ZONING STAFF REPORT

Date: May 22, 2015
Case No.: ZC15-06-049
Posted: 05/14/15

Meeting Date: June 2, 2015
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER: Thea Gegenheimer
OWNER: Dorthea Laird Gegenheimer
REQUESTED CHANGE: From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the north side of Soell Drive, near the intersection of Mire Street, being 21049 Soell Drive, Covington; S13, T7S, R11E; Ward 3, District 5
SIZE: 0.88 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION
Type: Parish
Road Surface: 2 lane asphalt
Condition: Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Land Use</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Undeveloped</td>
<td>A-2 (Suburban District)</td>
</tr>
<tr>
<td>South</td>
<td>Mobile Home</td>
<td>A-2 (Suburban District)</td>
</tr>
<tr>
<td>East</td>
<td>Single Family Residence</td>
<td>A-2 (Suburban District)</td>
</tr>
<tr>
<td>West</td>
<td>Single Family Residence</td>
<td>A-2 (Suburban District)</td>
</tr>
</tbody>
</table>

EXISTING LAND USE:
Existing development? No
Multi occupancy development? No

COMPREHENSIVE PLAN:
Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as “village or town residential” may include mixed uses and would have the highest number of units per acre, while “Rural residential” would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located on the north side of Soell Drive, near the intersection of Mire Street, being 21049 Soell Drive, Covington. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes.

STAFF RECOMMENDATION:
The staff recommends that the request for a MHO (Manufactured Housing Overlay) designation be approved.
CASE NO.: ZC15-06-049
PETITIONER: Thea Gegenheimer
OWNER: Dorthea Laird Gegenheimer
REQUESTED CHANGE: From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
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SIZE: 0.88 acres
ZONING STAFF REPORT

Date: May 22, 2015  Meeting Date: June 2, 2015
Case No.: ZC15-06-050  Determination: Approved Amended Postponed Denied
Posted: 05/14/15

GENERAL INFORMATION

PETITIONER: Janice Lacoste
OWNER: Rene C. Jacques
REQUESTED CHANGE: From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the corner of Bobby Jones & Green Street, being lots 1 & 20, Square 45, Hillcrest Country Club Subdivision; S26, T6S, R12E; Ward 6, District 6
SIZE: 40,000 sq.ft

SITE ASSESSMENT

ACCESS ROAD INFORMATION
Type: Parish  Road Surface: 2 lane gravel  Condition: Poor

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Land Use</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Undeveloped</td>
<td>A-3 (Suburban District)</td>
</tr>
<tr>
<td>South</td>
<td>Undeveloped</td>
<td>A-3 (Suburban District)</td>
</tr>
<tr>
<td>East</td>
<td>Undeveloped</td>
<td>A-3 (Suburban District)</td>
</tr>
<tr>
<td>West</td>
<td>Undeveloped</td>
<td>A-3 (Suburban District)</td>
</tr>
</tbody>
</table>

EXISTING LAND USE:
Existing development? No  Multi occupancy development? No

COMPREHENSIVE PLAN:
Conservation – Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage land resources so that they remain in good condition for future generations (often simple referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes.

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located on the corner of Bobby Jones & Green Street, being lots 1 & 20, Square 45, Hillcrest Country Club Subdivision. The 2025 future land use plan calls for the area to be developed with uses that would allow for the conservation of the natural resources of the site. Staff does not have any objections to the request, as there some manufactured homes within the subdivision.

STAFF RECOMMENDATION:
The staff recommends that the request for a MHO (Manufactured Housing Overlay) designation be approved.
CASE NO.: ZC15-06-050
PETITIONER: Janice Lacoste
OWNER: Rene C. Jacques
REQUESTED CHANGE: From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the corner of Bobby Jones & Green Street, being lots 1 & 20, Square 45, Hillcrest Country Club Subdivision; S26, T6S, R12E; Ward 6, District 6
SIZE: 40,000 sq.ft
ZONING STAFF REPORT

Date: May 22, 2015
Case No.: ZC15-06-051
Posted: 05/13/15

Meeting Date: June 2, 2015
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER: Norbert James Shiyou, Jr.
OWNER: Theresa B. Shiyou
REQUESTED CHANGE: From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the north side of Nuevo Street, east of Casa Calvo, west of Escondido Street, being 37603 Nuevo Street, Slidell; S44, T9S, R14E; Ward 9, District 12
SIZE: 0.37 acre

