



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 Bratton

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. Tanımany Parish Zoning Commission.

This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.

PLEASE SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

D'mc Loonald

Donna P. McDonald

PRINT NAME:

35075 Oakridge Ave Slidell, Louisiana 70460

ADDRESS:

985-960-0006 PHONE #:\_

DEPARTMENT OF PLANNING & DEVELOPMENT P.O. BOX 628 : COVINGTON, LOUISIANA | 71434 | PLANNING&STPGOV.ORG | 985-898-2529 WWW.STPGOV.ORG

### 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:

DirectionSurrounding UseSurrounding ZoneNorthResidentialA-3 Suburban ResidentialSouthUndevelopedA-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

 $\begin{tabular}{ll} \textbf{PETITIONER:} CKB Development, LLC-Kyle Bratton \\ \end{tabular}$ 

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



