



**ST. TAMMANY PARISH**

**DEPARTMENT OF PLANNING**

**P. O. BOX 628**

**COVINGTON, LA 70434**

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**Kevin Davis**

**Parish President**

*Appeal 10*

**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: 3/14/06

**CP06-03-057 - Use: Lumber Distribution Center**  
Zoning: M-2 (Intermediate Industrial) District  
Use Size: 110,000 sq. ft.  
Petitioner: Sean M. Burkes  
Owner: St Joe Brick Works, Inc.  
Location: Parcel located on the west side of LA Highway 11, north of Robert Road,  
S18 & 14, T8S, R14E, Ward 8, District 9  
Council District: 9

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

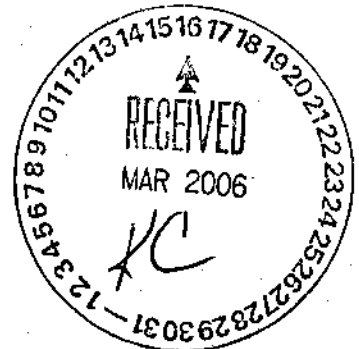
*(Handwritten Signature)*  
(SIGNATURE)

SEAN M. BURKES

1805 Hwy 190 E.

Slidell, LA 70458

PHONE #: 985-649-0075



# CONDITIONAL USE PERMIT STAFF REPORT

Date: March 1, 2006  
CASE NO.: CP06-03-057  
Posted: 02/14/06

Meeting Date: March 7, 2006  
Determination: Approved with staff comments

PETITIONER: Sean M. Burkes  
OWNER: St Joe Brick Works, Inc.  
PROPOSED USE: Lumber Distribution Center  
PREVIOUS/CURRENT USE: Vacant  
SQ. FT. OF USE: 110,000 sq. ft.  
GROSS AREA LOT SIZE: 15.0 acres  
ZONING CLASSIFICATION: M-2 (Intermediate Industrial) District  
LOCATION: Parcel located on the west side of LA Highway 11, north of Robert Road ; S13 & 14, T8S, R14E; Ward 8, District 9

## 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	M-2 (Intermediate Industrial) District
South	Industrial	M-2 (Intermediate Industrial) District
East	Undeveloped	M-2 (Intermediate Industrial) District
West	Undeveloped	R (Rural) District

Existing development? No

Multi occupancy development? Yes

### STAFF COMMENTS:

Petitioner is requesting a Conditional Use permit for a Lumber Distribution Center. The site is located on the west side of LA Highway 11, north of Robert Road. A site and landscape plan has been provided as required meeting most of the Parish Requirements. Additional landscaping shall be provided in the parking area in order to meet the minimum requirements.

A traffic study has been provided as required. However, after further review from the Engineering Department, the following improvements will be required:

- I-59 at Military Road - Signalize both ramps
- US Hwy 11 at Watts Road - addition of dedicated left-turn lane for Westbound approach of Watts Road
- US Hwy 11 at North 3<sup>rd</sup> Avenue - addition of a 2<sup>nd</sup> approach lane for the eastbound approach of North 3<sup>rd</sup> Avenue.
- US Hwy 11 at I-12 Westbound addition of lane on off-ramp as well as addition of Northbound US through lane.

