

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5833

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: STEFANCIK/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. CANULETTE

SECONDED BY: MR. BELLISARIO

ON THE 13 DAY OF JULY , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF LA HWY 1077, NORTH OF US HWY 190 AND WHICH PROPERTY COMPRISES A TOTAL OF 157.31 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT PUD (PLANNED UNIT DEVELOPMENT OVERLAY) TO AN A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT- 146.299 ACRES), A-5 (TWO FAMILY RESIDENTIAL DISTRICT-3.824 ACRES), & HC-2 (HIGHWAY COMMERCIAL DISTRICT-7.100 ACRES), (WARD 1, DISTRICT 3). (2016-523-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-523-ZC, 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 PUD (Planned Unit Development Overlay) to an A-4 (Single Family Residential District- 146.299 acres), A-5 (Two Family Residential District – 3.824 acres), & HC-2 (Highway Commercial District – 7.100 acres) 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 A-4 (Single Family Residential District- 146.299 acres), A-5 (Two Family Residential District – 3.824 acres), & HC-2 (Highway Commercial District – 7.100 acres).

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 PUD (Planned Unit Development Overlay) to an A-4 (Single Family Residential District- 146.299 acres), A-5 (Two Family Residential District – 3.824 acres), & HC-2 (Highway Commercial District – 7.100 acres).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF AUGUST , 2017 ; AND BECOMES ORDINANCE COUNCIL SERIES NO ____.

STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JUNE 28 , 2017

Published Adoption: _____, 2017

Delivered to Parish President: _____, 2017 at _____

Returned to Council Clerk: _____, 2017 at _____

Exhibit "A"

2016-523-ZC CONT'D

That portion of Providence Parks to be zoned A-5 Two Family Residential District:

Commencing at a point marked by a found 1" iron pipe, being the section corner common to sections 21, 22, 27, and 28, located in Township 6 South, Range 10 East, Greensburg Land District, St. Tammany Parish, Goodbee, Louisiana (SECs 21, 22, 27, 28, T-6-S, R-10-E, GLD), proceed;

South 89°23'20" West, 455.83 feet to a point;

THENCE North 1°59'13" East, 422.02 feet to a point;

THENCE North 85°28'50" West, 2,538.95 feet to a point;

THENCE North 0°00'00" East, 380.75 feet to the beginning of a curve concave westerly, said curve having a chord bearing of North 15°49'03" West, a chord distance of 51.79 feet, and a radius of 95.00 feet;

THENCE northerly along said curve through a central angle of 31°38'05" an arc distance of 52.45 feet to a point of tangency;

THENCE North 31°38'05" West, 76.79 feet to a point;

THENCE North 58°21'55" East, 10.00 feet to a point;

THENCE North 31°38'05" West, 80.00 feet to a point and corner, the point of beginning;

THENCE North 31°38'05" West, 295.00 feet to a point and corner;

THENCE North 58°21'55" East, 175.00 feet to a point and corner;

THENCE North 31°38'05" West, 20.00 feet to the beginning of a curve concave easterly, said curve having a chord bearing of North 13°21'55" East, a chord distance of 14.14 feet, and a radius of 10.00 feet;

THENCE northerly along said curve through a central angle of 90°00'00" an arc distance of 15.71 feet to a point of tangency;

THENCE North 58°21'55" East, 64.71 feet to the beginning of a curve concave southerly, said curve having a chord bearing of North 68°15'56" East, a chord distance of 331.84 feet, and a radius of 965.00 feet;

THENCE easterly along said curve through a central angle of 19°48'03" an arc distance of 333.50 feet to a point and corner;

THENCE South 12°25'40" East, 325.03 feet to the beginning of a non-tangent curve concave southerly, said curve having a chord bearing of South 68°24'59" West, a chord distance of 223.40 feet, and a radius of 640.00 feet;

THENCE westerly along said curve through a central angle of 20°06'09" an arc distance of 224.55 feet to a point and corner;

THENCE South 58°21'55" West, 249.71 feet to a point and corner, the point of beginning;

