



ST. TAMMANY PARISH
DEPARTMENT OF PLANNING
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 COVINGTON, LA 70434
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 e-mail: planning@stpgov.org

Kevin Davis
Parish President

Appeal #4
zc denied 5/13/05

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 6, 2005

ZONING COMMISSION MEETING MAY 3, 2005

(Reference Case on Zoning Commission Agenda)
 2005-05-031

Existing Zoning: A-3 (Suburban) District

Proposed Zoning: A-6 (General Multiple Family Residential) District

Acres: 8.97

Petitioner: Tracey T. Tarleton

Owner: Slidella II, LLC

Location: Parcel located on the east side of Airport Road, north of Chateau Drive, S19, T8S, R14E, Ward 9, District 11

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

Tracey T. Tarleton
 (SIGNATURE) Tracey T. Tarleton

SLIDELLA II, LLC

2542 Williams Boulevard

Kenner, LA 70062

PHONE #: (504) 471-6235



ZONING STAFF REPORT

Date: April 25, 2005
Case No.: ZC05-05-031
Posted: 04/12/05

Meeting Date: May 3, 2005
Determination: Denied

GENERAL INFORMATION

PETITIONER: Tracey T. Tarleton
OWNER: Slidella II, L.L.C.
REQUESTED CHANGE: From A-3 (Suburban) District to A-6 (General Multiple Family Residential) District
LOCATION: Parcel located on the east side of Airport Road, north of Chateau Drive; S19, T8S, R14E; Ward 9, District 11
SIZE: 8.97 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish Road Surface: 3 lane asphalt Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Undeveloped	City of Slidell
South	Apartments	A-6 (General Multi Family Residential) District
East	Airport	City of Slidell
West	Golf Course	A-4 (Single Family Residential) District

EXISTING LAND USE:

Existing development? Yes Multi occupancy development? Yes

COMPREHENSIVE PLAN:

Planned Districts - Coordinated development on several parcels, usually at a higher density -- but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, e.g.) uses, as well as the supporting infrastructure and public services they will require (See "Small Area Plans," below). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

Single Family Residential - Conservation - These planned districts would include clustered single family residential uses, at a density - within the overall tract - which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential - Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

