



ST. TAMMANY PARISH
 DEPARTMENT OF PLANNING
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Kevin Davis
 Parish President

Appeal #9
ZC approved 5/3/05

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: May 12, 2005

CP05-05-049 - Use: Mercantile/ Storage Warehouse

Zoning: M-1 (Light Industrial) District
 Use Size: 288,670 sq. ft.
 Petitioner: Christopher Pierson
 Owner: Robert J. Bruno
 Location: Parcel located at the end of New Camellia Blvd, east of LA Highway 1077, being lot 8, Tammany West Multiplex, S11, T7S, R10 E, 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

Christopher Pierson

(SIGNATURE)

Christopher Pierson
900 West Morris St, Ste 3
Hammond, LA 70407

PHONE #: 985/542-4420



CONDITIONAL USE PERMIT STAFF REPORT

Date: May 2, 2005
 CASE NO.: CP05-03-049
 Posted: April 12, 2005

Meeting Date: May 3, 2005
 Determination: Approved with staff comments

PETITIONER: Christopher Pierson
OWNER: Robert J. Bruno
PROPOSED USE: Mercantile/ Storage Warehouse
PREVIOUS/CURRENT USE: Commercial
SQ. FT. OF USE: 266,100 sq. ft.
GROSS AREA LOT SIZE: 15 acres
ZONING CLASSIFICATION: M-1 (Light Industrial) District
LOCATION: Parcel located at the end of New Camellia Blvd, east of LA Highway 1077, being lot 8, Tammany West Multiplex; S11, T7S, R10 E; Ward 1, District 1

ACCESS ROAD INFORMATION

Type: 2 Lane Parish

SITE ASSESSMENT

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

Surrounding Land Use and Zoning:

Direction	Land Use	Zoning
North	I-12	
South	Undeveloped	SA (Suburban Agriculture) District
East	Pond	C2 (Highway Commercial) District
West	Undeveloped/Proposed Office Building	C2 (Highway Commercial) District

Existing development? No

Multi occupancy development? Yes

STAFF COMMENTS:

Petitioner is requesting a Conditional Use permit for a Mercantile/ Storage Warehouse. The site is located at the end of New Camellia Blvd, east of LA Highway 1077, being lot 8, Tammany West Multiplex. The proposed use consists of multiple warehouses and office buildings. A conditional use is being required considering that the proposal exceed 40,000 square feet in size.

Under M-1, the maximum building height shall not exceed 45' above the base flood elevation. The petitioner is requesting a variance to increase the height of the building to 50'. Under the M-1 zoning, a minimum of 30% of the site must remain as green space. The petitioner has provided calculations of the green space 25.3% of the required 30% is on the actual property, the remained will be claimed from the adjoining parcel A to the east that will be owned by the petitioner.

Parish landscape standards call for a street planting area less than 200' linear feet in width to have a maximum of 1 two-way access road, or 2 one-way access roads. The petitioner has removed the second entrance from street planting area.

Petitioner has provided 9' wide landscape islands throughout the parking as required. Petitioner has provided the required 8' opaque fence on the south side of the property as required by landscape codes.

Parish Landscape standards call for perimeter planting areas of industrial property abutting non-industrial, be the same as the street frontage. Seeing that the site has non-industrial on all side, 35' would be mandated. Staff would be agreeable to allowing 10' on the north and east sides that are abutting the ponds since no development could happen on those parcels, however the west side of the property being zoned C-2, staff feels that the 35' should not be broken since and the petitioner has agreed to relocate the parking and shift the building

A traffic study has been provided and reviewed by staff. The TIA has been disapproved on the conditions of the LOS being below level D, and some discrepancies as to the figures used and results published.

The petitioner has provided a phasing plan that calls for the way the property will be built out. The first phase will be the first half of the warehouse and an office for a total of 50,100 square feet which is planned to be built between now and April 2006. The second phase calls for 80,000sq.ft. of showroom and 12,000sq.ft. warehouse being built between June 2006 to January 2008. The third and final phase calls for 36,000 square feet of warehouse, 20,000 square feet of office, 20,000 square feet of showroom, and 48,000 square feet for the entire third building to be built between July 2010 and July 2012.

STAFF RECOMMENDATIONS:

The staff recommends tabling of this proposal to resolve issues concerning the TIA.

Should the commission wish to approve, subject to the phasing plan, all applicable regulations and the following conditions:

1. Traffic light must be provided before 2nd and 3rd phase building permit is applied for.
2. Provide a revised site plan showing 35' perimeter buffer on the north, south, east, and west sides.
3. Provide a revised site plan showing 1 Class A and 2 Class B trees on the north side, 2 Class A and 5 Class B on the east side in addition to the trees shown on the plan.
4. Provide a revised site plan showing 1 Class A tree in all landscape islands shown on landscape plan.
5. Show the site triangle at the entrance of the site.
6. Building height shall not exceed 50' in phase 1.
7. 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.
8. Provide a 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 1/4" 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.
9. If a dumpster is required, provide the location and the required screening.
10. The property owner shall be responsible for the maintenance and the replacement of the required plant materials.
11. During construction, planting or open ground areas surrounding preserved trees shall be wired off with a properly flagged, reinforced & rolled wire mesh.
12. 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 luminance 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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OWNER:
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