



**ST. TAMMANY PARISH**

DEPARTMENT OF PLANNING  
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COVINGTON, LA 70434  
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*Kevin Davis*  
*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. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.**

APPEAL REQUEST

DATE: April 7 2009  
ZC09 04 007  
(Reference Case Number)

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

*Sheldon Fleming*  
(SIGNATURE)

9855 Bay 41 Spkr

Trar 2100 LA 70452

Sheldon Fleming

PHONE #: 985-863-1823

PLANNING  
DEPT.  
APR 17 2009  
RECEIVED

ZC09-04-007

Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: C-2 (Highway Commercial) District  
Acres: 5 acres  
Petitioner: Pelican Properties of Slidell, LLC  
Owner: Pelican Properties of Slidell, LLC  
Location: Parcel located on the north side of US Highway 190, west of Pleasant Drive, S35, T8S, R13E, Ward 9 District 11  
Council District: 11

## ZONING STAFF REPORT

Date: March 30, 2009

Meeting Date: April 7, 2009

Case No.: ZC09-04-007

Determination: Denied

Posted: 03/17/09

### GENERAL INFORMATION

**PETITIONER:** Pelican Properties of Slidell, LLC  
**OWNER:** Pelican Properties of Slidell, LLC  
**REQUESTED CHANGE:** From SA (Suburban Agricultural) District to C-2 (Highway Commercial) District  
**LOCATION:** Parcel located on the north side of US Highway 190, west of Pleasant Drive; S35, T8S, R13E; Ward 9, District 11  
**SIZE:** 5 acres

### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

Type: Federal

Road Surface: 2 lane asphalt

Condition: Good

#### LAND USE CONSIDERATIONS

#### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	SA (Suburban Agricultural) District
South	Undeveloped/Commercial	SA (Suburban Agricultural) & C-2 (Highway Commercial) Districts
East	Undeveloped	SA (Suburban Agricultural) District
West	Undeveloped	SA (Suburban Agricultural) District

#### EXISTING LAND USE:

Existing development? No

Multi occupancy development? Yes

#### COMPREHENSIVE PLAN:

**Commercial – Mixed Use/ Light** - Multiple and complementary principal uses permitted to coexist within the same development program and area, typically more intense by land area than adjoining areas.  
**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 SA (Suburban Agricultural) District to C-2 (Highway Commercial) District. The site is located on the north side of US Highway 190, west of Pleasant Drive. The 2025 future land use plan designates the front portion of the site to be developed with a mix of commercial uses and the rear portion of the property to be developed with residential uses.

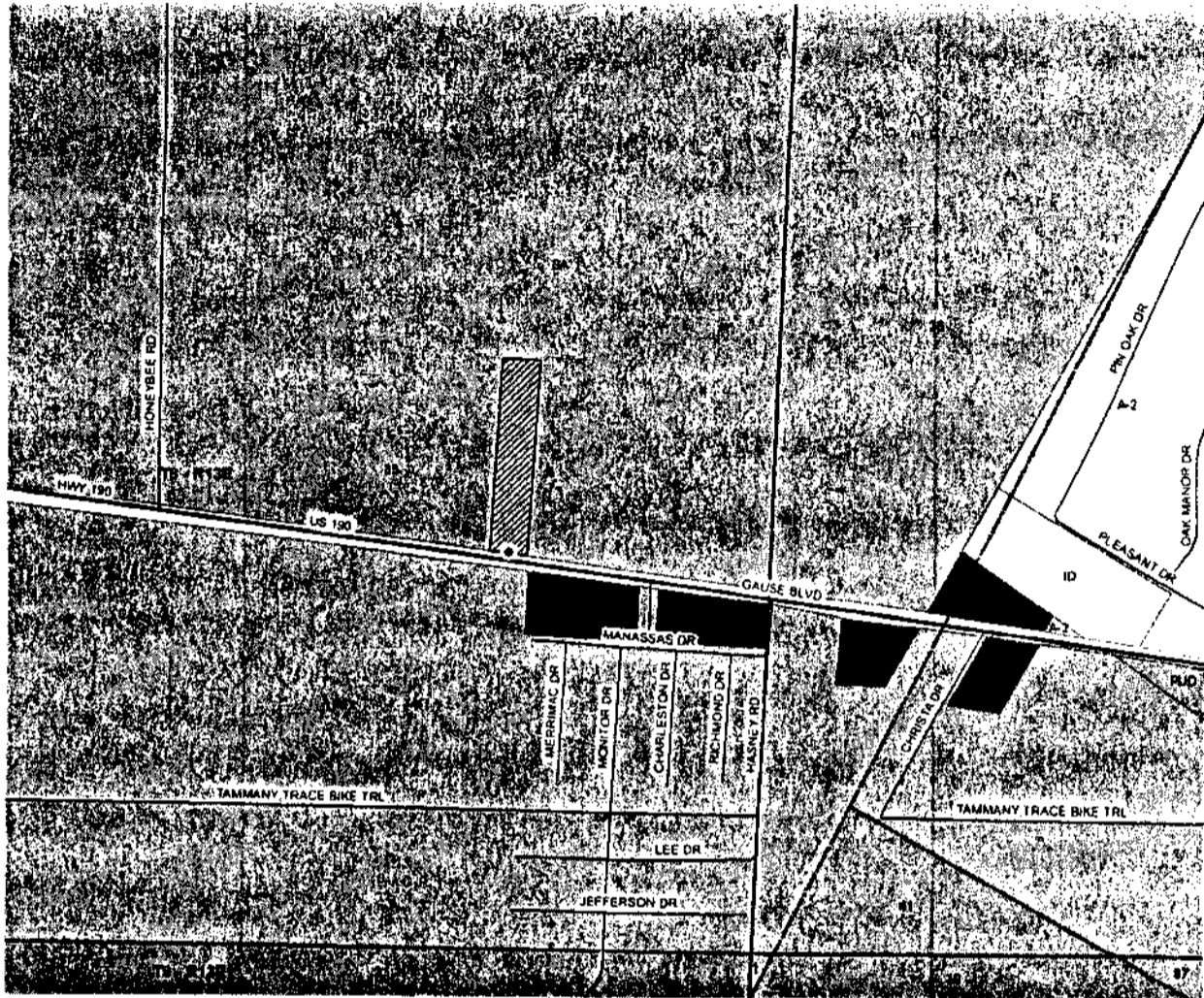
Note that as per the Comprehensive Zoning Map of the South Central Study, the site is proposed to be rezoned to Traditional Neighborhood Development District.

