



P. O. Box 628
 COVINGTON, LA 70434
 PHONE: (985) 898-2529
 FAX: (985) 898-3003
 e-mail: planning@stpgov.org

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, 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:

<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.

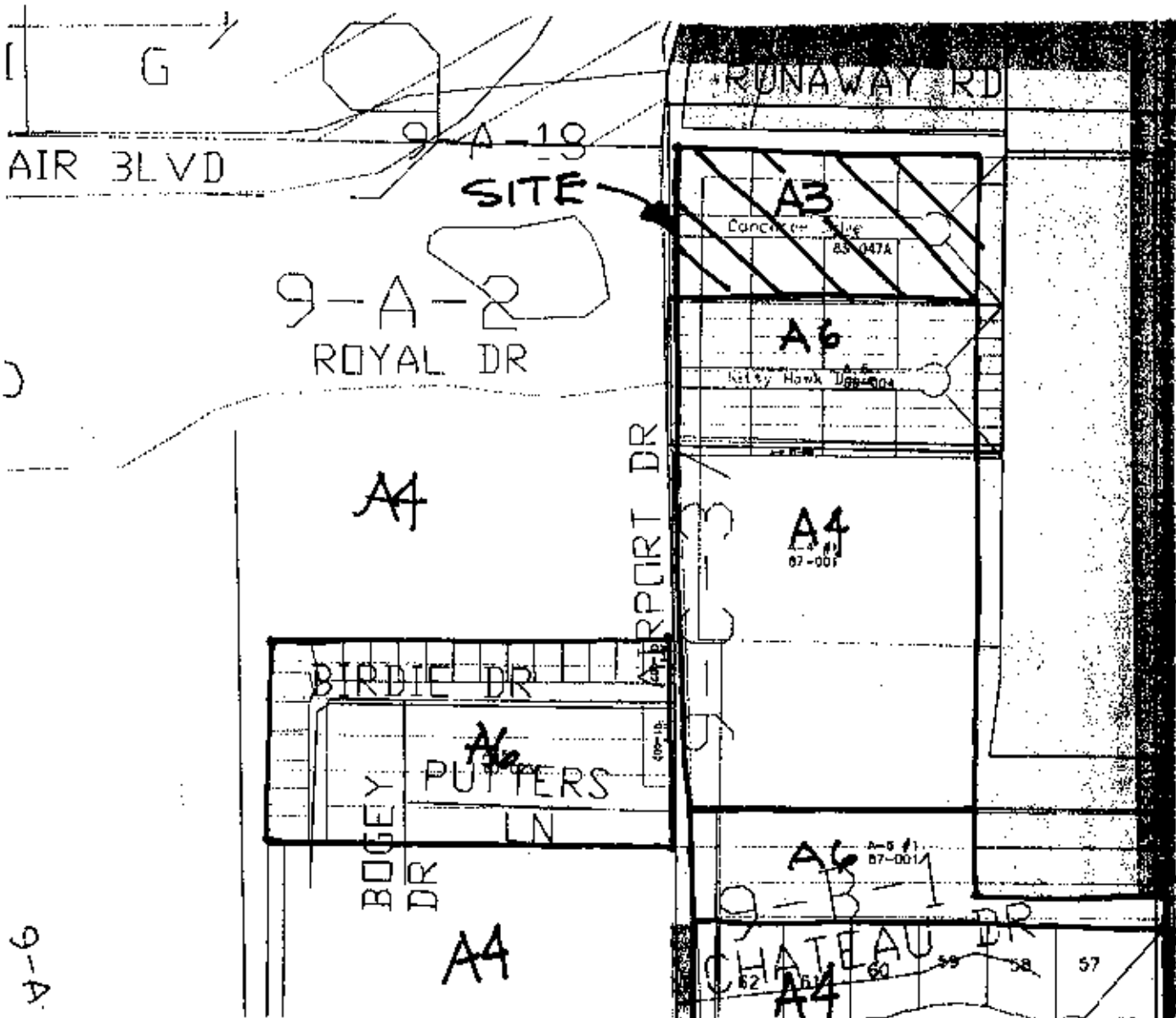
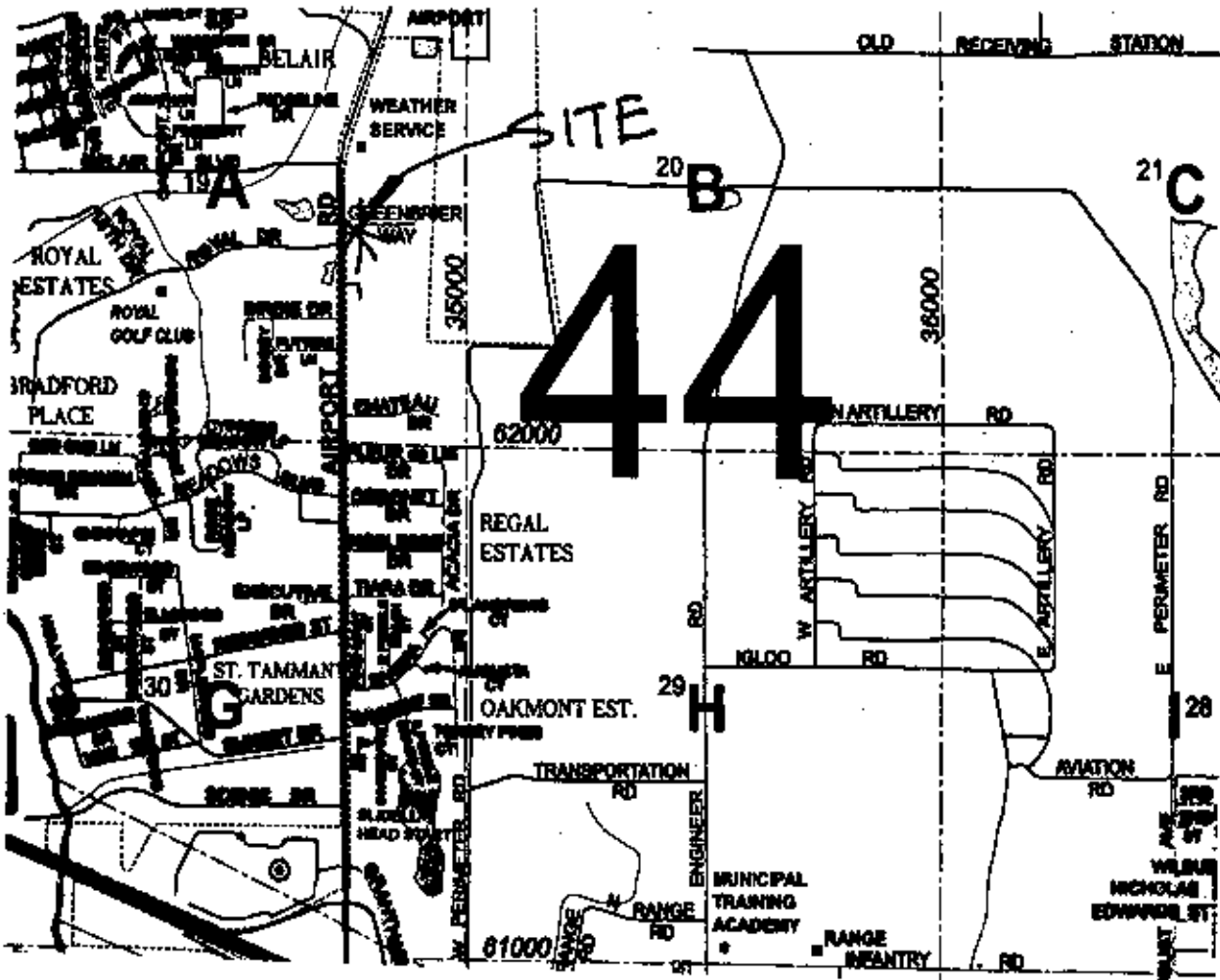
STAFF COMMENTS:

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



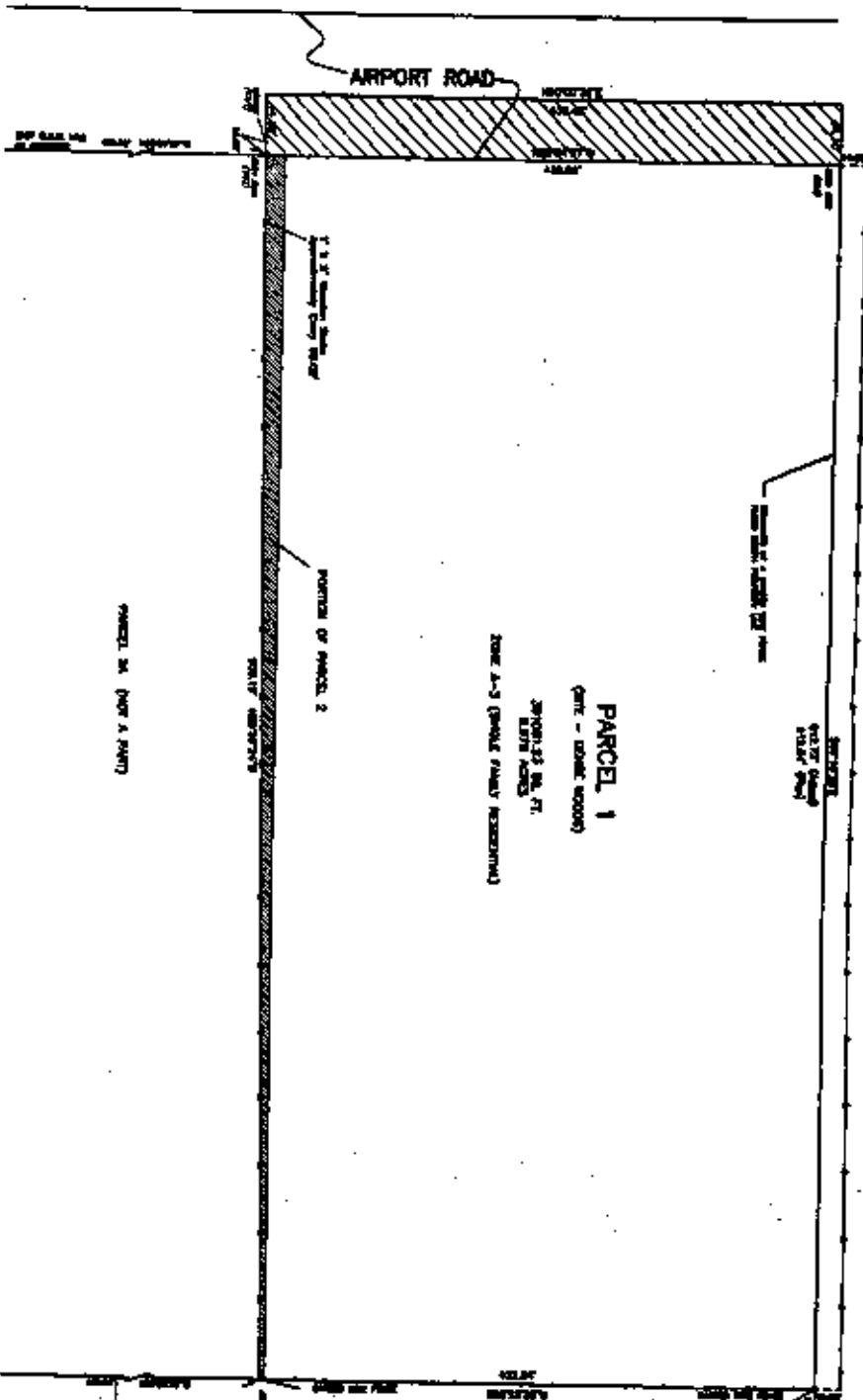
9-A

2005-05-031

RUNWAY

(NOT CONSTRUCTED)

ROAD



GENERAL NOTES

1. This plan is prepared for the purpose of showing the location of the proposed improvements and does not constitute a contract. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws, codes, and regulations. The contractor shall also be responsible for protecting all existing utilities and structures on the site.

2. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws, codes, and regulations. The contractor shall also be responsible for protecting all existing utilities and structures on the site.

3. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws, codes, and regulations. The contractor shall also be responsible for protecting all existing utilities and structures on the site.

EXISTING UTILITIES

1. The location of all existing utilities is shown on this plan. The contractor shall be responsible for verifying the location and depth of all utilities before construction begins. The contractor shall also be responsible for protecting all existing utilities and structures on the site.

2. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws, codes, and regulations. The contractor shall also be responsible for protecting all existing utilities and structures on the site.

REFERENCE POINTS

1. The location of all reference points is shown on this plan. The contractor shall be responsible for verifying the location of all reference points before construction begins. The contractor shall also be responsible for protecting all existing utilities and structures on the site.

2. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws, codes, and regulations. The contractor shall also be responsible for protecting all existing utilities and structures on the site.



1. The location of all reference points is shown on this plan. The contractor shall be responsible for verifying the location of all reference points before construction begins. The contractor shall also be responsible for protecting all existing utilities and structures on the site.

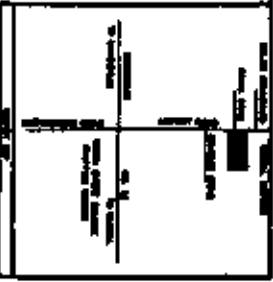
2. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws, codes, and regulations. The contractor shall also be responsible for protecting all existing utilities and structures on the site.



RICHARD W. JENKINS
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS
No. 12345

1. The location of all reference points is shown on this plan. The contractor shall be responsible for verifying the location of all reference points before construction begins. The contractor shall also be responsible for protecting all existing utilities and structures on the site.

2. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws, codes, and regulations. The contractor shall also be responsible for protecting all existing utilities and structures on the site.





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





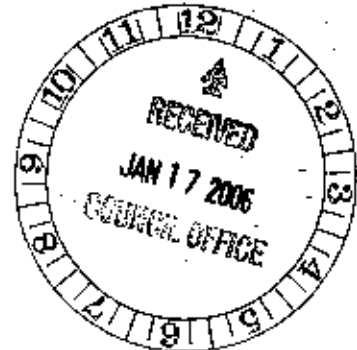
Real Estate Investment Management

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

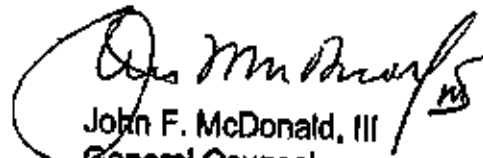
Dear Ms. Hueschen:

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