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Kevin Davis  
 Parish President

*Appeal # 11*  
*ZC denied: 5/13/05*  
*Postponed indefinitely*

**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.**

*6/2/05*

**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,  
 519, 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:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
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.

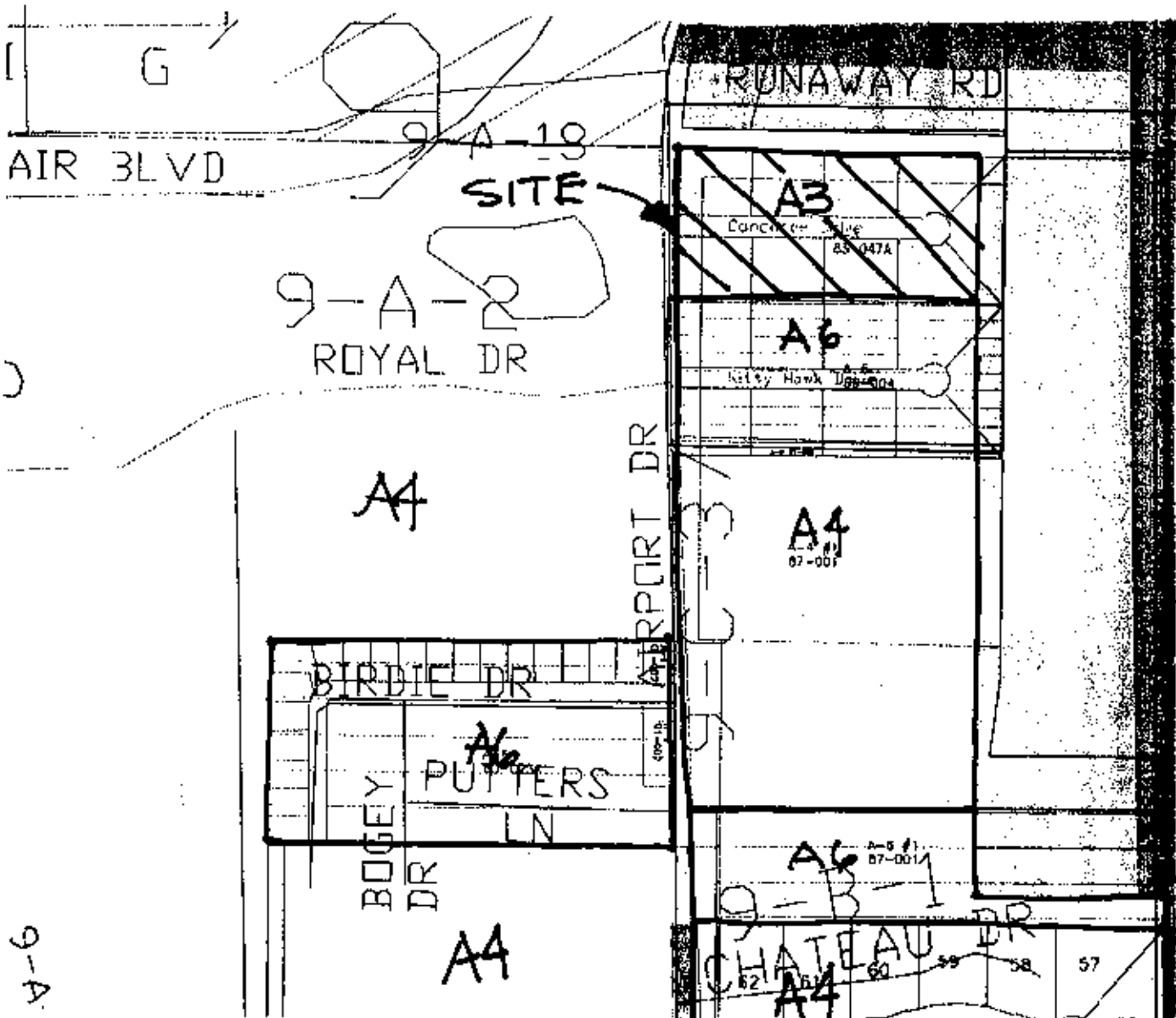
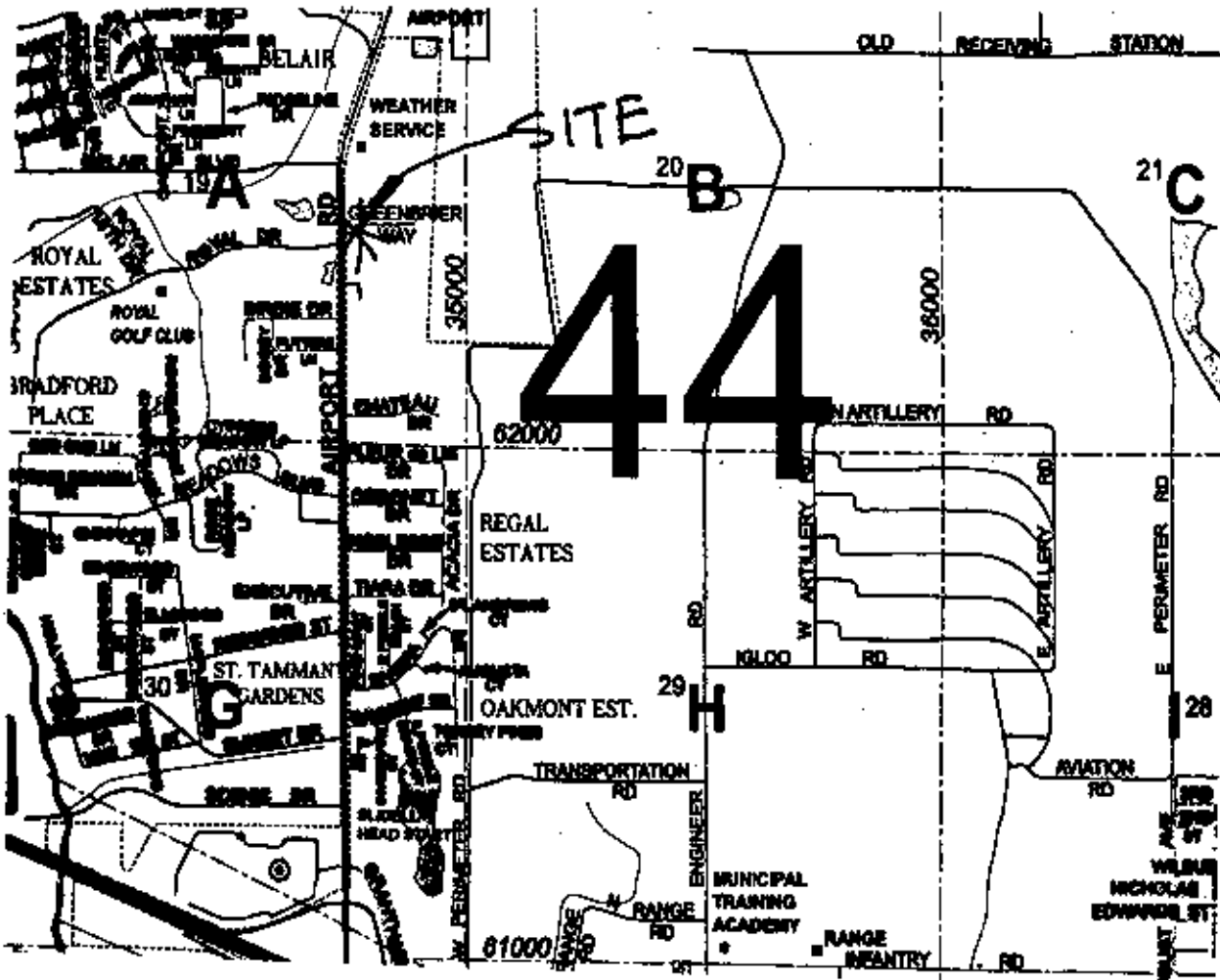
#### STAFF COMMENTS:

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:

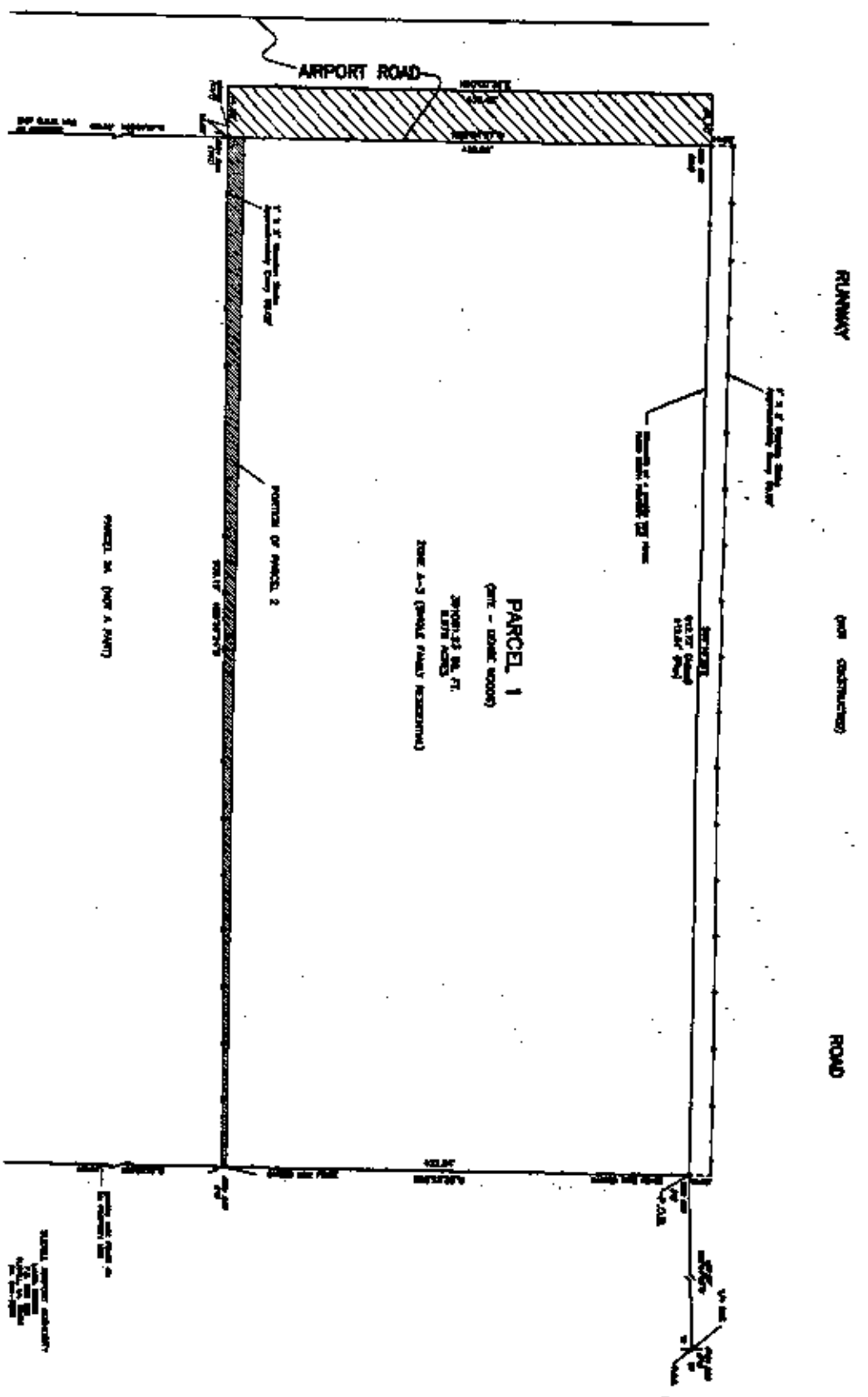
The staff recommends that the request for an A-6 (General Multiple Family Residential) District designation be denied.

**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



A-6

2005-05-031



GENERAL NOTES

1. The owner of the property is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The engineer is not responsible for the accuracy of the information provided by the owner.