SITE ASSESSMENT

ACCESS ROAD INFORMATION
Type: Parish
Road Surface: 2 lane asphalt
Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:
<table>
<thead>
<tr>
<th>Direction</th>
<th>Land Use</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Single Family Residence</td>
<td>A-3 (Suburban District)</td>
</tr>
<tr>
<td>South</td>
<td>Single Family Residence</td>
<td>A-3 (Suburban District)</td>
</tr>
<tr>
<td>East</td>
<td>Single Family Residence</td>
<td>A-3 (Suburban District)</td>
</tr>
<tr>
<td>West</td>
<td>Single Family Residence</td>
<td>A-3 (Suburban District)</td>
</tr>
</tbody>
</table>

EXISTING LAND USE:
Existing development? No
Multi occupancy development? Yes

COMPREHENSIVE PLAN:
Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as “village or town residential” may include mixed uses and would have the highest number of units per acre, while “Rural residential” would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located on the north side of Nuevo Street, east of Casa Calvo, west of Escondido Street, being 37603 Nuevo Street, Slidell. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes.

STAFF RECOMMENDATION:
The staff recommends that the request for a MHO (Manufactured Housing Overlay) designation be approved.
CASE NO.: ZC15-06-051
PETITIONER: Norbert James Shiyou, Jr.
OWNER: Theresa B. Shiyou
REQUESTED CHANGE: From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the north side of Nuevo Street, east of Casa Culvo, west of Escondido Street, being 37603 Nuevo Street, Slidell; S44, T9S, R14E; Ward 9, District 12
SIZE: 0.37 acre
SURVEYED IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH

REFERENCE MATERIAL:
PLAN OF SPANISH TRAIL HIGHLANDS BY H.G. FRITCHE DATED MARCH 15, 1928.

CHAIN LINE FENCE
1/2" PIPE FOUND (RIGHT USED BOTTOM)

1/2" ROD SET (NOT ON)

1/2" ROD FD LAYING DOWN (RESET ON 2 CIS DUE TO CONCRETE)

SURVEYOR'S CERTIFICATE
STATE OF LOUISIANA PARISH OF ST. TAMMANY

I, Lester H. Martin Jr. Professional Surveyor do hereby certify that I have surveyed, computed and plotted the property shown hereon located in Squire 7, Spanish Trail Highlands, St. Tammany Parish, LA. Surveyed at the request of Roger Shiyou.

Witness my signature on this the 21st day of April, 2015.

Lester H. Martin Jr.
License # 4758

LESTER MARTIN JR.
& Associates LLC
832 Kreismayor Avenue
Slidell, Louisiana 70458
Mobile: (985) 285-9099 Fax: 1 (208) 279-0935
E-mail: LMSurveyor@bol.com

DATE: 04/07/2015 SCALE: 1"=40' DWG. BY: LMJ

SURVEY OF LOTS 15 - 20 SQUARE 7 SPANISH TRAIL HIGHLANDS ST. TAMMANY PARISH, LA
Date: May 22, 2015  Meeting Date: June 2, 2015
Case No.: ZC15-06-052  Determination: Approved Amended Postponed Denied
Posted: 05/14/15

GENERAL INFORMATION

PETITIONER: Eileen Buras
OWNER: Jeff Gutman & Sylvia Gutman
REQUESTED CHANGE: From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located at the northeast corner of Green Street & Bobby Jones Blvd, being lots 11 & 12, Block 43, Hillcrest Country Club Subdivision; S26, T6S, R12E; Ward 6, District 6
SIZE: 40,000 sq.ft.

SITE ASSESSMENT

Type: Parish  Road Surface: 2 lane asphalt  Condition: Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Land Use</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Undeveloped</td>
<td>A-3 (Suburban District)</td>
</tr>
<tr>
<td>South</td>
<td>Undeveloped</td>
<td>A-3 (Suburban District)</td>
</tr>
<tr>
<td>East</td>
<td>Undeveloped</td>
<td>A-3 (Suburban District)</td>
</tr>
<tr>
<td>West</td>
<td>Undeveloped</td>
<td>A-3 (Suburban District)</td>
</tr>
</tbody>
</table>

EXISTING LAND USE:
Existing development? No  Multi occupancy development? No

COMPREHENSIVE PLAN:
Conservation – Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage land resources so that they remain in good condition for future generations (often simple referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes.

