ZC Approved: 04/04/202



ST. TAMMANY PARISH

MICHAEL B. COOPER PARISH PRESIDENT

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 & DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 4/13/23

2022-3058-PR – USE: Tommy's Carwash: New Construction

CORRIDOR:

Highway 21 Planned Corridor

ZONING:

HC-2 (Highway Commercial District)

USE SIZE:

5,207 sq. ft.

PETITIONER:

Jordan Williams

OWNER:

Revive Holdings 21, LLC

LOCATION:

Parcel located on the east side of LA Highway 21, south of Hyacinth

Drive; Covington S47, T7S, R11E, Ward 1, 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 SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

firome / Smolninai

PRINT NAME: Terome P Smolingki

ADDRESS: 6 Begonia Dr Covington La 70435

PHONE #: 985 264 1037

PAULA L BENNETT Carington, LA 70433 2 BEGONIA DR. Carington, LA 70433 985-893-7740

DEPARTMENT OF PLANNING & DEVELOPMENT
P.O. BOX 628 | COVINGTON, LOUISIANA | 70434 | PLANNING@STPGOV.ORG | 985-898-2529 WWW.STPGOV.ORG

ZONING STAFF REPORT 2022-3058-PR

MICHAEL B. COOPER PARISH PRESIDENT

PLANNING & DEVELOPMENT

Ross Liner Director

985-898-2529

21454 Koop Drive, Suite 1B, Mandeville, LA 70471

stpgov.org/planning

Proposed Use: Tommy's Carwash: New Construction

Gross Area Lot Size: 1.32 acres

Previous/Current Use: Gas Station

Use Size: 5,207 sq. ft.

Owner: Revive Holdings 21, LLC

Council District: 1

Applicant: Jordan Williams

Posted: March 24, 2023

Commission Hearing: April 4, 2023

Determination: Approved

Location: Parcel located on the east side of LA Highway 21, south of Hyacinth Drive; Covington S47, T7S,

R11E, Ward 1, District 1

Prior Determination 1: Postponed until November 2, 2022 - October 4, 2022

Prior Determination 2: Postponed until December 6, 2022 – November 2, 2022

Prior Determination 3: Postponed until January 3, 2023 – December 6, 2022

Prior Determination 3: Postponed until April 4, 2023 - January 3, 2023

Determination: Approved at April 4, 2023 Zoning Commission meeting



Current Zoning

HC-2 Highway Commercial District

Planned Corridor Overlay

Highway 21 Planned Corridor

Future Land Use

Commercial

Flood Zone

Preliminary: Flood Zone X

Effective Flood Zone C

Critical Drainage: No

Site Information:

- 1. The petitioned property consists of a total of 1.32 acres which is located on the east side of Highway 21, south of Hyacinth Drive, Covington. The property is currently developed with a non-operational gas station including an existing convenience store building, carwash, and gas station canopy.
- 2. The applicant is proposing to demolish the existing building, carwash, and gas station canopy and construct a new 5,207 sq. ft. carwash facility.

3. Table 1: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification				
North	Commercial - Retail	HC-2 Highway Commercial District				
South	Commercial – Gas Station	HC-2 Highway Commercial District				
East	Residential	A-2 Suburban District				

wood-Zc

ZONING STAFF REPORT

2022-3058-PR



PLANNING & DEVELOPMENT

Ross Liner
Director

West	Commercial - Retail	HC-2 Highway Commercial District				
		¥				

Per Table 1 above, the subject site is within the Highway 21 Planned Corridor district and abuts an existing residential subdivision known as Flowers Estates to the east and several existing commercial uses to the north, south, and west.

Findings:

The applicant has submitted a survey, a demolition plan, a site plan, a proposed drainage plan, a proposed utility layout, an approved DOTD permit, a drainage impact study, a tree survey, and a landscape plan which provides the limits of work for the proposed carwash. Staff has reviewed the application and has the following comments:

Highway 21 Street Buffer

- 1. Per Sec. 130-1814(1)(e)(1)(i)(B), the street planting area shall contain a minimum of one Class A tree per every 300 sq. ft. of the street planting area and one Class B tree per every 200 sq. ft. of the street planting area.
 - The property is 170 ft. wide and is required 44 ft. of landscaped tree buffer.
 - Of the required 7,480 sq. ft. street buffer, 3,054 sq. ft. is made up of two existing one-way drives which have been approved by DOTD to remain. Therefore, 4,426 sq. ft. of the Highway 21 street buffer is made up of plantable area requiring 15 Class A trees, 22 Class B trees, and 17 shrubs.
 - The proposed LS-1 and LS-2 landscape plans show 6 tree credits produced by two existing trees. The applicant has revised the site and landscape plan to show 9 Class A trees, 22 Class B trees, and 18 shrubs therefore meeting ordinance.

Northern Side Yard Buffer

- 2. Per Sec. 130-1977(b) & (e), the side yard buffer planting area width shall be a minimum of ten feet and provide 1 Class A tree and 1 Class B tree per every 30 ft. totaling 11 Class A trees and 11 Class B trees required.
 - The applicant has revised the site and landscape plans to provide a 10 ft. side yard buffer which maintains 18 existing tree credits. The proposed LS-1 and LS-2 landscape plans show 4 Class B trees proposed and therefore meets ordinance.

Southern Side Yard Buffer

- 1. Per Sec. 130-1977(b) & (e), the side yard buffer planting area width shall be a minimum of ten feet and provide 1 Class A tree and 1 Class B tree per every 30 ft. totaling 11 Class A trees and 11 Class B trees required.
 - The applicant has revised the site and landscape plans to provide a 10 ft. side yard buffer which maintains 33 tree credits, therefore meeting ordinance.

Eastern Rear Yard Buffer

- Per Sec. 130-1814(1)(e)(ii), a nonresidential property abutting a residential district shall have a minimum rear yard requirement of 30 feet and provide 1 Class A tree and 1 Class B tree per every 30 ft. totaling 6 Class A and 6 Class B trees required.
 - The proposed LS-1 and LS-2 landscape plans show a 30 ft. rear yard buffer which maintains 49 tree credits, therefore meeting ordinance.
 - The applicant has revised the site and landscape plans to provide a 12' tall metal panel sound wall within the required 30 ft. buffer. The sound absorptive noise barrier system is to include column foundations to be spaced not to conflict with proposed drainage systems or impact existing trees.