Said area containing 3.824 acres, more or less

That portion of Providence Parks to be zoned HC-2 Highway Commercial District:

Commencing at a point marked by a found 1" iron pipe, being the section corner common to sections 21, 22, 27, and 28, located in Township 6 South, Range 10 East, Greensburg Land District, St. Tammany Parish, Goodbee, Louisiana (SECs 21, 22, 27, 28, T-6-S, R-10-E, GLD), proceed;

South 89°23'20" West, 455.83 feet to a point;

THENCE North 1°59'13" East, 422.02 feet to a point;

THENCE North 85°28'50" West, 2,538.95 feet to a point and corner, the point of beginning;

THENCE North 85°28'50" West, 22.05 feet to a point and corner;

THENCE North 3°45'34" East, 32.43 feet to a point and corner;

THENCE North 86°42'56" West, 94.11 feet to a point and corner;

THENCE North 31°38'05" West, 1,104.73 feet to a point and corner;

THENCE North 58°21'55" East, 290.00 feet to a point and corner;

THENCE South 31°38'05" East, 372.25 feet to a point and corner;

THENCE North 58°21'55" East, 10.00 feet to a point and corner;

THENCE South 31°38'05" East, 375.00 feet to a point and corner;

THENCE South 58°21'55" West, 10.00 feet to a point and corner;

THENCE South 31°38'05" East, 76.79 feet to the beginning of a curve concave westerly, said curve having a chord bearing of South 15°49'03" East, a chord distance of 51.79 feet, and a radius of 95.00 feet;

THENCE southerly along said curve through a central angle of 31°38'05" an arc distance of 52.45 feet to point and corner;

THENCE South 0°00'00" East, 380.75 feet to a point and corner, the point of beginning;

Said area containing 7.100 acres, more or less

Exhibit "A"

2016-523-ZC

That portion of Providence Parks to be zoned A-4:

From a point and corner marked by a found 1" iron pipe, being the section corner common to sections 21, 22, 27, and 28, located in Township 6 South, Range 10 East, Greensburg Land District, St. Tammany Parish, Goodbee, Louisiana (SECs 21, 22, 27, 28, T-6-S, R-10-E, GLD), and being the point of beginning, proceed;

South 89°23'20" West, 455.83 feet to a point and corner;

THENCE North 1°59'13" East, 422.02 feet;

THENCE North 85°28'50" West, 2,538.95 feet to a point and corner;

THENCE North 0°00'00" East, 380.75 feet to the beginning of a curve concave westerly, said curve having a chord bearing of North 15°49'03" West, a chord distance of 51.79 feet, and a radius of 95.00 feet;

THENCE northerly along said curve through a central angle of 31°38'05" an arc distance of 52.45 feet to a point of tangency;

THENCE North 31°38'05" West, 76.79 feet to a point and corner;

THENCE North 58°21'55" East, 10.00 feet to a point and corner;

THENCE North 31°38'05" West, 80.00 feet to a point and corner;

THENCE North 58°21'55" East, 249.71 feet to the beginning of a curve concave southerly, said curve having a chord bearing of North 68°24'59" East, a chord distance of 223.40 feet, and a radius of 640.00 feet;

THENCE easterly along said curve through a central angle of 20°06'09" an arc distance of 224.55 feet to a point and corner;

THENCE North 12°25'40" West, 325.03 feet to the beginning of a non-tangent curve concave southerly, said curve having a chord bearing of South 68°15'56" West, a chord distance of 331.84 feet, and a radius of 965.00 feet;

THENCE westerly along said curve through a central angle of 19°48'03" an arc distance of 333.50 feet to a point of tangency;

THENCE South 58°21'55" West, 64.71 feet to the beginning of a curve concave easterly, said curve having a chord bearing of South 13°21'55" West, a chord distance of 14.14 feet, and a radius of 10.00 feet;

THENCE southerly along said curve through a central angle of 90°00'00" an arc distance of 15.71 feet to a point of tangency;

THENCE South 31°38'05" East, 20.00 feet to a point and corner;

Said area containing 0.825 acres, more or less.

