

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5472 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: TANNER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. THOMPSON SECONDED BY: MR. CANULETTE

ON THE 1 DAY OF OCTOBER , 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF BROWNS VILLAGE ROAD, WEST OF US HIGHWAY 11 AND WHICH PROPERTY COMPRISES A TOTAL OF 2.7046 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT I-1 (INDUSTRIAL DISTRICT) & HC-1 (HIGHWAY COMMERCIAL DISTRICT) TO AN I-1 (INDUSTRIAL DISTRICT), HC-1 (HIGHWAY COMMERCIAL DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 9, DISTRICT 14). (ZC15-09-066)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-09-066, has recommended to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area be changed from its present I-1 (Industrial District) & HC-1 (Highway Commercial District) to an I-1 (Industrial District), HC-1 (Highway Commercial District) & MHO (Manufactured Housing Overlay) see Exhibit "A" for complete boundaries; and

WHEREAS, the St. Tammany Parish Council has held its public hearing in accordance with law; and

WHEREAS, the St. Tammany Parish Council has found it necessary for the purpose of protecting the public health, safety and general welfare, to designate the above described property as I-1 (Industrial District), HC-1 (Highway Commercial District) & MHO (Manufactured Housing Overlay).

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, in regular session convened that:

SECTION I: The zoning classification of the above described property is hereby changed from its present I-1 (Industrial District) & HC-1 (Highway Commercial District) to an I-1 (Industrial District), HC-1 (Highway Commercial District) & MHO (Manufactured Housing Overlay).

SECTION II: The official zoning map of the Parish of St. Tammany shall be and is hereby amended to incorporate the zoning reclassification specified in Section I hereof.

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: _____ SECONDED BY: _____

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 5 DAY OF NOVEMBER, 2015; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

RICHARD E. TANNER, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: SEPTEMBER 24, 2015

Published Adoption: _____, 2015

Delivered to Parish President: _____, 2015 at _____

Returned to Council Clerk: _____, 2015 at _____

EXHIBIT "A"

ZC15-09-066

A certain parcel of ground situated in Section 27, Township 8 South, Range 14 East, Greensburg Land District, St. Tammany Parish, Louisiana, and being more fully described as follows:

From the Section corner common to Sections 27, 28, 33 & 34, T-8-S, R-14-E, run East a distance of 2665.00 feet; thence North 00 degrees 13 minutes 16 seconds West a distance of 30.00 feet; thence East a distance of 1955.01 feet to a ½" iron rod found on the right-of-way line of Brown's Village Road; thence along said right-of-way line South 89 degrees 08 minutes 23 seconds East a distance of 328.76 feet to the POINT OF BEGINNING;

From the POINT OF BEGINNING, leaving said right-of-way line, run North 00 degrees 57 minutes 33 seconds East a distance of 210.00 feet; thence South 89 degrees 08 minutes 23 seconds East a distance of 328.62 feet to a ½" iron rod set; thence South 00 degrees 55 minutes 16 seconds West a distance of 210.00 feet to a ½" iron rod found on the right-of-way line of Brown's Village Road; thence along said right-of-way line North 89 degrees 08 minutes 23 seconds West a distance of 328.76 feet to the POINT OF BEGINNING;

Said parcel contains 1.58 acres, all as per survey by Kelly J. McHugh & Assoc., Inc., numbered 07-226, dated 5/21/13 and last revised 7-23-13.

A certain parcel of ground situated in Section 27, Township 8 South, Range 14 East, Greensburg Land District, St. Tammany Parish, Louisiana, and being more fully described as follows:

From the Section corner common to Sections 27, 28, 33 & 34, T-8-S, R-14-E, run East a distance of 2665.00 feet; thence North 00 degrees 13 minutes 16 seconds West a distance of 30.00 feet; thence East a distance of 1955.01 feet to a ½" iron rod found on the right-of-way line of Brown's Village Road; thence leaving said right-of-way, North 00 degrees 59 minutes 49 seconds East a distance of 220.00 feet to the POINT OF BEGINNING;