Additional Regulations

- 2. Per Sec. 130-1813(e)(2), the applicant must submit the following documentation:
 - a. An illustrative approved drainage plan by the Department of Engineering.

ZONING STAFF REPORT

2022-3058-PR



PLANNING & DEVELOPMENT

Ross Liner Director

1133

- The applicant has provided a hydrological analysis in accordance with Sec. 115-111. This document has been reviewed and preliminarily approved by the Department of Engineering.
- 3. Per Sec. 130-1814(1)(e)(1)(iii)(B), planting areas shall be a minimum of ten percent of the paved parking area.
 - The applicant has provided an interior calculation of the parking area of 11.6% which is consistent with the requirements listed above.
- 4. A lighting plan in accordance with Chapter 130, Article VI, Division 4.
 - The applicant has submitted a photometric plan which appears to meet the requirements listed by ordinance.

Informational Items:

- 1. St. Tammany Parish Ordinance No. 22-4980 restricts the release of permits for the construction or placement of automated car washes along Highway 21 which is scheduled to expire April 6, 2023. If the current request is approved by the Zoning Commission, the applicant could proceed with the application of a building permit which could be reviewed and preliminarily approved by all reviewing agencies. However, the Department of Permits & Inspections cannot release a building permit until the District 1 Councilman releases the property from the mortarium or the moratorium expires.
- 2. The applicant has provided an approved LADOTD driveway permit.
- 3. The applicant will be required to provide rollover curb details for release of the building permit.4. An STP Stormwater Agreement is required to be completed by the owner or contractor per Sec. VELO
- 5. The property owner shall be responsible for the maintenance and the replacement of the required plant materials.
- During construction, planting or open ground areas surrounding preserved trees shall be wired off with a properly flagged, reinforced & rolled wire mesh.

Consistency with New Directions 2040

Commercial: Concentrations of offices, retailers, services, and other employers that generate varying levels of traffic. They range from neighborhood-serving uses such as personal care and convenience goods, to large-scale shopping centers. May also include high intensity residential uses.

- 1. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
 - Strategy 1:9:3 Encourage redevelopment and adaptive reuse of existing, vacant buildings.
 - Goal 5:1: The Parish will designate adequate land served by supporting infrastructure for ii. use by businesses and industries seeking to begin or expand.
 - Goal 5:2: St. Tammany Parish will attract and grow businesses that expand the Parish's iii. tax base and provide living wage jobs to residents of varying skill levels.

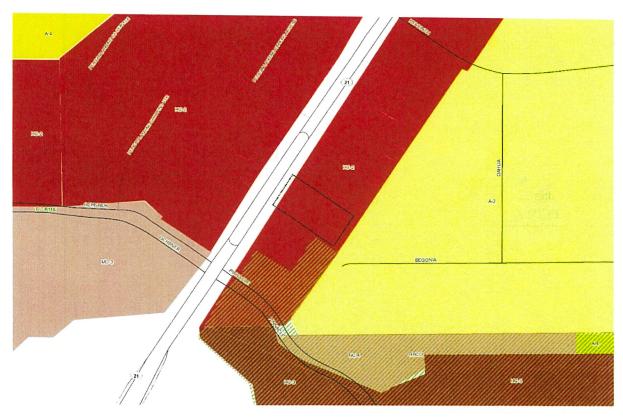


ZONING STAFF REPORT 2022-3058-PR

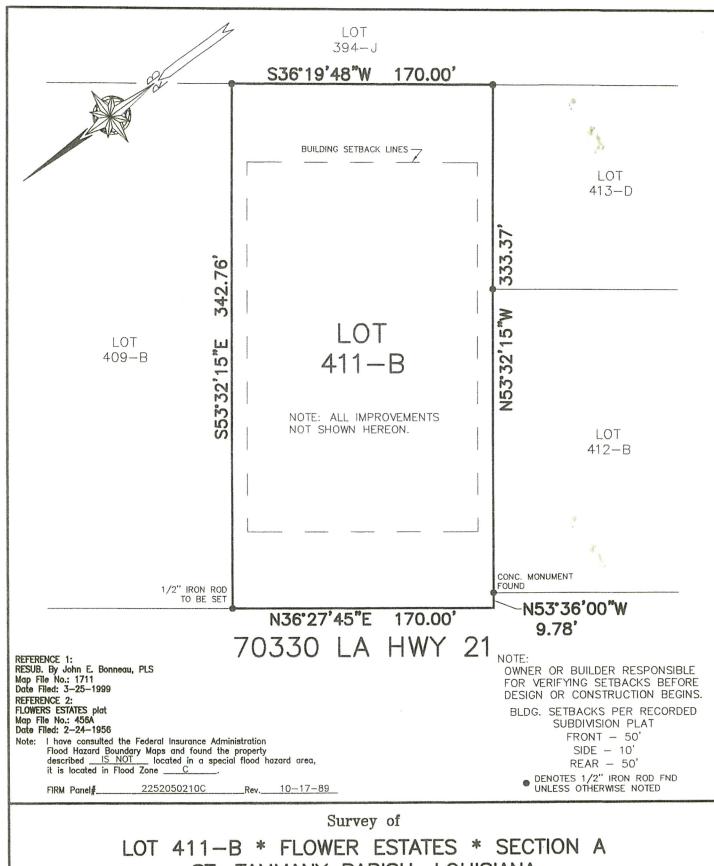


PLANNING & DEVELOPMENT

Ross Liner Director







LOT 411-B * FLOWER ESTATES * SECTION A ST. TAMMANY PARISH, LOUISIANA FOR JORDAN WILLIAMS

NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & ASSOC, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS__C_SURVEY.

Janala Ligaror

Randall W. Brown, P.L.S. Professional Land Surveyor LA Registration No. 04586 REGISTERED ASSOCIATES, Inc.