THENCE South 58°21'55" West, 185.00 feet to a point and corner;

THENCE North 31°38'05" West, 372.25 feet to a point and corner;

THENCE South 58°21'55" West, 290.00 feet to a point and corner;

THENCE North 31°38'05" West, 57.61 feet to a point and corner;

THENCE North 58°21'39" East, 480.08 feet to a point and corner;

THENCE North 31°38'21" West, 130.00 feet to a point and corner;

THENCE North 58°21'39" East, 201.18 feet to a point and corner;

THENCE North 15°08'57" West, 488.59 feet to a point and corner;

THENCE South 89°59'29" East, 2,528.86 feet to a point and corner;

THENCE South 0°24'42" East, 342.44 feet to a point and corner;

THENCE South 63°39'01" East, 78.75 feet to a point and corner;

THENCE North 89°57'45" East, 279.68 feet to a point and corner;

THENCE North 0°24'42" West, 376.57 feet to a point and corner;

THENCE South 89°53'39" East, 420.60 feet to a point and corner;

THENCE South 0°16'06" East, 1,747.45 feet to a point and corner;

THENCE South 89°23'20" West, 361.96 feet to a point and corner;

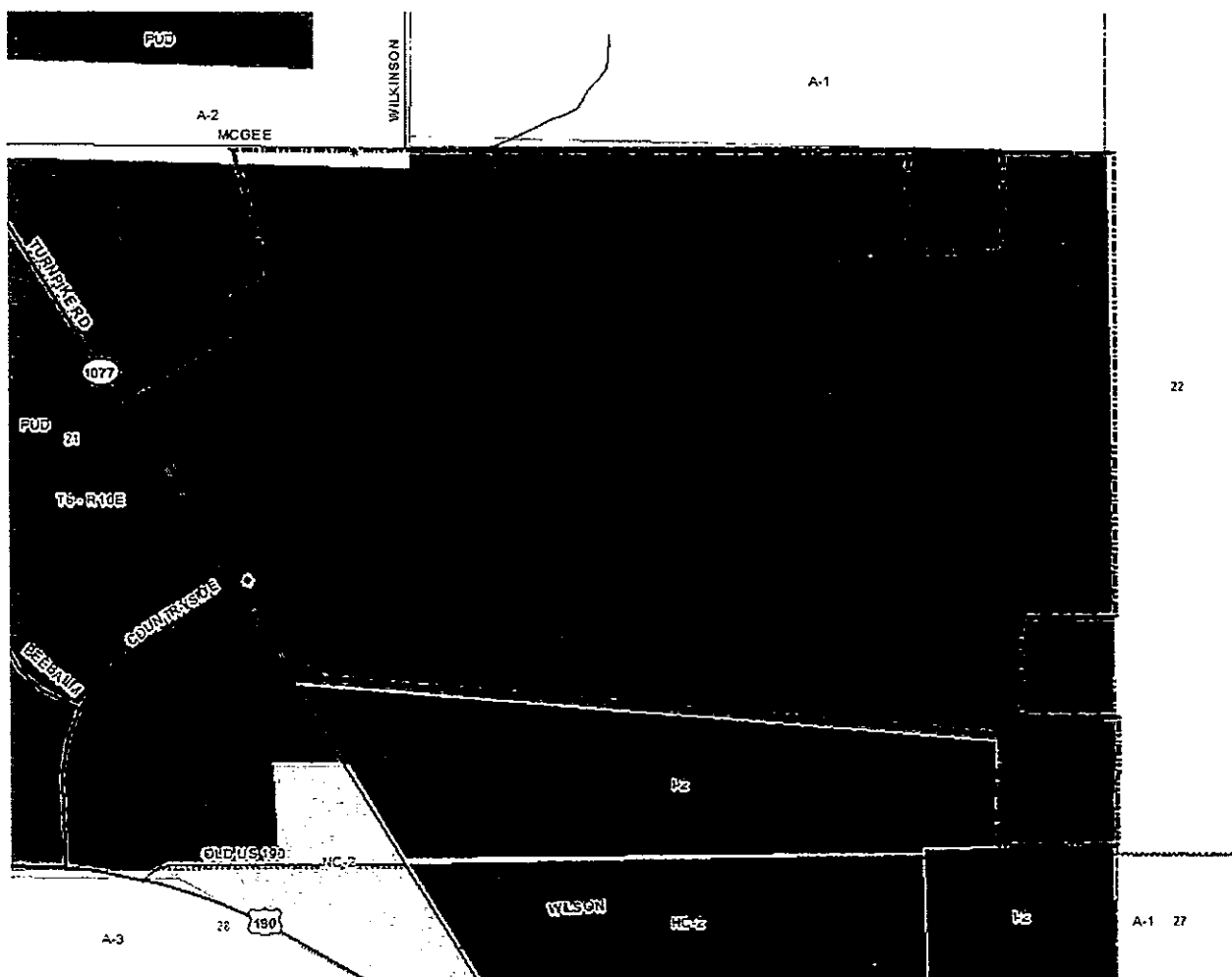
THENCE South 0°16'06" East, 361.50 feet to a point and corner;