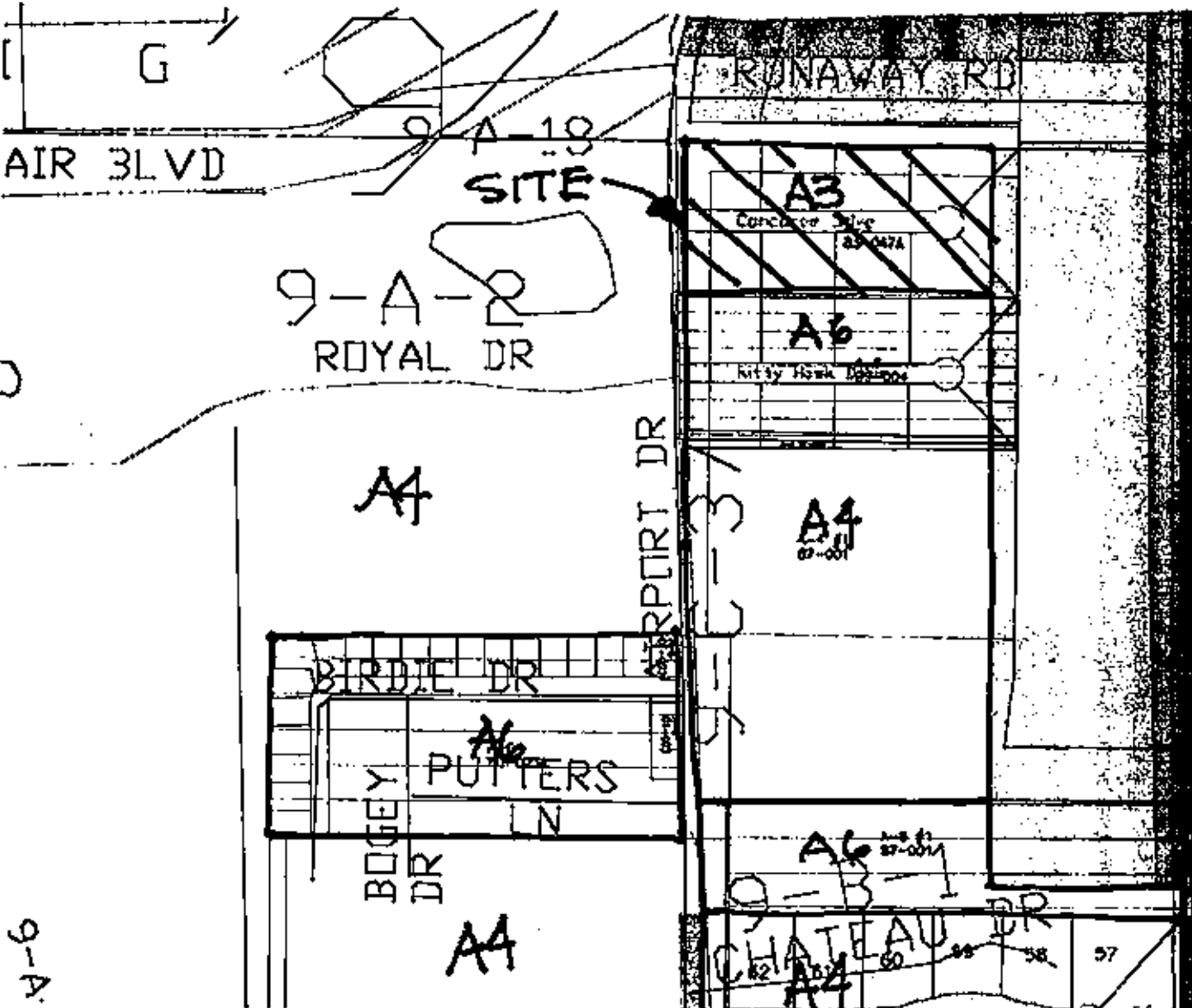
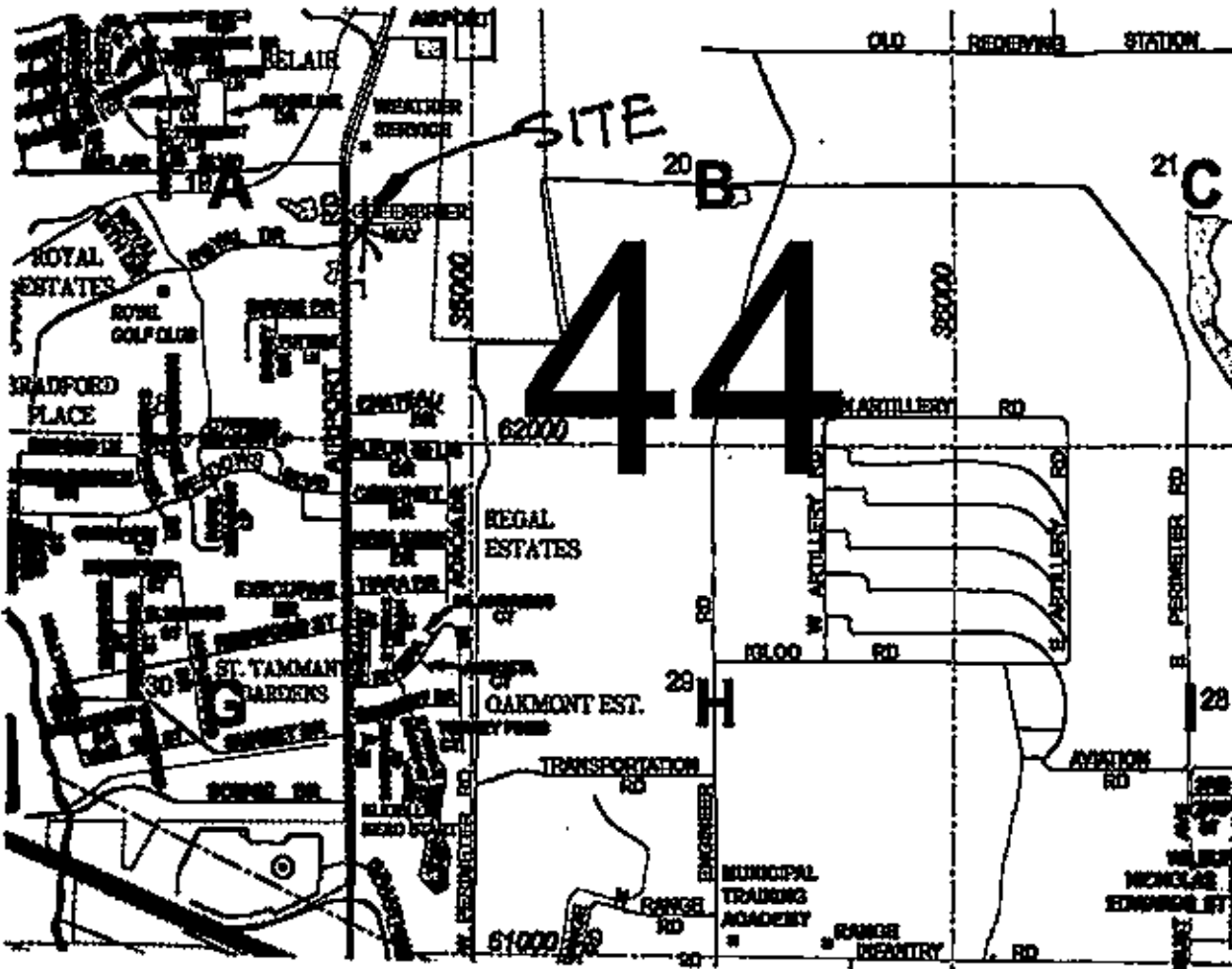
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-3 (Suburban) District to A-6 (General Multiple Family Residential) District. The site is located on the east side of Airport Road, north of Chateau Drive. The proposed zoning change to multi family would meet the 2025 requirements, which designate the area as "Planned Districts - coordinated development on several parcels, usually at a higher density. However, It would not meet the designation of Single Family Residential - Conservation which call for the area to include clustered single family residences at a density which is similar to the adjoining residential uses. Most of the properties along Airport Road are zoned A-4 Single Family Residential, besides a few multi family developments such as the one directly abutting the site. Staff feels that the current zoning is appropriate for the area and that the site should be developed with single family residences under the current zoning.

