = 1'-0"

Elevations from drawing 111-3081		1069 - Mini-Storage	
LINDSEY SELF STORAGE		LINDSEY SELF STORAGE	
DATE	BY	DATE	BY

CPO2-12-114

SITE PLAN-BB MINI STORAGE
ST TAMMANY PARISH

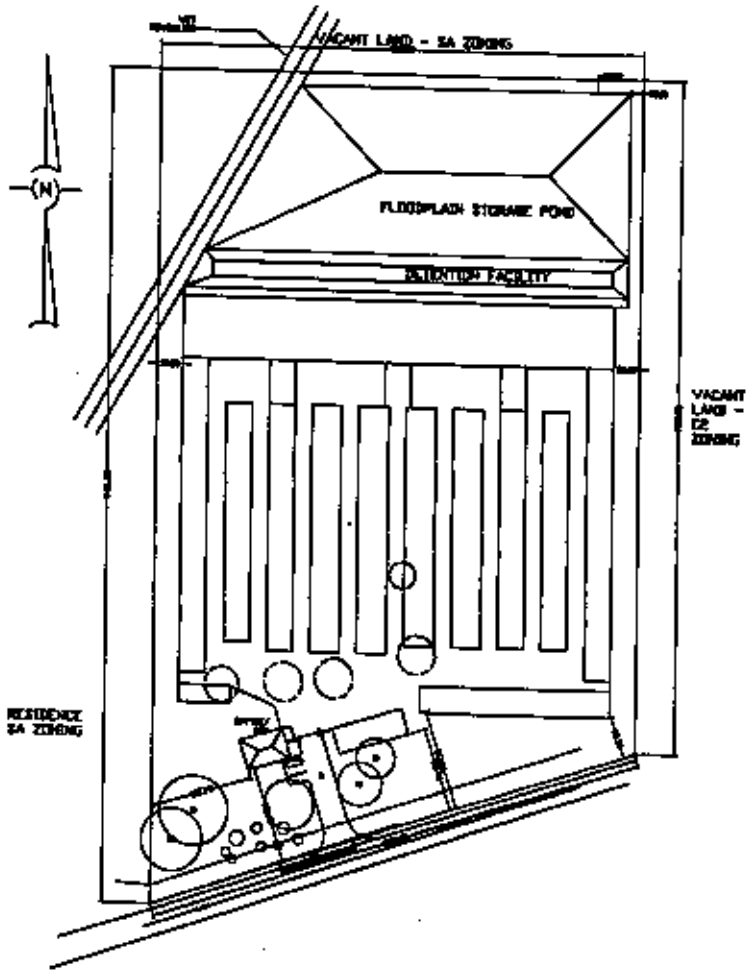


- NOTES:**
1. ALL BUILDINGS ARE TO BE WITH BANK SWEEP TYP.
 2. ALL EXTERIOR OF BUILDINGS TO BE BRICK CONCRETE WALL.
 3. SIDE WALL UP BUILT TYPICAL.
 4. SIDE WALL UP BUILT ON 80'-0" DEEP UNITS.
 5. TO 1447 SQ. FEET PER YEAR TAKE LIGHTS.
 6. ALL AC SYSTEMS AND ELECTRICAL, MUST TO CODE AND SUBJECTS BY ST. TAMMANY PARISH PERMIT OFFICE.

<p>NAME OF PROJECT Site Plan</p>		<p>PROJECT NAME Liberty Self Storage-Hwy 1088 Mandeville, Louisiana</p>		<p>PLANS</p>	
<p>DESIGNER Jim BENNETT 893-3087</p>		<p>REVISION NO./DATE 1 REVISED 12/26/04 179,380</p>		<p>ISSUE DATE: 11/21/04 SCALE: 1"=40 FEET DRAWN/CHECKED: MJA/BJ FILE: PERMIT 1088-01</p>	
				<p>PROJECT NO. PERMIT 1088-01</p>	

CPO212-1/14

SITE PLAN-BB MINI STORAGE
ST TAMMANY PARISH



NOTES

1. ALL BUILDINGS ARE TO BE WITH DARK GREEN TRIM.
2. ALL EXTENSION OF BUILDINGS TO BE SPACE GRADING AREA.
3. ONE HILL UP BEING TYPICAL.
4. HILL HILL UP BEING IN 10'-0" DEEP DRIVE.
5. TO SIFT ALL SOILS BEFORE BACK FILLING.
6. ALL AC SYSTEMS AND ELECTRICAL WIRING TO COME AND INSPECTED BY ST. TAMMANY BUILDING PERMIT OFFICE.

NAME OF DRAWER Site Plan JIM BENNETT 893-7097	TRACT NAME Liberty Self Storage-Hwy 1088 Mandeville, Louisiana	PLOT NO.
	REVISION NO./DATE 1 REVISION 2/08/04	ISSUE DATE: 11/21/04 SCALE: 1"=20' PER DRAWN/CHECKED: MS/MS P.L.E. FORM: FORM 1000-01

APPENDIX A
CASE NO.: CP02-12-114
LANDSCAPE CHART
FOR COMMERCIAL/INDUSTRIAL/INSTITUTIONAL/MULTI-FAMILY USES ONLY

Affected Area	Minimum Requirements	Petitioner Provided	Staff Recommends
Street Planting LA Highway 1088 528.21'	35' planting area 18 Class A 18 Class B 53 Shrubs	48' planting area 5 existing live oak trees Existing additional Class A & Class B trees	As petitioner proposes
North Perimeter Planting 500'	25' planting area 18 Class A 18 Class B 6' opaque screen	15' planting area Existing trees to remain 6' opaque screen	Increase the planting area from 15' to 25' as originally required
West Perimeter Planting 925.40'	25' planting area 31 Class A 31 Class B 6' opaque screen	15' planting area Existing trees to remain 6' opaque screen	Increase the planting area from 15' to 25' as originally required
East Perimeter Planting 755'	25' planting area 25 Class A 25 Class B 6' opaque screen	15' planting area Existing trees to remain 6' opaque screen	Increase the planting area from 15' to 25' as originally required
Parking Planting 6 Spaces Required, 2 spaces provided	1 Class A in island at the end of each row	none	Provide 4 additional parking spaces & 1 Class A tree in island at the end of each row