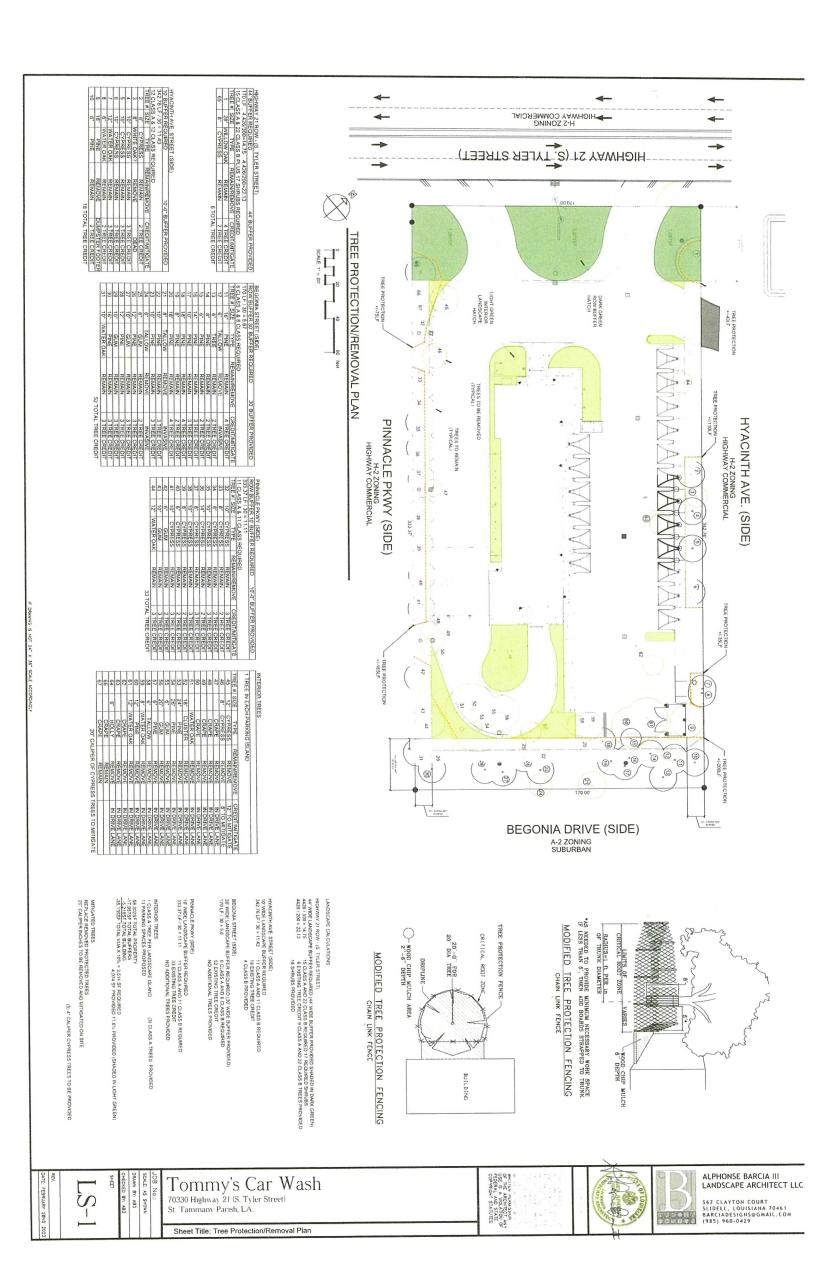
Professional Land Surveyors

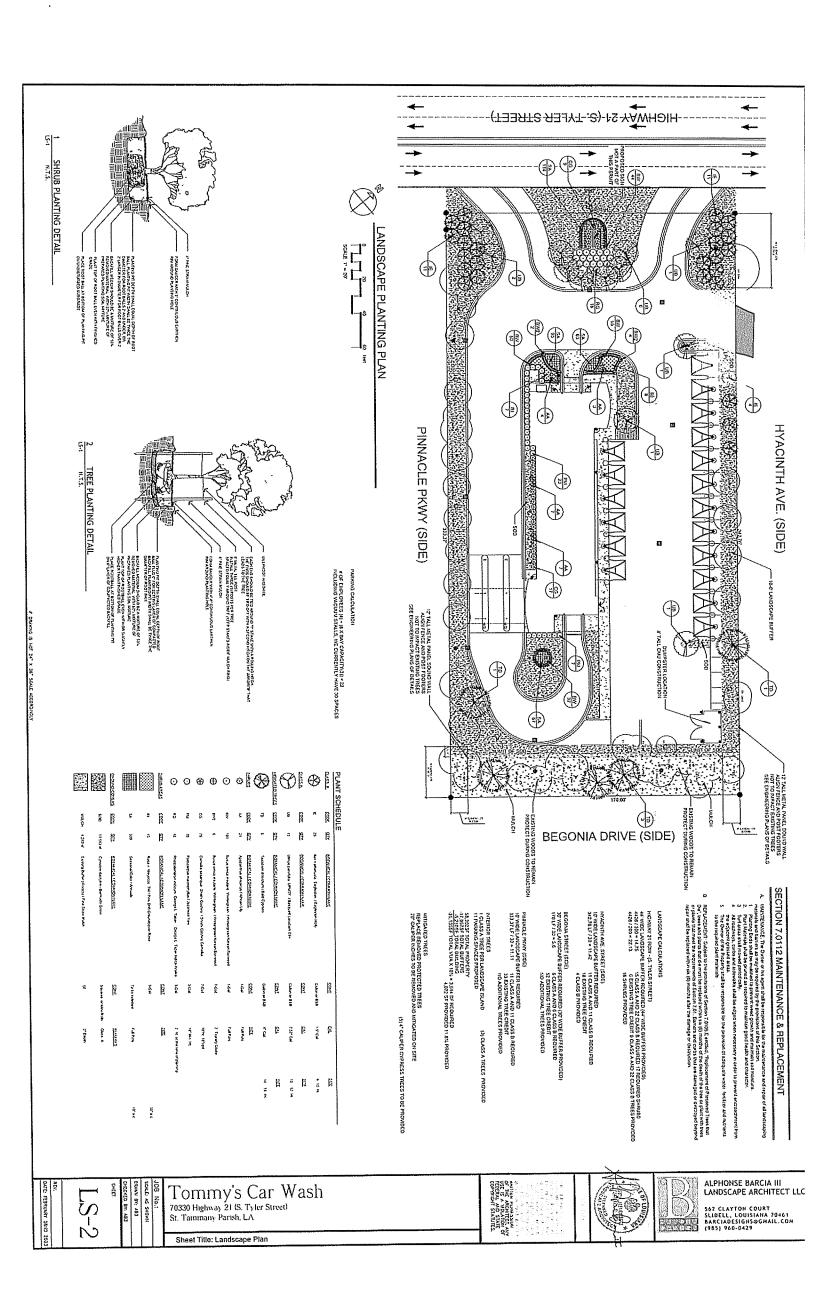
228 W. Causeway Approach, Mandeville, LA 70448 (985) 624-5368 FAX (985) 624-5309 info@brownsurveys.com