THENCE North 89°23'20" East, 361.96 feet to a point and corner;

THENCE South 0°16'06" East, 475.02 feet to a point and corner, the point of beginning;

Said area containing 146.299 acres, more or less.

SIZE: 157.31 acres



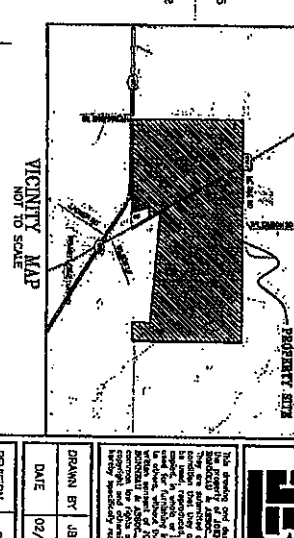
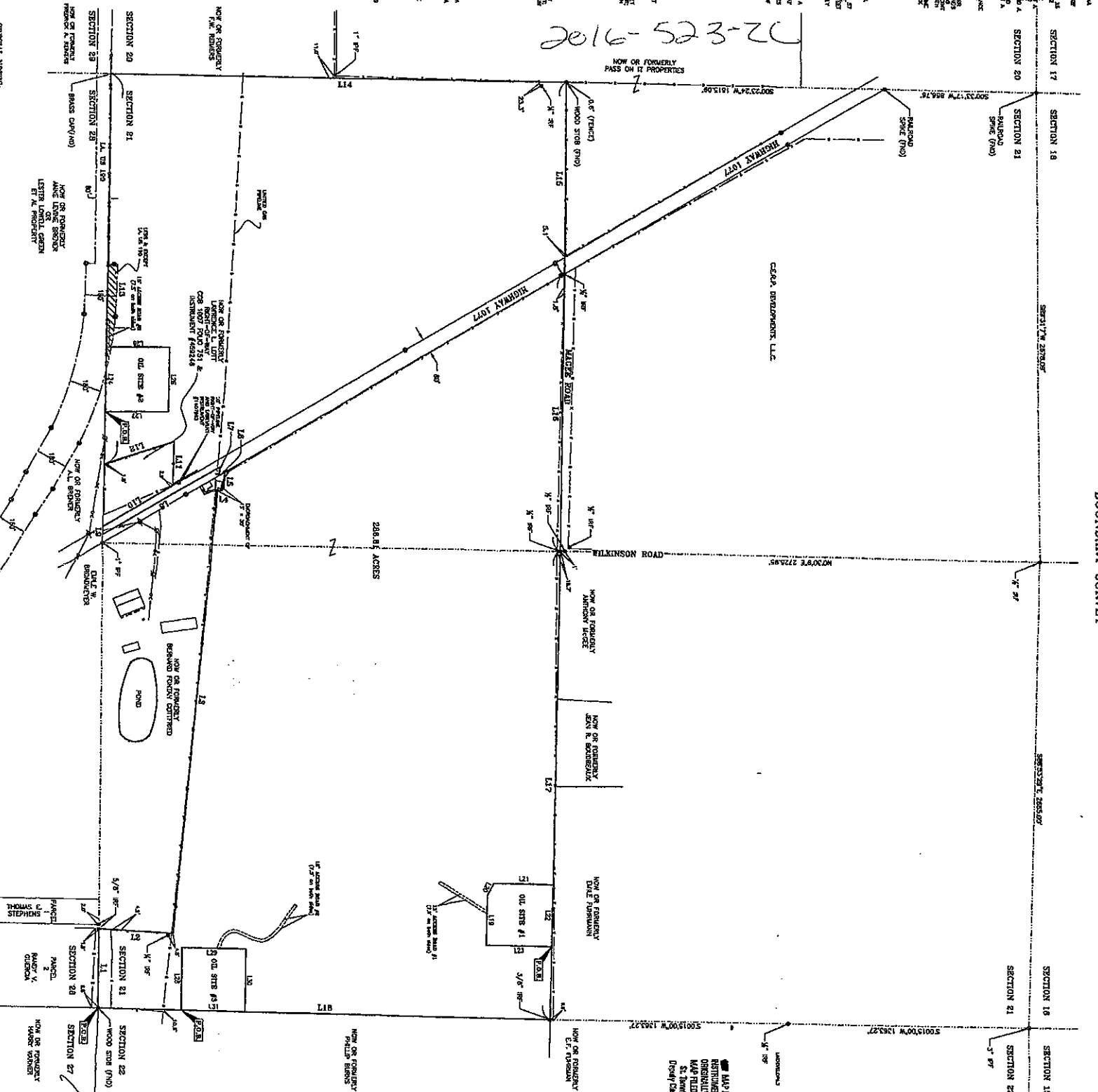
SECTION 17
SECTION 19
SECTION 20
SECTION 21
SECTION 22
SECTION 23
SECTION 24
SECTION 25
SECTION 26
SECTION 27