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located at the northeast corner of Green Street & Bobby Jones Blvd, being lots 11 & 12, Block 43, Hillcrest Country Club Subdivision. The 2025 future land use plan calls for the area to be developed with uses that would allow for the conservation of the natural resources of the site. Staff does not have any objections to the request, as there some manufactured homes within the subdivision.

STAFF RECOMMENDATION:
The staff recommends that the request for a MHO (Manufactured Housing Overlay) designation be approved.
CASE NO.: ZC15-06-052
PETITIONER: Eileen Buras
OWNER: Jeff Gutman & Sylvia Gutman
REQUESTED CHANGE: From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located at the northeast corner of Green Street & Bobby Jones Blvd, being lots 11 & 12, Block 43, Hillcrest Country Club Subdivision; S26, T6S, R12E; Ward 6, District 6
SIZE: 40,000 sq.ft.
Note:
- Building setback lines and easement indicated hereon are per plan of subdivision.
- Revised 1-20-91 to show former street names

This is to certify that I have consulted the F.E.M.A. Flood Insurance Rate Maps and find that the subject property is located in a special flood hazard zone (Flood Zone A 2).

SURVEY OF LOTS 11 & 12
BLOCK A3
HILLCREST COUNTRY CLUB
SUBDIVISION
ST. TAMMANY PARISH, LA

CERTIFIED CORRECT TO:
Jeffrey Gutman

<table>
<thead>
<tr>
<th>DATE</th>
<th>SCALE</th>
<th>O = Iron Pipe Set</th>
<th>DRAWN BY</th>
<th>CHECKED BY</th>
<th>JOB NO.</th>
<th>PLAT FILE NO.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-23-91</td>
<td>1&quot; = 60'</td>
<td>O = Iron Pipe Fd.</td>
<td>P.B.O.</td>
<td>T.J.F.</td>
<td>912514</td>
<td>124-280</td>
</tr>
</tbody>
</table>
PLAN REVIEW STAFF REPORT

PETITIONER: Michael P. Pou
OWNER: Iberia Bank
PROPOSED USE: Tire Store
PREVIOUS/CURRENT USE: Vacant
SQ. FT. OF USE: 6,613 sq.ft.
GROSS AREA LOT SIZE: 1.65 acres
ZONING CLASSIFICATION: HC-2 (Highway Commercial District)
CORRIDOR: Highway 21 Planned Corridor
LOCATION: Parcel located on the west side of LA Highway 21, south of Greenbriar Blvd; S47, T7S, R11E; Ward 1, District 1

ACCESS ROAD INFORMATION
Type: State
Road Surface: 4 lane asphalt
Condition: Good

SITE ASSESSMENT

LAND USE CONSIDERATIONS
Surrounding Land Use and Zoning:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Land Use</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Car wash</td>
<td>HC-2 (Highway Commercial District)</td>
</tr>
<tr>
<td>South</td>
<td>Strip Shopping Center</td>
<td>HC-2 (Highway Commercial District)</td>
</tr>
<tr>
<td>East</td>
<td>Hwy 21</td>
<td>HC-2 (Highway Commercial District)</td>
</tr>
<tr>
<td>West</td>
<td>Offices</td>
<td>HC-2 (Highway Commercial District)</td>
</tr>
</tbody>
</table>

Existing development? No
Multi occupancy development? No

STAFF COMMENTS:
Site & Landscape plans were submitted and approved at the March 3, 2015 Zoning Commission Meeting, for a new Tire Store to be located on the west side of LA Highway 21, south of Greenbriar Blvd. Petitioner is now submitting a revised plan showing requested landscape variances (see attached). Considering that the site is directly abutting Flower Bayou, petitioner is requesting to preserve the existing southern buffer in its natural state and allow the removal of existing Chinese Tallow trees as required by the State of Louisiana Department of Wildlife & Fisheries (see attached letter). Petitioner is also requesting to provide the some of the required of Class A & Class B trees for the entire development, within the northern and southern buffers, by preserving a large number of existing trees and planting additional trees, as shown on the attached plan. See below detailed list of requested variances and on the attached chart.