Date: AUGUST 22, 2022 Survey No. 22480 Project No. (CR5) D22480

Scale: 1"= 60 '± Drawn By: J.E.D. Revised: yright 2022 - Randall W. Brown & Associates, Inc

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CONSTRUCTION PLANS

FOR

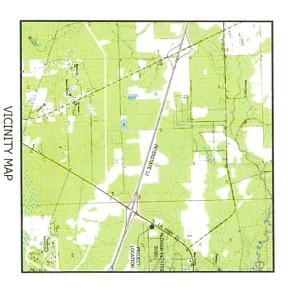
70330 HWY. 21, COVINGTON, ST. TAMMANY PARISH, LOUISIANA TOMMY'S CAR WASH

FOR

CARWASH REVIVE HWY. 21

INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
C-0	TITLE SHEET
C-1	EXISTING SITE PLAN
C-2	DEMOLITION PLAN
C-3	PROPOSED SITE PLAN
C-4	PROPOSED DRAINAGE PLAN/EROSION CONTROL
C-5	PROPOSED UTILITY PLAN
C-6	SECTION VIEWS





THESE DRAWINGS DO NOT INCLUDE COMPONENTS FOR CONSTRUCTION SAFETY CALL "LOUISIANA ONE-CALL" BEFORE DIGGING

DEEP SOUTH DESIGN GROUP P.O. BOX 1122 Madisonville, Louisiana 70447 PH.: 985-705-4696

Prepared by:

C-8 EROSION CONTROL DETAILS	C-7 DETAILS	C-6 SECTION VIEWS	C-5 PROPOSED UTILITY PLAN	C-4 PROPOSED DRAINAGE PLAN/EROSION CONTROL	C-3 PROPOSED SITE PLAN	כ"ב
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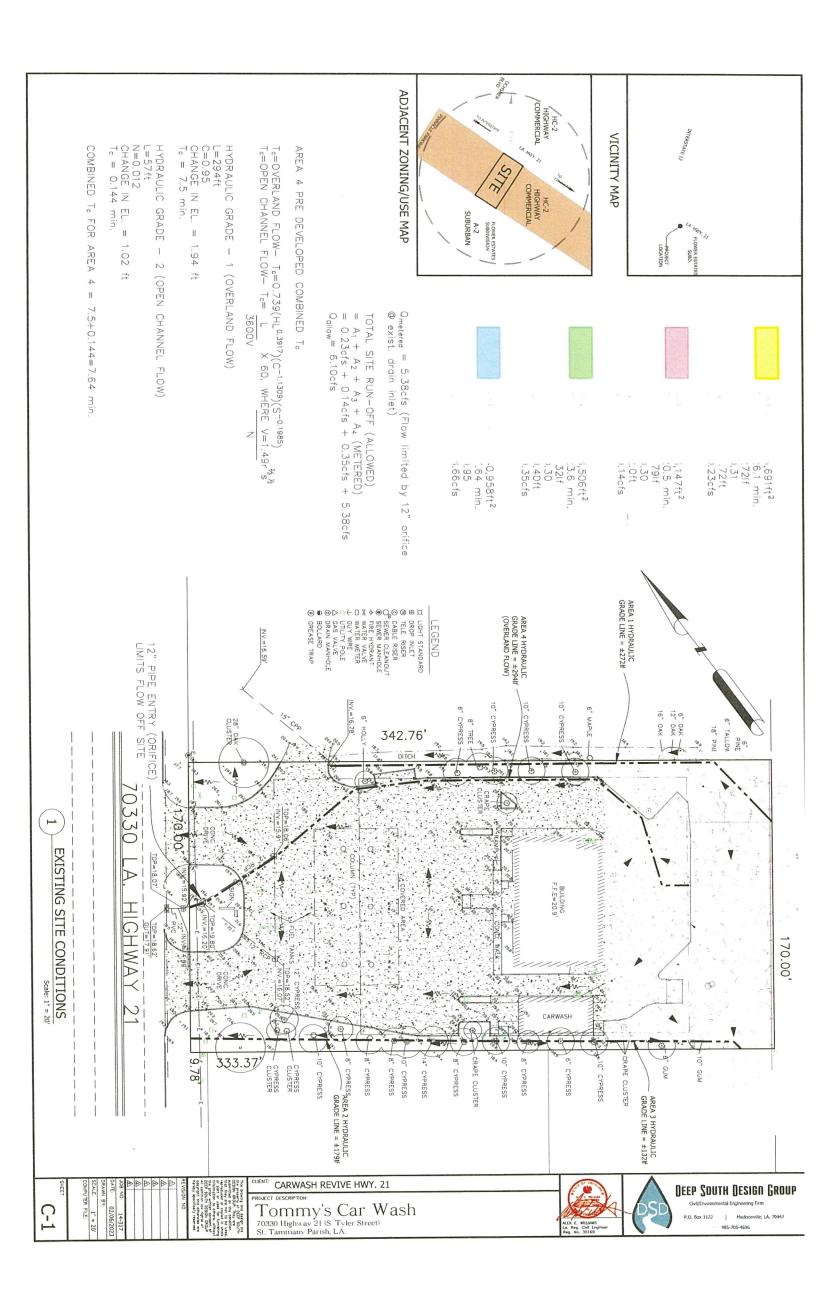