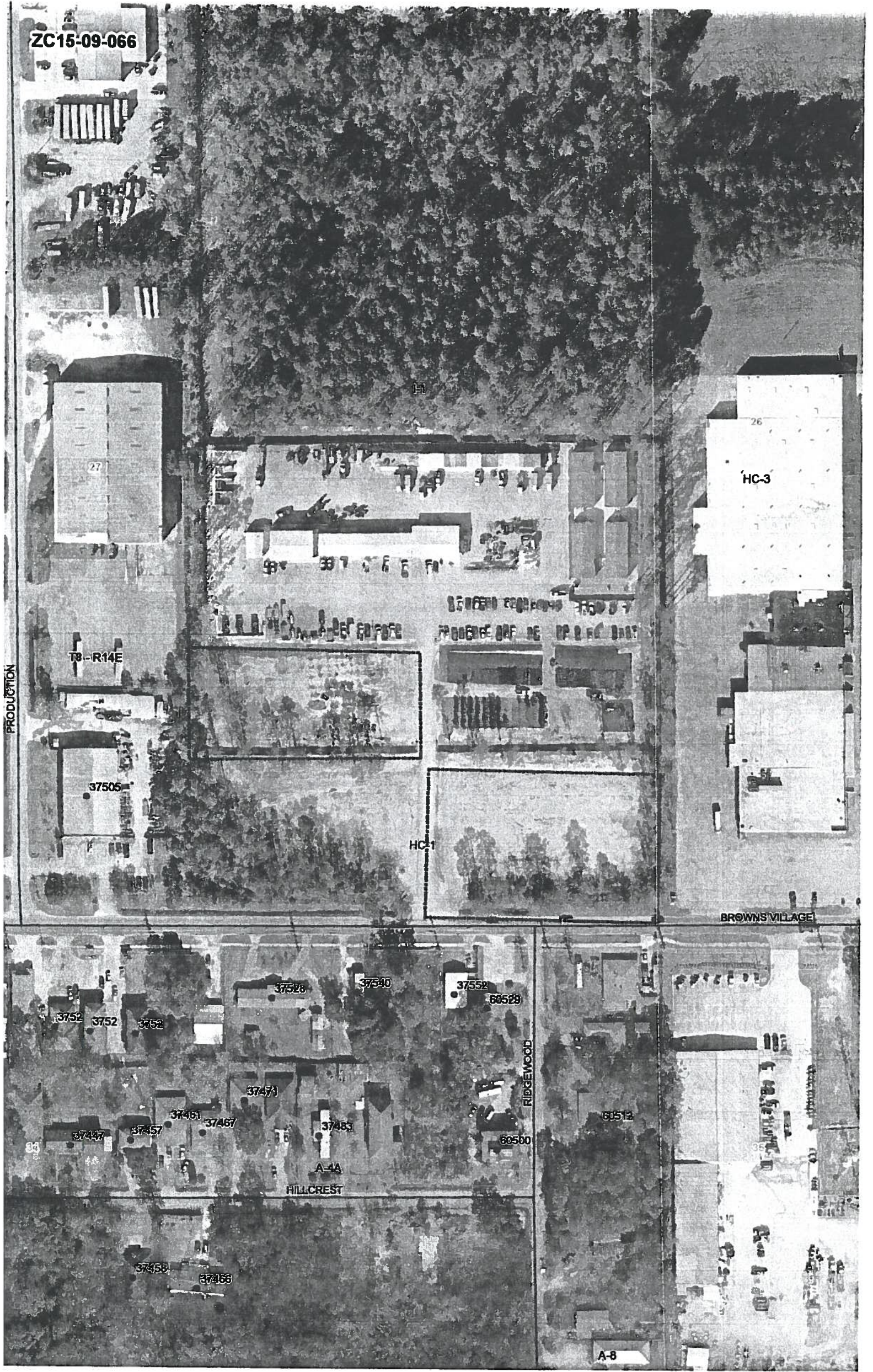
From the POINT OF BEGINNING, run North 00 degrees 59 minutes 49 seconds East a distance of 79.93 feet to a ½" iron rod; thence North 00 degrees 46 minutes 53 seconds East a distance of 68.07 feet to a point; thence South 89 degrees 09 minutes 04 seconds East a distance of 328.77 feet to a point; thence South 00 degrees 57 minutes 33 seconds West a distance of 148.06 feet to a point; thence North 89 degrees 08 minutes 23 seconds West a distance of 328.61 feet to the POINT OF BEGINNING;

Said parcel contains 1.12 acres, all as per survey by Kelly J. McHugh & Assoc., Inc., numbered 07-226, dated 5/21/13 and last revised 7-23-13.

CASE NO.: ZC15-09-066
PETITIONER: Jeffery D. Schoen
OWNER: Rotolo Consultants, Inc
REQUESTED CHANGE: From I-1 (Industrial District) & HC-1 (Highway Commercial District) to I-1 (Industrial District), HC-1 (Highway Commercial District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the north side of Browns Village Road, west of US Highway 11; S27, T8S, R14E; Ward 9, District 14
SIZE: 2.7046 acres



ZC15-09-066



PRODUCTION

BROWNS VILLAGE

RIDGEWOOD

HILLCREST

A-8



0 400 Feet

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: August 24, 2015
Case No.: ZC15-09-066
Posted: 08/20/15

Meeting Date: September 1, 2015
Determination: Approved

GENERAL INFORMATION

PETITIONER: Jeffery D. Schoen
OWNER: Rotolo Consultants, Inc
REQUESTED CHANGE: From I-1 (Industrial District) & HC-1 (Highway Commercial District) to I-1 (Industrial District), HC-1 (Highway Commercial District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the north side of Browns Village Road, west of US Highway 11; S27, T8S, R14E; Ward 9, District 14
SIZE: 2.7046 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish **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 | Industrial | I-1 (Industrial District) |
| South | Vacant & Residential | HC-1 (Highway Commercial District) & A-4A (Single Family Residential District) |
| East | Commercial & Industrial | I-1 (Industrial District) & HC-3 (Highway Commercial District) |
| West | Industrial | I-1 (Industrial District) |

EXISTING LAND USE:

Existing development? No **Multi occupancy development?** Yes

COMPREHENSIVE PLAN:

Commercial Infill – New commercial uses developed on undeveloped tracts within existing commercial 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 from I-1 (Industrial District) & HC-1 (Highway Commercial District) to I-1 (Industrial District), HC-1 (Highway Commercial District) & MHO (Manufactured Housing Overlay). The site is located on the north side of Browns Village Road, west of US Highway 11. The 2025 future land use plan calls for the area to be developed with commercial uses. Despite the fact that the north side of Browns Village Road is developed with commercial and industrial uses, staff does not object to the request considering that the south side of Browns Village Road is almost exclusively developed with residential uses, including manufactured homes.

Note: While it might appear that the requested zoning change to MHO could be considered as the creation of a mobile home park, the attached approved minor subdivision plan shows that it does not meet the definition of a mobile home park, considering that the parcels requested to be rezoned to MHO are not contiguous.

STAFF RECOMMENDATION:

The staff recommends that the request for a MHO (Manufactured Housing Overlay) designation be approved.