### STAFF RECOMMENDATIONS:

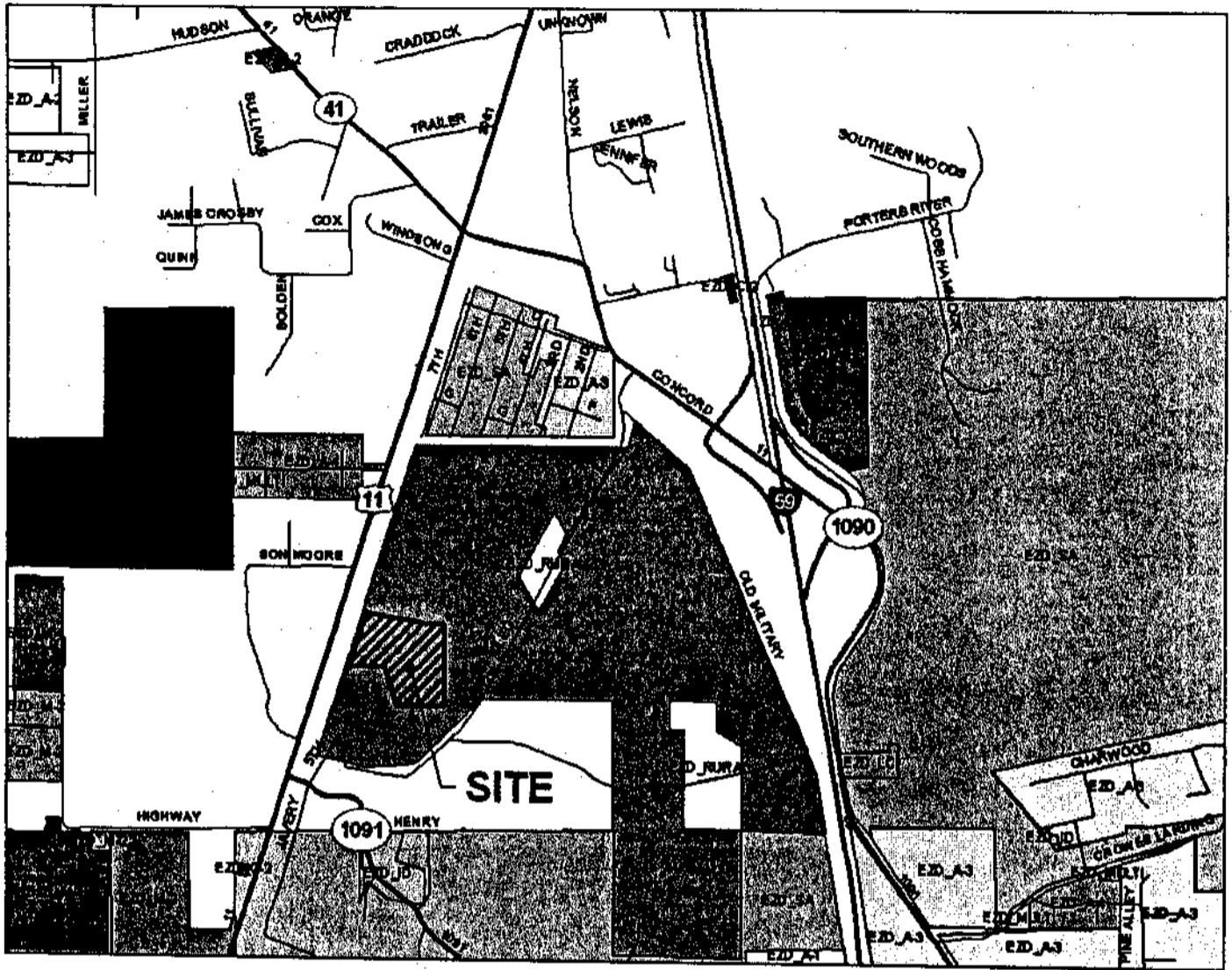
The staff recommends approval of this proposal, subject to all applicable regulations and the following conditions:

1. Provide traffic crossing gates at the rail road track before occupancy of the 2<sup>nd</sup> building.
2. Participate in the fare share of the required traffic improvements before occupancy of the 2<sup>nd</sup> building.
3. Provide 1 Class A in island at the end of each row and every 12 spaces.
4. 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.
5. 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 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.
6. If a dumpster is required, provide the location and the required screening.
7. The property owner shall be responsible for the maintenance and the replacement of the required plant materials.
8. During construction, planting or open ground areas surrounding preserved trees shall be wired off with a properly flagged, reinforced & rolled wire mesh.
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.