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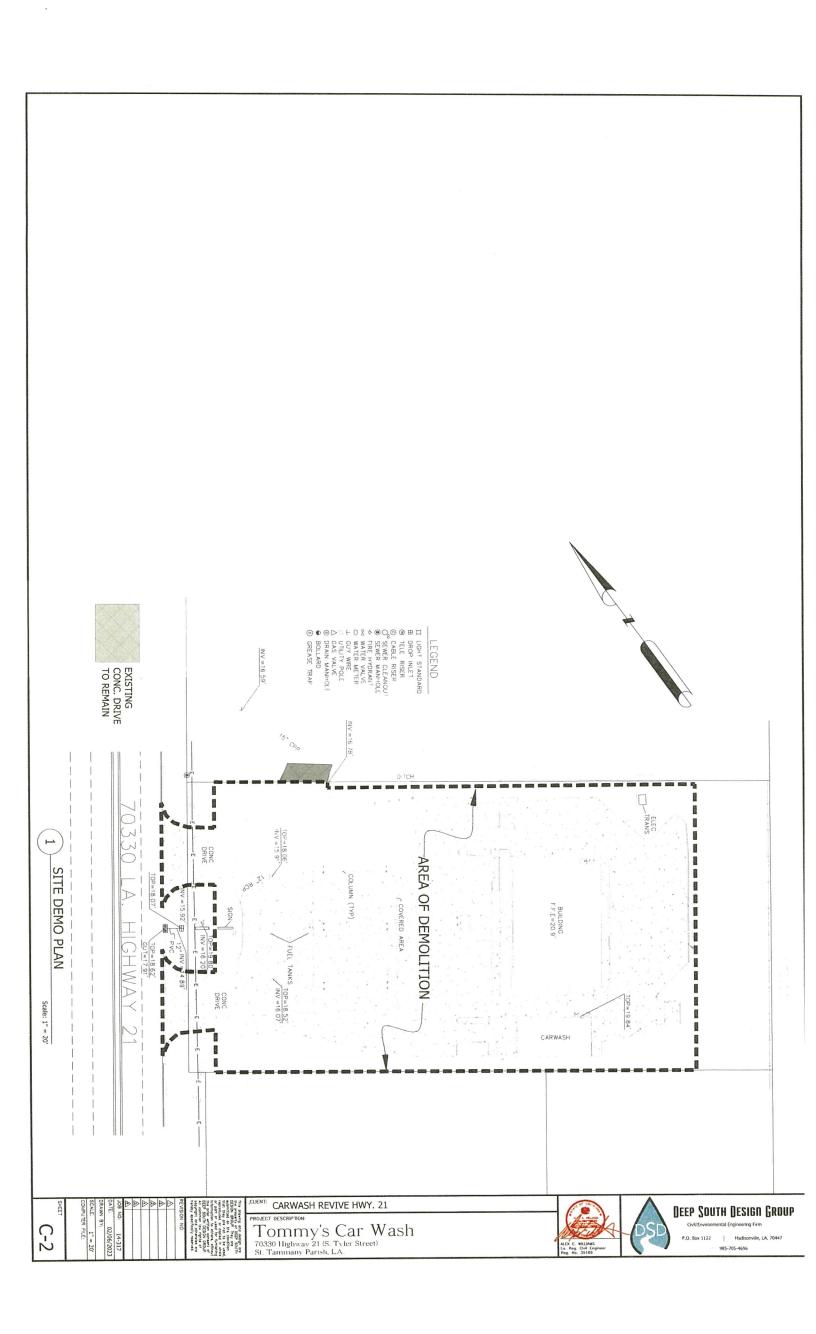
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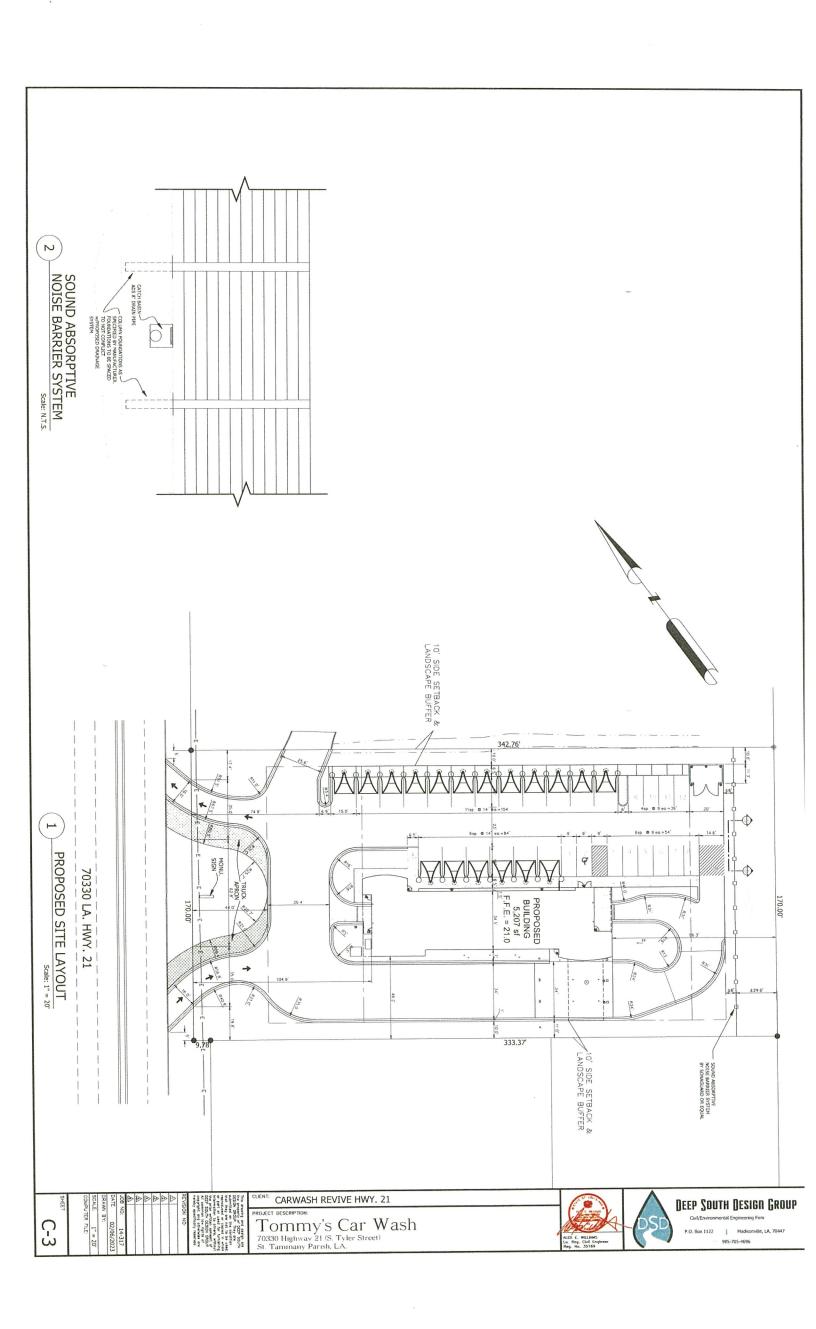
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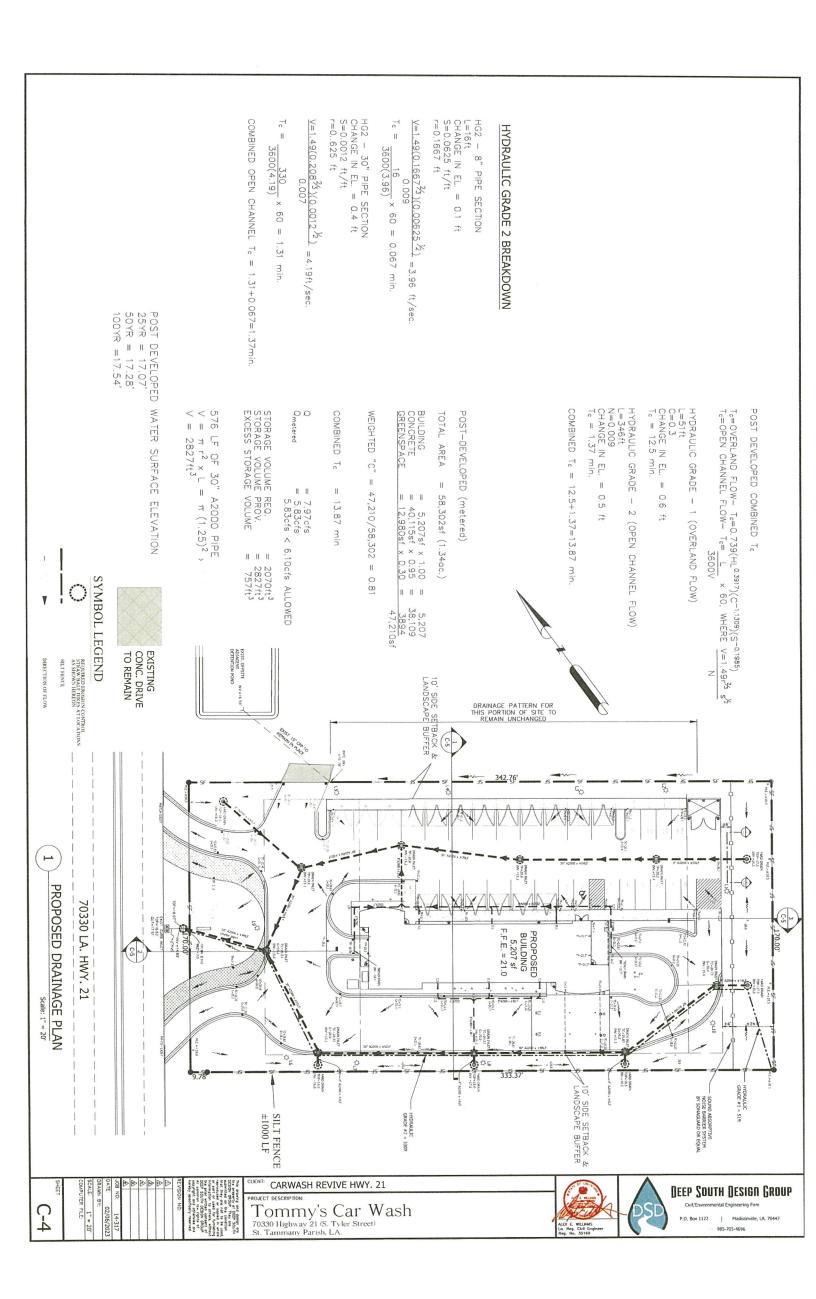