STAFF RECOMMENDATION:

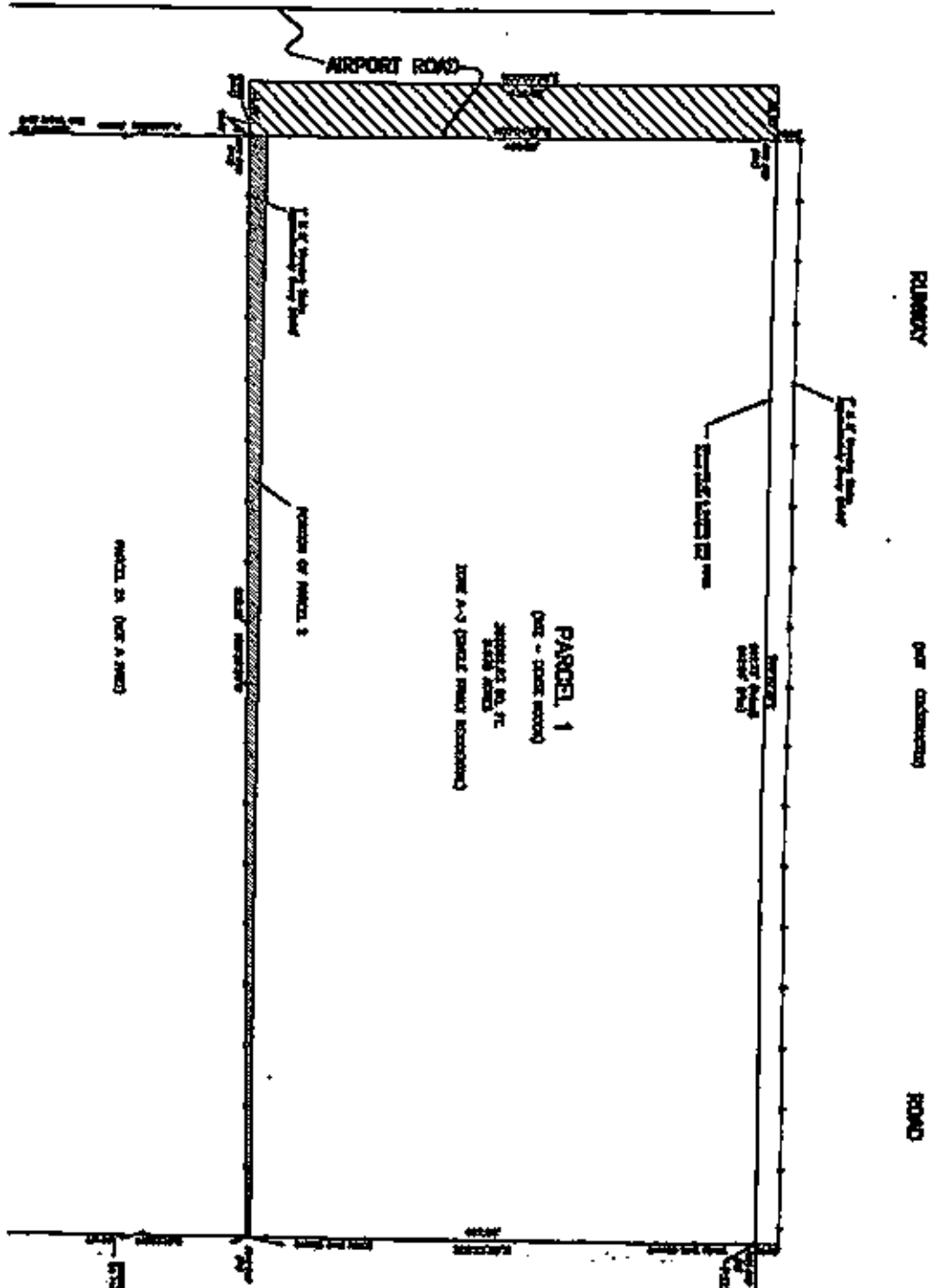
The staff recommends that the request for an A-6 (General Multiple Family Residential) District designation be denied.