Staff feels that there is no compelling reasons to recommend approval of the requested zoning change, considering that the site is surrounded by undeveloped land zoned SA (Suburban Agricultural) District.

#### STAFF RECOMMENDATION:

The staff recommends that the request for a C-2 (Highway Commercial) District designation be denied.

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DATE OF SURVEY: 3-18-2008

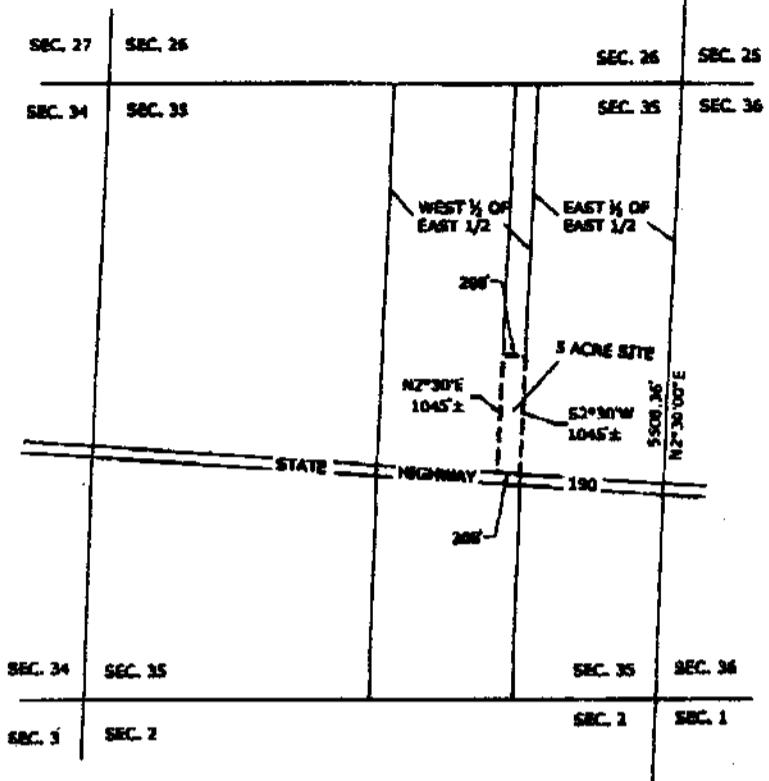
REFERENCE MATERIAL:

ST. TAMMANY PARISH CLERK OF COURT  
INSTRUMENT # 1274562

RECORDED BY TERRY BROWN DATED JULY 28, 1988.

NOTE:  
THIS IS A SKETCH ONLY. THIS IS NOT A  
BOUNDARY SURVEY AND DOES NOT MEET  
LOUISIANA STATUTE REQUIREMENTS FOR PROPERTY  
BOUNDARY SURVEYS.

N



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

Sketch prepared at the request of \_\_\_\_\_

*Lester H. Martin, Jr.*  
Lester H. Martin, Jr.  
No. 428

Surveyor

**SKETCH OF 5 ACRES OF ST. TAMMANY**  
PARISH CLERK OF COURT  
INSTRUMENT # 1274562, SEC. 35,  
T8S, R13E, ST. TAMMANY PARISH,  
LOUISIANA

**LESTER H. MARTIN, JR., P.L.S., C.F.M.**  
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