SECTION 18
SECTION 20
SECTION 21
SECTION 22
SECTION 23
SECTION 24
SECTION 25
SECTION 26
SECTION 27

SECTION 17
SECTION 19
SECTION 20
SECTION 21
SECTION 22
SECTION 23
SECTION 24
SECTION 25
SECTION 26
SECTION 27

SECTION 17
SECTION 19
SECTION 20
SECTION 21
SECTION 22
SECTION 23
SECTION 24
SECTION 25
SECTION 26
SECTION 27

SECTION 17
SECTION 19
SECTION 20
SECTION 21
SECTION 22
SECTION 23
SECTION 24
SECTION 25
SECTION 26
SECTION 27



LINE TABLE

| STATION | TO | BEARING | DISTANCE | REMARKS |
|---------|-----|-----------------|----------|----------------|
| 1 | 2 | N 89° 15' 00" E | 100.00 | START OF TRACT |
| 2 | 3 | S 89° 15' 00" E | 100.00 | |
| 3 | 4 | S 89° 15' 00" E | 100.00 | |
| 4 | 5 | S 89° 15' 00" E | 100.00 | |
| 5 | 6 | S 89° 15' 00" E | 100.00 | |
| 6 | 7 | S 89° 15' 00" E | 100.00 | |
| 7 | 8 | S 89° 15' 00" E | 100.00 | |
| 8 | 9 | S 89° 15' 00" E | 100.00 | |
| 9 | 10 | S 89° 15' 00" E | 100.00 | |
| 10 | 11 | S 89° 15' 00" E | 100.00 | |
| 11 | 12 | S 89° 15' 00" E | 100.00 | |
| 12 | 13 | S 89° 15' 00" E | 100.00 | |
| 13 | 14 | S 89° 15' 00" E | 100.00 | |
| 14 | 15 | S 89° 15' 00" E | 100.00 | |
| 15 | 16 | S 89° 15' 00" E | 100.00 | |
| 16 | 17 | S 89° 15' 00" E | 100.00 | |
| 17 | 18 | S 89° 15' 00" E | 100.00 | |
| 18 | 19 | S 89° 15' 00" E | 100.00 | |
| 19 | 20 | S 89° 15' 00" E | 100.00 | |
| 20 | 21 | S 89° 15' 00" E | 100.00 | |
| 21 | 22 | S 89° 15' 00" E | 100.00 | |
| 22 | 23 | S 89° 15' 00" E | 100.00 | |
| 23 | 24 | S 89° 15' 00" E | 100.00 | |
| 24 | 25 | S 89° 15' 00" E | 100.00 | |
| 25 | 26 | S 89° 15' 00" E | 100.00 | |
| 26 | 27 | S 89° 15' 00" E | 100.00 | |
| 27 | 28 | S 89° 15' 00" E | 100.00 | |
| 28 | 29 | S 89° 15' 00" E | 100.00 | |
| 29 | 30 | S 89° 15' 00" E | 100.00 | |
| 30 | 31 | S 89° 15' 00" E | 100.00 | |
| 31 | 32 | S 89° 15' 00" E | 100.00 | |
| 32 | 33 | S 89° 15' 00" E | 100.00 | |
| 33 | 34 | S 89° 15' 00" E | 100.00 | |
| 34 | 35 | S 89° 15' 00" E | 100.00 | |
| 35 | 36 | S 89° 15' 00" E | 100.00 | |
| 36 | 37 | S 89° 15' 00" E | 100.00 | |
| 37 | 38 | S 89° 15' 00" E | 100.00 | |
| 38 | 39 | S 89° 15' 00" E | 100.00 | |
| 39 | 40 | S 89° 15' 00" E | 100.00 | |
| 40 | 41 | S 89° 15' 00" E | 100.00 | |
| 41 | 42 | S 89° 15' 00" E | 100.00 | |
| 42 | 43 | S 89° 15' 00" E | 100.00 | |
| 43 | 44 | S 89° 15' 00" E | 100.00 | |