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CP06-03-057

LANDSCAPING SCHEDULE		MINIMUM HEIGHT	MINIMUM SPACING	MINIMUM WIDTH	MINIMUM DEPTH
1	STREET PLANTING TREES	12'	10'	10'	10'
2	STREET PLANTING SHRUBS	6'	5'	5'	5'
3	STREET PLANTING PALMS	12'	10'	10'	10'
4	STREET PLANTING BUSHES	6'	5'	5'	5'
5	STREET PLANTING VINES	6'	5'	5'	5'
6	STREET PLANTING CREEPERS	6'	5'	5'	5'
7	STREET PLANTING CLIMBERS	6'	5'	5'	5'
8	STREET PLANTING TREES	12'	10'	10'	10'
9	STREET PLANTING SHRUBS	6'	5'	5'	5'
10	STREET PLANTING PALMS	12'	10'	10'	10'
11	STREET PLANTING BUSHES	6'	5'	5'	5'
12	STREET PLANTING VINES	6'	5'	5'	5'
13	STREET PLANTING CREEPERS	6'	5'	5'	5'
14	STREET PLANTING CLIMBERS	6'	5'	5'	5'
15	STREET PLANTING TREES	12'	10'	10'	10'
16	STREET PLANTING SHRUBS	6'	5'	5'	5'
17	STREET PLANTING PALMS	12'	10'	10'	10'
18	STREET PLANTING BUSHES	6'	5'	5'	5'
19	STREET PLANTING VINES	6'	5'	5'	5'
20	STREET PLANTING CREEPERS	6'	5'	5'	5'
21	STREET PLANTING CLIMBERS	6'	5'	5'	5'
22	STREET PLANTING TREES	12'	10'	10'	10'
23	STREET PLANTING SHRUBS	6'	5'	5'	5'
24	STREET PLANTING PALMS	12'	10'	10'	10'
25	STREET PLANTING BUSHES	6'	5'	5'	5'
26	STREET PLANTING VINES	6'	5'	5'	5'
27	STREET PLANTING CREEPERS	6'	5'	5'	5'
28	STREET PLANTING CLIMBERS	6'	5'	5'	5'
29	STREET PLANTING TREES	12'	10'	10'	10'
30	STREET PLANTING SHRUBS	6'	5'	5'	5'
31	STREET PLANTING PALMS	12'	10'	10'	10'
32	STREET PLANTING BUSHES	6'	5'	5'	5'
33	STREET PLANTING VINES	6'	5'	5'	5'
34	STREET PLANTING CREEPERS	6'	5'	5'	5'
35	STREET PLANTING CLIMBERS	6'	5'	5'	5'

**LANDSCAPE REQUIREMENTS**

**NATIVE SPECIES:** AT LEAST ONE (1) SPECIES OF EACH OF THE FOLLOWING GROUPS SHALL BE PLANTED IN ALL PLANTING AREAS. THE SPECIES SHALL BE A NATIVE SPECIES OF THE STATE OF LOUISIANA. THE SPECIES SHALL BE A NATIVE SPECIES OF THE STATE OF LOUISIANA. THE SPECIES SHALL BE A NATIVE SPECIES OF THE STATE OF LOUISIANA.

**STREET PLANTING TREES:** FOR A SITE WITH ONE STREET FRONTAGE AND AN AVERAGE PROPERTY DEPTH OF 400 FEET OR GREATER, A 35 FOOT STREETING PLANTING AREA IS REQUIRED.

**BUFFER PLANTING AREA:** BUFFER PLANTING AREA WIDTH SHALL BE A MINIMUM OF 10 FEET EXCEPT THAT BUFFER PLANTING AREA WIDTH FOR AN INDUSTRIAL USE ADJUTING A NON-INDUSTRIAL USE SHALL BE A MINIMUM OF 25 FEET.

**BUILDING FACADE PLANTING AREA:** A 4 FOOT WIDE PLANTING AREA IS REQUIRED THE FULL LENGTH OF THE EXTERIOR WALL FACING VEHICULAR ACCESS.