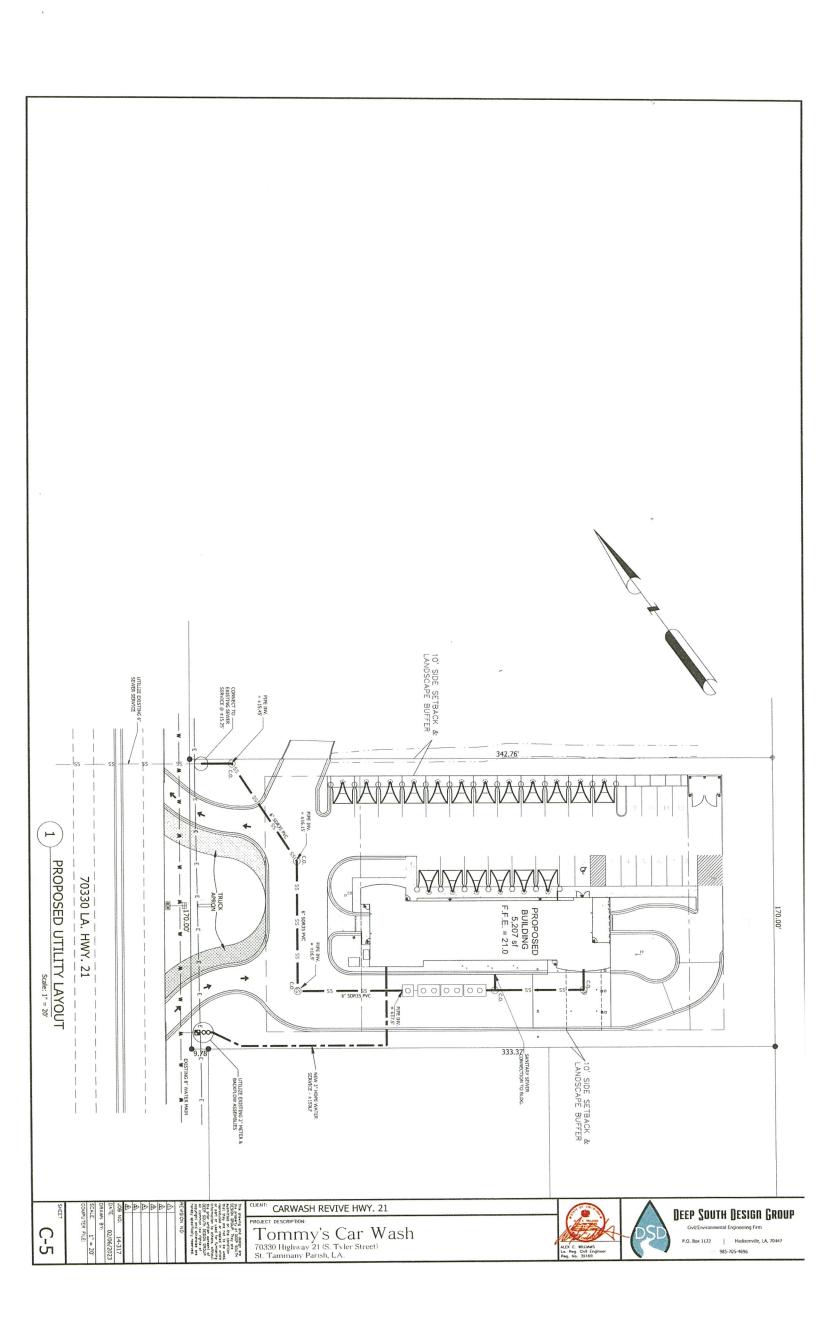


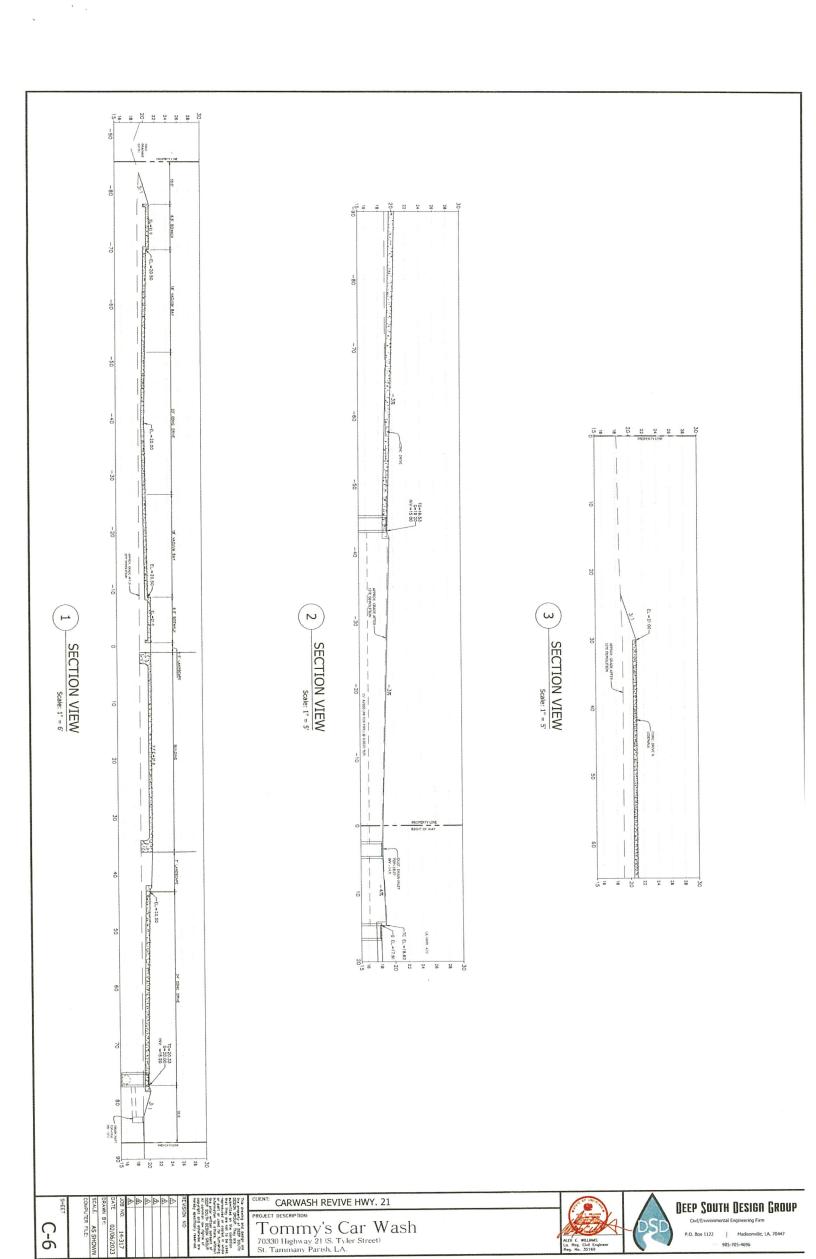


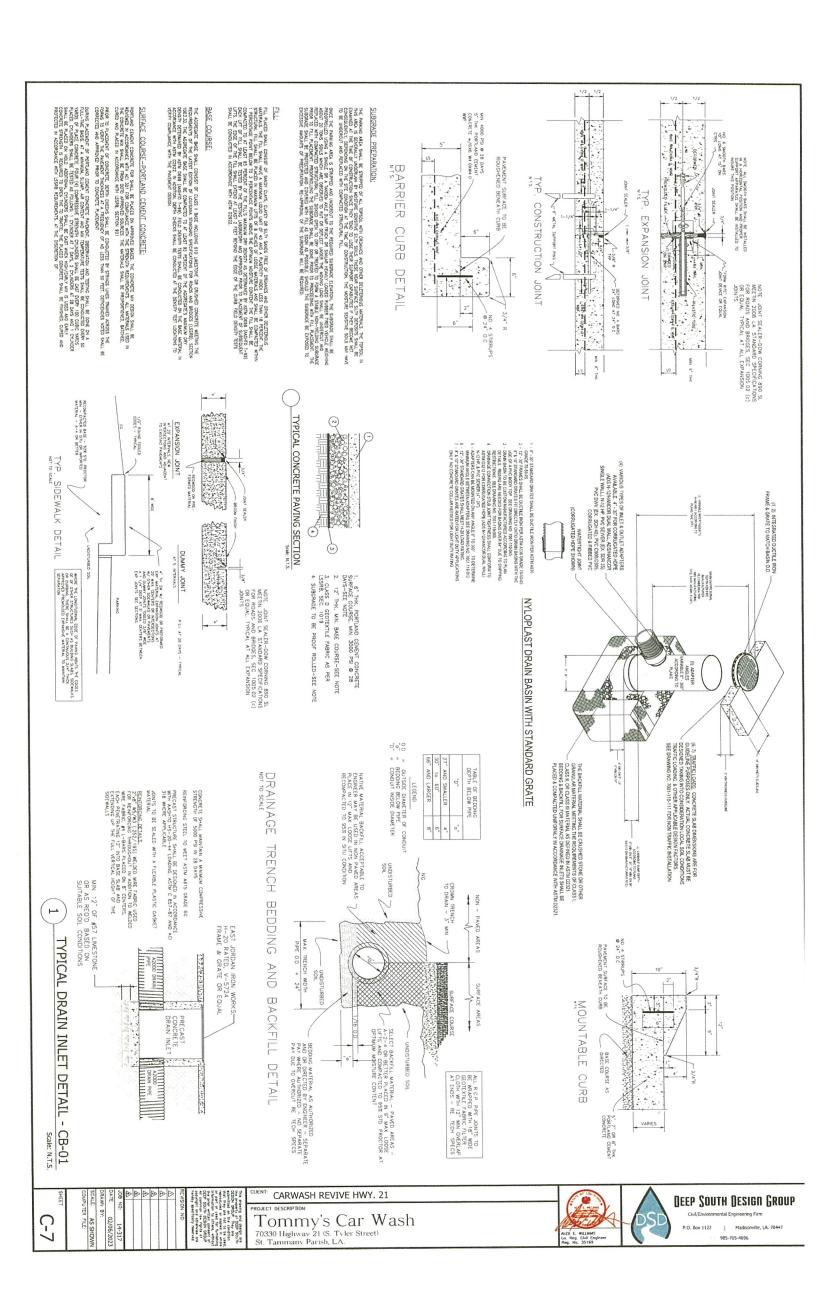














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izar bafes can also be used s check dams (see Check Dam Ball⁶ 5-7); or madi insercourses such as Linescolor undes sed bector dichtes. Des bits problems in securely auchioning bits bles, only small watercourses an affectively use siraw balls mean dams.

PRIMARY USE IRI Made it normally used as perimeter control located downstream of Educated seast. It is only feasible for non-concentrated, sheet flow conditions.

in order to reduce the length of sill fence, it should be placed atjacent to the down alope aide of the constitution activities. If, Second is an experimental impaire to treat constance, non-concentrated over type all lighest on Englishest, 2011 content are usual as perimeter content methers for both this developments and linear (predicting) type projects. They was most effective with covere on tilty poil lighest, David to the detectional of displays, all three bounded not be used with orday and lighest.

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provete blocks or other dam device

Cross Section

Anditation

Perimeter Contral

Blood Protection

Cardinner Trapping

Channel P. election

Temporary Stabilization

Temporary Stabilization

Permanent Stabilization

Permanent Stabilization