| 44 | 45 | S 89° 15' 00" E | 100.00 | |
| 45 | 46 | S 89° 15' 00" E | 100.00 | |
| 46 | 47 | S 89° 15' 00" E | 100.00 | |
| 47 | 48 | S 89° 15' 00" E | 100.00 | |
| 48 | 49 | S 89° 15' 00" E | 100.00 | |
| 49 | 50 | S 89° 15' 00" E | 100.00 | |
| 50 | 51 | S 89° 15' 00" E | 100.00 | |
| 51 | 52 | S 89° 15' 00" E | 100.00 | |
| 52 | 53 | S 89° 15' 00" E | 100.00 | |
| 53 | 54 | S 89° 15' 00" E | 100.00 | |
| 54 | 55 | S 89° 15' 00" E | 100.00 | |
| 55 | 56 | S 89° 15' 00" E | 100.00 | |
| 56 | 57 | S 89° 15' 00" E | 100.00 | |
| 57 | 58 | S 89° 15' 00" E | 100.00 | |
| 58 | 59 | S 89° 15' 00" E | 100.00 | |
| 59 | 60 | S 89° 15' 00" E | 100.00 | |
| 60 | 61 | S 89° 15' 00" E | 100.00 | |
| 61 | 62 | S 89° 15' 00" E | 100.00 | |
| 62 | 63 | S 89° 15' 00" E | 100.00 | |
| 63 | 64 | S 89° 15' 00" E | 100.00 | |
| 64 | 65 | S 89° 15' 00" E | 100.00 | |
| 65 | 66 | S 89° 15' 00" E | 100.00 | |
| 66 | 67 | S 89° 15' 00" E | 100.00 | |
| 67 | 68 | S 89° 15' 00" E | 100.00 | |
| 68 | 69 | S 89° 15' 00" E | 100.00 | |
| 69 | 70 | S 89° 15' 00" E | 100.00 | |
| 70 | 71 | S 89° 15' 00" E | 100.00 | |
| 71 | 72 | S 89° 15' 00" E | 100.00 | |
| 72 | 73 | S 89° 15' 00" E | 100.00 | |
| 73 | 74 | S 89° 15' 00" E | 100.00 | |
| 74 | 75 | S 89° 15' 00" E | 100.00 | |
| 75 | 76 | S 89° 15' 00" E | 100.00 | |
| 76 | 77 | S 89° 15' 00" E | 100.00 | |
| 77 | 78 | S 89° 15' 00" E | 100.00 | |
| 78 | 79 | S 89° 15' 00" E | 100.00 | |
| 79 | 80 | S 89° 15' 00" E | 100.00 | |
| 80 | 81 | S 89° 15' 00" E | 100.00 | |
| 81 | 82 | S 89° 15' 00" E | 100.00 | |
| 82 | 83 | S 89° 15' 00" E | 100.00 | |
| 83 | 84 | S 89° 15' 00" E | 100.00 | |
| 84 | 85 | S 89° 15' 00" E | 100.00 | |
| 85 | 86 | S 89° 15' 00" E | 100.00 | |
| 86 | 87 | S 89° 15' 00" E | 100.00 | |
| 87 | 88 | S 89° 15' 00" E | 100.00 | |
| 88 | 89 | S 89° 15' 00" E | 100.00 | |
| 89 | 90 | S 89° 15' 00" E | 100.00 | |
| 90 | 91 | S 89° 15' 00" E | 100.00 | |
| 91 | 92 | S 89° 15' 00" E | 100.00 | |
| 92 | 93 | S 89° 15' 00" E | 100.00 | |
| 93 | 94 | S 89° 15' 00" E | 100.00 | |
| 94 | 95 | S 89° 15' 00" E | 100.00 | |
| 95 | 96 | S 89° 15' 00" E | 100.00 | |
| 96 | 97 | S 89° 15' 00" E | 100.00 | |
| 97 | 98 | S 89° 15' 00" E | 100.00 | |
| 98 | 99 | S 89° 15' 00" E | 100.00 | |
| 99 | 100 | S 89° 15' 00" E | 100.00 | |