**PARKING LANDSCAPE REQUIREMENT:** SHRUBS SHALL BE PLANTED IN THE STREET PLANTING AREA TO SCREEN THE PARKING AREA FROM VIEW OF THE STREET OR ROAD.

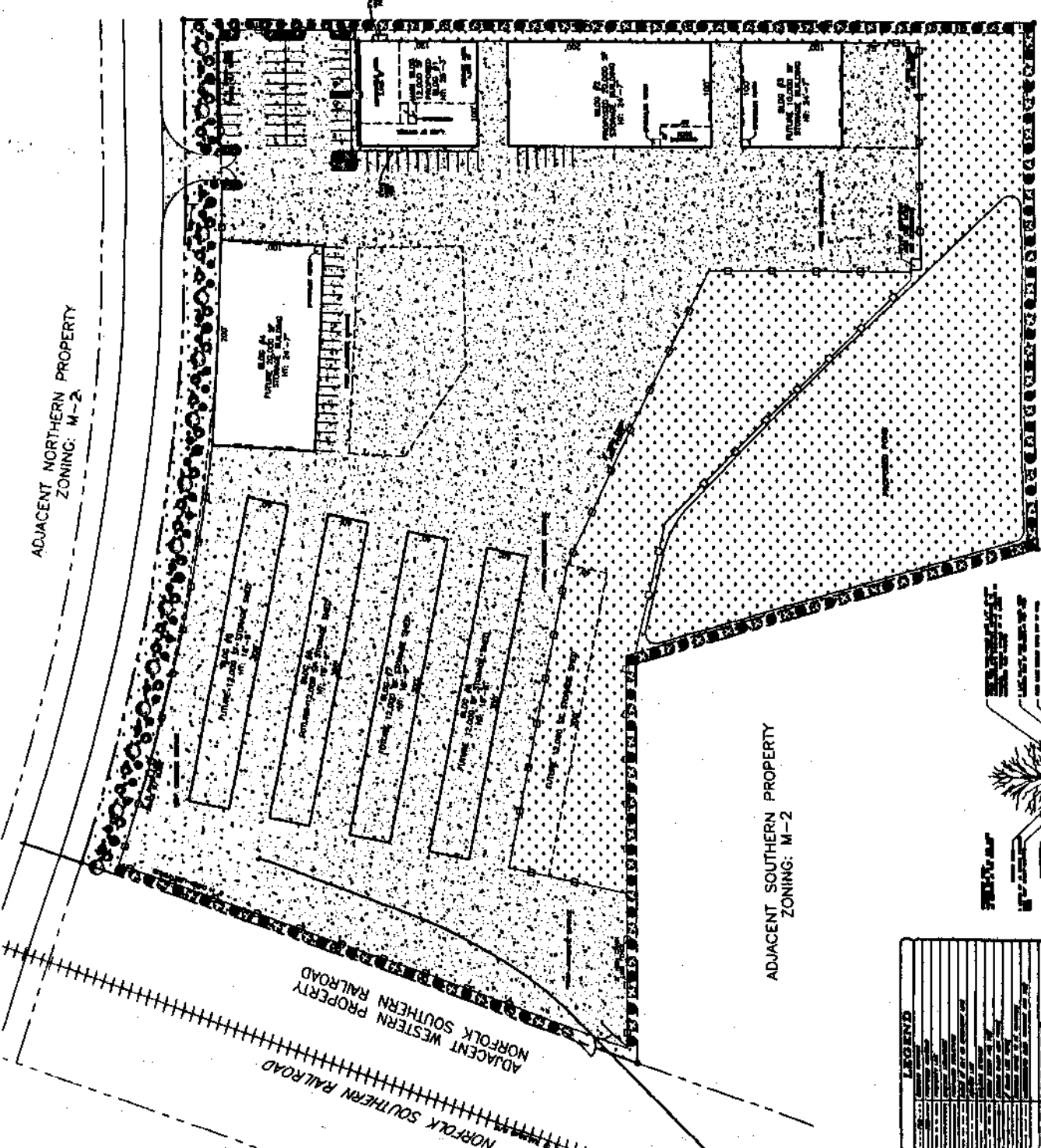
**SHRUBS:** SHRUBS SHOULD BE SPACED AT 2 1/2 FEET APART AND ACHIEVE A MINIMUM HEIGHT OF 3 FEET AFTER 2 YEARS. THE 3 FOOT HEIGHT IS TO BE MAINTAINED PERMANENTLY.

