

CONDITIONAL USE PERMIT STAFF REPORT

Date: May 25, 2007
CASE NO.: CP07-05-065
Prior Action: tabled (05/01/07)
Posted: May 17, 2007

Meeting Date: June 5, 2007
Determination: Approved with Staff Comments

PETITIONER:

Timothy Adamoah
Dorothy Hamison and Vanessa Cothran
Church

OWNER:

Vacant

PROPOSED USE:

9,000 sq. ft.

PREVIOUS/CURRENT USE:

1.99 acres

SQ. FT. OF USE:

GROSS AREA LOT SIZE:

A-3 (Suburban) District

ZONING CLASSIFICATION:

Parcel located on the west side of Allen Road, south of U.S. Highway 190, north of Miller Road; S13, T9S, R14E; Ward 8, District 14

ACCESS ROAD INFORMATION

Type: Parish

SITE ASSESSMENT

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS
Surrounding Land Use and Zoning:

Direction	Land Use	Zoning
North	Undeveloped	A-3 (Suburban) District
South	Undeveloped	A-3 (Suburban) District
East	Commercial	M-1 (Light Industrial) District
West	Residential	A-3 (Suburban) District

Existing development? No

Multi occupancy development? No

STAFF COMMENTS:

Petitioner is requesting a Conditional Use permit for a new two-story, 9000 sq. ft. Church. The site is located on the west side of Allen Road, south of U.S. Highway 190, north of Miller Road. A site plan and landscape plan has been provided as required. A revised plan meeting all the requirements must be provided (see comments below).

STAFF RECOMMENDATIONS:

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

1. 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.
2. Provide 1 additional Class B tree within the street perimeter planting area.
3. Provide 7 additional Class B trees within the north perimeter planting area.
4. Provide 7 additional Class B trees within south perimeter planting area.
5. Provide 6 additional Class B trees within the west perimeter planting area.
6. Provide 1 Class A tree for every 30 linear feet within the required median between rows.
7. Note that every parking row shall terminate in a landscaped island, provided that, a landscape island shall not be required at the end of a parking row where the end of the parking row abuts a street planting or buffer area.
8. Tree survey must be provided showing the species, size and caliper of all trees within the required planting areas before application for a landclearing permit.
9. The proposed dumpster area shall be screened on all sides with a minimum (7) foot high opaque fence of wood or masonry.
10. 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 1/2" and the caliper of Class B trees has to be a minimum of 1 1/2" measured (6") six inches above the root ball.
11. The property owner shall be responsible for the maintenance and the replacement of the required plant materials.
12. During construction, planting or open ground areas surrounding preserved trees shall be wired off with a properly flagged, reinforced & rolled wire mesh.
13. 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.

APPENDIX A
CASE NO.: CP07-05-065
LANDSCAPE CHART
FOR COMMERCIAL/INDUSTRIAL/INSTITUTIONAL/MULTI-FAMILY USES ONLY

Affected Area	Minimum Requirements	Petitioner Provided	Staff Recommendations
Allen Road Street Planting 267.77ft.	25' planting area 9 Class A 9 Class B 27 Shrubs	25' planting area 17 Class A ? 0 Class B 81 Shrubs	Provide 1 Class B <i>see Recommendation</i>
North Perimeter Planting 294.79 ft.	10' planting area 10 Class A 10 Class B	10' planting area 13 Class A 0 Class B	Provide 7 Class B
South Perimeter Planting 293.12 ft.	10' planting area 10 Class A 10 Class B	10' planting area 13 Class A 0 Class B	Provide 7 Class B
West Perimeter Planting 326.03 ft.	10' planting area 11 Class A 11 Class B	10' planting area 16 Class A 0 Class B	Provide 6 Class B
Parking Planting 127 Spaces Required, 127 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.	Provide 4th row divided by median with 1 Class A tree for every 30 linear feet.

Other Considerations:

Hours of Operation: Sunday 9:00 a.m - 2:00 p.m.

Wednesday 7:00 p.m. - 9:00 p.m.

Number of Employees: 3