2. The engineer is not responsible for the accuracy of the information provided by the owner.

3. The engineer is not responsible for the accuracy of the information provided by the owner.



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

<p><b>CLIENT'S NAME:</b> [Redacted]</p> <p><b>PROJECT NAME:</b> [Redacted]</p> <p><b>DATE:</b> 05/03/05</p> <p><b>BY:</b> [Signature]</p>	<p><b>DESCRIPTION:</b> [Redacted]</p> <p>[Redacted]</p> <p>[Redacted]</p>	<p><b>REVISIONS:</b></p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>05/03/05</td> <td>ISSUED FOR PERMITTING</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	05/03/05	ISSUED FOR PERMITTING	<p><b>SCALE:</b> 1" = 20'</p> <p><b>DATE:</b> 05/03/05</p> <p><b>BY:</b> [Signature]</p>	<p><b>PROJECTED BY:</b> [Redacted]</p> <p><b>CHECKED BY:</b> [Redacted]</p> <p><b>DATE:</b> 05/03/05</p>	<p><b>PROJECTED BY:</b> [Redacted]</p> <p><b>CHECKED BY:</b> [Redacted]</p> <p><b>DATE:</b> 05/03/05</p>
NO.	DATE	DESCRIPTION									
1	05/03/05	ISSUED FOR PERMITTING									



*Real Estate Investment Management*

TELEPHONE 504 - 471-5200  
NEW ORLEANS

January 17, 2006

**VIA FACSIMILE 985-898-2593  
AND FIRST CLASS MAIL**

Ms. Diane Hueschen  
Council Clerk  
St. Tammany Parish Council  
Post Office Box 628  
Covington, Louisiana 70434

RE: Appeal Tabeled June 2, 2005

Dear Ms. Hueschen:

For your reference, attached is a letter dated May 31, 2005 regarding an appeal that we requested the Council postpone indefinitely.

Please accept, file and present to the Council this request on behalf of our affiliated company, Stidella II, LLC, to place back on the agenda for hearing at the earliest possible time its re-zoning request and/or appeal of that May 3, 2005 decision of the St. Tammany Parish Zoning Commission (ZC 05-05-031).

Thank you for your time and assistance.

Sincerely,

David Schneider  
Vice President

DS:tmb

Attachment

cc: The Honorable Steve Stefancik (w/attachment)  
Ms. Tracey T. Tarleton





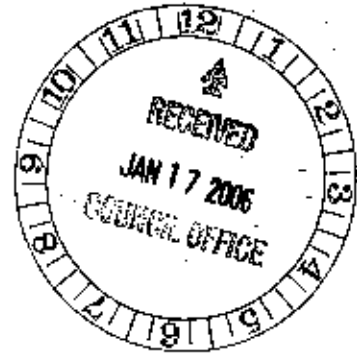
*Real Estate Investment Management*

TELEPHONE 504 - 471-8200  
NEW ORLEANS

May 31, 2005

BY HAND DELIVERY

Ms. Diane Hueschen  
Council Clerk  
St. Tammany Parish Council  
P.O. Box 628  
Covington, LA 70434



RE: Request for Postponement  
June 2, 2005 Council Meeting

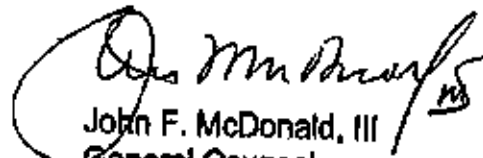
Dear Ms. Hueschen:

Please accept, file and present to the Council this request on behalf of our affiliated company, Slidella II, LLC, to postpone indefinitely the hearing of its re-zoning request and/or appeal of the May 3, 2005 decision of the St. Tammany Parish Zoning Commission (ZC 05-05-031).

This matter appears as Appeal Number 4 on the June 2, 2005 Council meeting agenda.

Thanking you for your cooperation and with kind regards, I remain

Very truly yours,

  
John F. McDonald, III  
General Counsel

JFM/nss

cc: The Honorable Steve Stefancik  
Mr. David Schneider  
Ms. Tracey T. Tarleton