CASE NO.: ZC05-05-031
PETITIONER: Tracey T. Tarleton
OWNER: Slidella II, L.L.C.
REQUESTED CHANGE: From A-3 (Suburban) District to A-6 (General Multiple Family Residential) District
LOCATION: Parcel located on the east side of Airport Road, north of Chateau Drive; S19, T8S, R14E; Ward 9, District 11
SIZE: 8.97 acres



9-A

Scale
 1" = 100'



CHATEAU

DOCK

(SIDE)

GENERAL NOTES
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. THE SHADING INDICATES THE EXISTING AIRPORT ROAD.
 3. THE DOTTED LINE INDICATES THE PROPOSED UTILITY LINES.
 4. THE SOLID LINE INDICATES THE PROPOSED EASEMENT.
 5. THE AREA BETWEEN THE SHADING AND THE DOTTED LINE IS TO BE MAINTAINED AS AN OPEN SPACE.
 6. THE AREA BETWEEN THE DOTTED LINE AND THE SOLID LINE IS TO BE GRADED AND PAVED AS A DRIVEWAY.
 7. THE AREA BETWEEN THE SOLID LINE AND THE PROPERTY LINE IS TO BE GRADED AND PAVED AS A DRIVEWAY.
 8. THE AREA BETWEEN THE PROPERTY LINE AND THE CHATEAU IS TO BE GRADED AND PAVED AS A DRIVEWAY.
 9. THE AREA BETWEEN THE PROPERTY LINE AND THE DOCK IS TO BE GRADED AND PAVED AS A DRIVEWAY.
 10. THE AREA BETWEEN THE PROPERTY LINE AND THE (SIDE) IS TO BE GRADED AND PAVED AS A DRIVEWAY.



DATE: 05/03/05
 DRAWN BY: [Signature]

<p>PROJECT NO. 2005-05-031</p> <p>DATE: 05/03/05</p> <p>DRAWN BY: [Signature]</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>ISSUED FOR PERMITTING</td> </tr> <tr> <td>2</td> <td>ISSUED FOR CONSTRUCTION</td> </tr> </table>	NO.	DESCRIPTION	1	ISSUED FOR PERMITTING	2	ISSUED FOR CONSTRUCTION	<p>APPROVED BY: [Signature]</p> <p>DATE: 05/03/05</p>	<p>ENGINEER'S SEAL</p>	<p>RECOMMENDED BY: [Signature]</p> <p>DATE: 05/03/05</p>	<p>RECOMMENDING ENGINEER'S CAP</p> <p>STATE OF FLORIDA</p> <p>REGISTERED PROFESSIONAL ENGINEER</p> <p>License No. 12345</p> <p>Exp. Date: 12/31/06</p>
NO.	DESCRIPTION										
1	ISSUED FOR PERMITTING										
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