**LANDSCAPE ISLANDS:** THE LANDSCAPE ISLANDS SHALL CONTAIN A MINIMUM OF 1 CLASS 1 PLANTING AREA. LANDSCAPE ISLANDS SHALL BE PLANTED IN A LIVING VEGETATIVE MANNER.

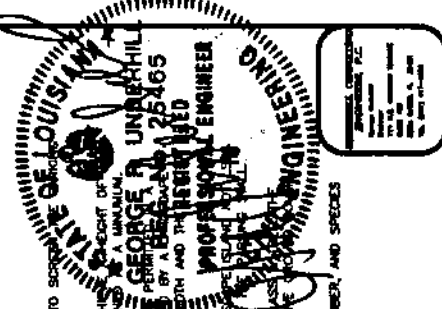
ADJACENT EASTERN PROPERTY  
ZONING: M-2

ADJACENT NORTHERN PROPERTY  
ZONING: M-2

ADJACENT SOUTHERN PROPERTY  
ZONING: M-2



LEGEND	
[Symbol]	STREET PLANTING TREES
[Symbol]	STREET PLANTING SHRUBS
[Symbol]	STREET PLANTING PALMS
[Symbol]	STREET PLANTING BUSHES
[Symbol]	STREET PLANTING VINES
[Symbol]	STREET PLANTING CREEPERS
[Symbol]	STREET PLANTING CLIMBERS
[Symbol]	STREET PLANTING TREES
[Symbol]	STREET PLANTING SHRUBS
[Symbol]	STREET PLANTING PALMS
[Symbol]	STREET PLANTING BUSHES
[Symbol]	STREET PLANTING VINES
[Symbol]	STREET PLANTING CREEPERS
[Symbol]	STREET PLANTING CLIMBERS



**NEW FACILITY**  
LANDSCAPE PLAN  
US HWY 11  
**ST. TAMMANY PARISH**  
ST. TAMMANY PARISH, LOUISIANA

PROJECT WORKSHEET  
SCALE: 1"=30'  
JOB NO.: 27-3025  
SHEET NO.: 003  
SHEET NO.: 003  
DATE: 12/11/05

MECHANICAL ENGINEER: [Signature]  
ELECTRICAL ENGINEER: [Signature]  
CIVIL ENGINEER: [Signature]  
ARCHITECT: [Signature]

BY: [Signature]  
DATE: 12/11/05

**APPENDIX A  
CASE NO.: CP06-03-057  
LANDSCAPE CHART**

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

<b>Affected Area</b>	<b>Minimum Requirements</b>	<b>Petitioner Provided</b>	<b>Staff Recommends</b>
Street Planting 656 ft. Private Road	35' planting area 33 Class A 33 Class B 66 Shrubs	35' planting area 33 Class A 33 Class B 66 Shrubs	As petitioner proposes
South Perimeter Planting 1297 ft.	10' planting area 43 Class A 43 Class B	10' planting area 43 Class A 43 Class B	As petitioner proposes
East Perimeter Planting 835 ft.	10' planting area 28 Class A 28 Class B	10' planting area 28 Class A 28 Class B	As petitioner proposes
West Perimeter Planting 575 ft.	10' planting area 19 Class A 19 Class B	10' planting area 19 Class A 19 Class B	As petitioner proposes
Parking Planting  71 Spaces Required, 80 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	Provide 1 Class A in island at the end of each row and every 12 spaces

**Other Considerations:**

Hours of Operation: 7AM- 7PM

Number of Employees: 25

Noise Expected: Moderate