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

1. Variance requested within the front planting area, to provide additional Class A trees to meet a portion of the required number of Class B trees.
2. Variance requested to provide the required number of trees within the front 100' front planting area instead of the required minimum 30' planting area.
3. Requesting reduction of the required number of Class A & Class B trees considering location of utility roadway crossing the front and rear planting buffer, which cannot be used as planting area.
4. Variance requested to place 5' sidewalk within the 10' northern planting buffer.
5. Variance requested to preserve and provide additional trees within the northern and western buffers to meet the total required number of Class A & Class B trees within the development.
6. Provide a final landscape plan signed by landscape architect or landscape contractor, before final inspection, 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 the size of the Class A & Class B trees has to be a minimum of 10' to 12' high. The caliper of Class A trees has to be a minimum of 2½" and the caliper of Class B trees has to be a minimum of 1½" measured at 1½ feet above the ground.
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. If a dumpster is required, provide the location and the required 7' opaque screening.
9. The property owner shall be responsible for the maintenance and the replacement of the required plant materials.
10. During construction, planting or open ground areas surrounding preserved trees shall be wired off with a properly flagged, reinforced & rolled wire mesh.
11. Sight triangle shall have 25 feet at the intersection of a public street and 15 feet along a private access way. No parking, wall, fence, sign, structure or plant material shall be placed within the sight distance area so as not to impede vision between a height of 2½ feet and 10 feet above the center line grades of the intersecting streets and/or drives.
12. No plant material except grass or ground cover shall be located closer than 3 feet from the edge of any access way pavement.
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 appeal 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.
CASE NO.: PR15-03-002
APPLICANT: Michael P. Pou
PROPOSED USE: Tire Store
PREVIOUS/CURRENT USE: Vacant
GROSS AREA LOT SIZE: 6,613 sq.ft.
ZONING CLASSIFICATION: HC-2 (Highway Commercial District)
LOCATION: Parcel located on the west side of LA Highway 21, south of Greenbriar Blvd; S47, T7S, R11E; Ward 1, District 1

CORRIDOR: Highway 21 Planned Corridor
April 15, 2015

Elizabeth Spalding
Loure Consulting, LLC.
634 North Hennessey St.
New Orleans, LA 70119

RE: Goodyear Scenic Rivers Permit Application No. 926

Ms. Spalding:

LDWF has reviewed the application which you submitted for a Scenic Rivers permit to construct a Goodyear Service Center on Flower Bayou in St. Tammany Parish. The application states that due to St. Tammany Unified Development Code’s Landscape and Tree Preservation Regulations, the riparian corridor to the water’s edge of Flower Bayou is to be cleared of all existing vegetation, hydroseeded with non-native invasive ground cover, and then planted with trees and shrubs which may not be characteristic of the habitat type. In lieu of the clearing and planting activities described within your application, LDWF would prefer that Goodyear allow native vegetation found along Flower Bayou (from mean low water to the top of bank) to remain undisturbed and maintained in a natural state (i.e., not cleared and/or regularly mowed). As you are aware, the purposes of a vegetated riparian buffer are to reduce excess sediment, nutrients, and other pollutants in surface runoff, to create wildlife habitat and establish wildlife corridors, to create shade to lower water temperatures for improved aquatic organism habitat, to protect against scour erosion, to attenuate flood flow, and to increase carbon storage.

Landscaping plans for the riparian corridor (from mean low water to the top of bank) should be further amended to include the eradication of any existing Chinese tallow as well as their seedlings which may become established within the project site following construction. To satisfy the Parish’s required tree/shrub densities/total numbers for the “Side Buffer Planting Area”, the applicant could interplant an appropriate number of native tree/shrub species between existing desirable vegetation. Plant material selections should reflect the riparian species found just downstream of the project site, east of Highway 21. In areas where plantings may be subject to flooding and currents, in place of the proposed steel edging and stone, the Department would prefer to see less permanent means of stabilization utilized.

