



ST. TAMMANY PA
MICHAEL B. COOPER
PARISH PRESIDENT

APPEAL # 3

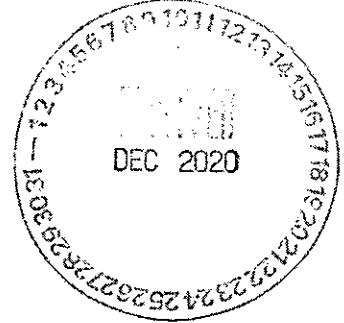
ZC Approved :

12/01/2020

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

December 9, 2020
DATE: _____



2020-2057-ZC

Existing Zoning: A-3 (Suburban District)
Proposed Zoning: A-4 (Single-Family Residential District)
Location: Parcel located on the west side of Carroll Road, south of Devon Drive, and north of Viosca Street, Slidell; S38, T9S, R14E; Ward 9, District 12
Acres: 11.97 acres
Petitioner: CKB Development, LLC - Kyle Brafton
Owner: Lynwood Ennis
Council District: 12

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.

Donna P. McDonald
(SIGNATURE) Donna P. McDonald
PRINT NAME: _____
ADDRESS: 35075 Oakridge Ave
Slidell, Louisiana 70460
PHONE #: 985-960-0006

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: November 23, 2020
Case No.: 2020-2057-ZC
Posted: 11/20/2020

Meeting Date: December 1, 2020
Prior Action: 11/4/2020 - Postponed
Determination: Approved

GENERAL INFORMATION

PETITIONER: CKB Development, LLC – Kyle Bratton
OWNER: Lynnwood Ennis
REQUESTED CHANGE: From A-3 Suburban District to A-4 Single-Family Residential District
LOCATION: Parcel located on the west side of Carroll Road, south of Devon Drive and north of Viosca Street, Slidell
SIZE: Request Amended From 47.42 Acres To 11.97 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State **Road Surface:** 2 Lane Asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-3 Suburban Residential
South	Undeveloped	A-3 Suburban Residential
East	Residential	A-4 Single-Family Residential, NC-2 Indoor Retail and Service District and Slidell City Limits
West	Residential and Undeveloped	A-1 Suburban Residential

EXISTING LAND USE:

Existing development: No **Multi occupancy development:** No

COMPREHENSIVE PLAN:

Residential Infill – New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-3 Suburban District to A-4 Single-Family Residential District. The site is located on the west side of Carroll Road, south of Devon Drive and north of Viosca Street, Slidell. The 2025 Future Land Use Plan designates the site to be developed with residential uses that are compatible with the surrounding area.

The zoning change is being requested to establish the underlying zoning designation and density for a concurrent application submitted for the Planned Unit Development Overlay (Case No. 2020-2058-ZC).

The petitioned site is flanked by property that is zoned A-3 Suburban Residential Designation. Staff notes that rezoning the property to the requested A-4 Single-Family Residential zoning designation may increase the allowable density in the area. Although the original acreage to be rezoned to A-4 has been reduced, the requested zoning designation will create an increase in the allowable density in the area.

Case No.: 2020-2057-ZC

PETITIONER: CKB Development, LLC – Kyle Bratton

OWNER: Lynnwood Ennis

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