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EDIMENTATION PLAN REQUIREMENTS

7. THE METHOD IS TO BE APPROVED PRIOR TO ITS IMPLEMENTATION BY THE DIRECTOR OF THE DEPARTMENT OF ENGINEERING AND THE PROJECT ENGINEER S, IT IS MANDATORY FOR THE CONTRACTOR TO EMPLOY THE APPROPRIATE METHOD AS SHOWN HEREON TO ENSURE ERIOSON CONTROL DURING ALL PHASE OF CONSTRUCTION 5, PROVISON OF SEDVENT RETEXTION MEASURES ON SITE DOES NOT RELAKE THE BUNDEY/DEVELOPER FROM RESPONSBUTIES AS OUTINED IN SECTION HE-OFFICE OF CHAPTER 7 OF THE ST. TAMMANY PARSH CODE OF ORDINANCES SHOULD HE RETEXTION MEASURES FALL TO REDUCE SEDURALT RIMOTY THE OFFICENCE HE AUTHORY DEVELOPER FROM THE REPOVEDUS OF THIS SECTIONS HE THIS DETEXTMEND THAT THE OFFICENCE HE AUTHORY DEVELOPER FROM THE REPOVEDUS OF THIS SECTIONS HE DEVELOPED HE AUTHORY DEVELOPER FROM THE REPOVED OF THE REQUIRED RETEXTION MEASURES.

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DRAWN BY: CAD
SCALE: AS SHOWN
COMPUTER FILE:

KARTISKANCE REGULERARENTS Inspecialisms though as maded as a weekly basis especially after large storm everss. If the fabric bedomes diagged, it should be cleaned or if neoestary, replaced.

Bill fence can fall structurally under heavy storm flows, (feating maintenance problems and reducing se effectiveness of the system.

CARWASH REVIVE HWY. 21

Tommy's Car Wash 70330 Highway 21 (S. Tyler Street) St. Tammany Parish, LA.