LDWF has coordinated with St. Tammany Parish’s Department of Development/Planning staff on this matter; however, if the amended landscape plan described above is found to require a variance to remain consistent with the Unified Development Code, we ask that Goodyear respectfully submit the necessary request to St. Tammany Parish. LDWF appreciates your cooperation in this determination process. Please do not hesitate to contact me should you have any questions regarding this matter.

Sincerely,

Matthew Weigel
Biologist Manager
## APPENDIX A

### CASE NO.: PR15-03-002

### LANDSCAPE CHART

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

<table>
<thead>
<tr>
<th>Affected Area</th>
<th>Planned Corridor</th>
<th>Minimum Requirements</th>
<th>Petitioner Provided</th>
<th>Staff Recommends</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street</td>
<td>100' building setback</td>
<td>35' planting area</td>
<td>100' building setback</td>
<td>Variance requested to provide additional Class A tree to meet portion of the required number of Class B trees Requesting reduction considering location of additional utility driveway to leading to the rear</td>
</tr>
<tr>
<td>Planting</td>
<td>50' planting area</td>
<td>8 Class A</td>
<td>50' planting area</td>
<td></td>
</tr>
<tr>
<td>Hwy 21</td>
<td>41 Class A</td>
<td>8 Class B</td>
<td>8 existing Class A trees = 24 credits</td>
<td></td>
</tr>
<tr>
<td>246.46 ft.</td>
<td>62 Class B</td>
<td>25 Shrubs</td>
<td>25 Class A trees</td>
<td></td>
</tr>
<tr>
<td></td>
<td>25 Shrubs to create vehicular screen</td>
<td>32 Shrubs</td>
<td>32 Shrubs to create vehicular screen</td>
<td></td>
</tr>
<tr>
<td>North Perimeter</td>
<td>10' planting area</td>
<td>10' planting area</td>
<td>10' planting area</td>
<td>Variance requested to place sidewalk within the 10' planting buffer.</td>
</tr>
<tr>
<td>Planting</td>
<td>13 Class A</td>
<td>13 Class A</td>
<td>12 existing trees to remain = 30 credit.</td>
<td></td>
</tr>
<tr>
<td>404.24 ft.</td>
<td>13 Class B</td>
<td>13 Class B</td>
<td>8 Class A trees + 4 credits used for substituting required number of trees within the front planting area 5' sidewalk to be located within the greenspace</td>
<td></td>
</tr>
<tr>
<td>South Perimeter</td>
<td>10' planting area</td>
<td>10' planting area</td>
<td>25' planting area</td>
<td>As petitioner proposes. Clearing of trees within the bank is not permitted</td>
</tr>
<tr>
<td>Planting</td>
<td>28 Class B</td>
<td>28 Class B</td>
<td>Encumbered by Overhead Utility</td>
<td></td>
</tr>
<tr>
<td>425.27 ft.</td>
<td>Encumbered by Overhead Utility</td>
<td>Encumbered by Overhead Utility</td>
<td>22 Existing trees = 30 tree credit</td>
<td></td>
</tr>
<tr>
<td>West Perimeter</td>
<td>10' planting area</td>
<td>10' planting area</td>
<td>10' planting area</td>
<td>Requesting reduction of required number of Class A &amp; Class B trees considering location of utility driveway to the rear of the site</td>
</tr>
<tr>
<td>Planting</td>
<td>10' planting area</td>
<td>10' planting area</td>
<td>9 existing trees = 22 credits preservation of existing trees to meet south side and front planting requirements.</td>
<td></td>
</tr>
<tr>
<td>138.38 ft.</td>
<td>5 Class A</td>
<td>5 Class A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking Parking</td>
<td>1 Class A in Island / 12 spaces &amp; in island at ends of row</td>
<td>1 Class A / 12 spaces &amp; in islands at ends of row</td>
<td></td>
<td></td>
</tr>
<tr>
<td>23 Spaces Provided</td>
<td></td>
<td></td>
<td>1 Class A in islands at ends of row and every 12 spaces</td>
<td>As Petitioner proposes</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>As Petitioner proposes</td>
<td></td>
</tr>
</tbody>
</table>

**Other Considerations:**

- **Hours of Operation:** 7AM to 7PM
- **Number of Employees:** 10
- **Noise Expected:** Moderate