- LEGEND
- FENCE LINE
 - GAS LINE
 - IRON PIPE
 - IRON ROD
 - OVERHEAD CABLE LINE
 - POWER POLE
 - SIGN/POST
 - HIGHWAY MONUMENT

GENERAL NOTES

1. THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROPRIATE MANNER AND NOT TO BE CONSIDERED AS A GUARANTEE OF LOCATION OR DEPTH. THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROPRIATE MANNER AND NOT TO BE CONSIDERED AS A GUARANTEE OF LOCATION OR DEPTH.

2. THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROPRIATE MANNER AND NOT TO BE CONSIDERED AS A GUARANTEE OF LOCATION OR DEPTH.

3. THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROPRIATE MANNER AND NOT TO BE CONSIDERED AS A GUARANTEE OF LOCATION OR DEPTH.

4. THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROPRIATE MANNER AND NOT TO BE CONSIDERED AS A GUARANTEE OF LOCATION OR DEPTH.

5. THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROPRIATE MANNER AND NOT TO BE CONSIDERED AS A GUARANTEE OF LOCATION OR DEPTH.

6. THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROPRIATE MANNER AND NOT TO BE CONSIDERED AS A GUARANTEE OF LOCATION OR DEPTH.

7. THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROPRIATE MANNER AND NOT TO BE CONSIDERED AS A GUARANTEE OF LOCATION OR DEPTH.

8. THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROPRIATE MANNER AND NOT TO BE CONSIDERED AS A GUARANTEE OF LOCATION OR DEPTH.

9. THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROPRIATE MANNER AND NOT TO BE CONSIDERED AS A GUARANTEE OF LOCATION OR DEPTH.

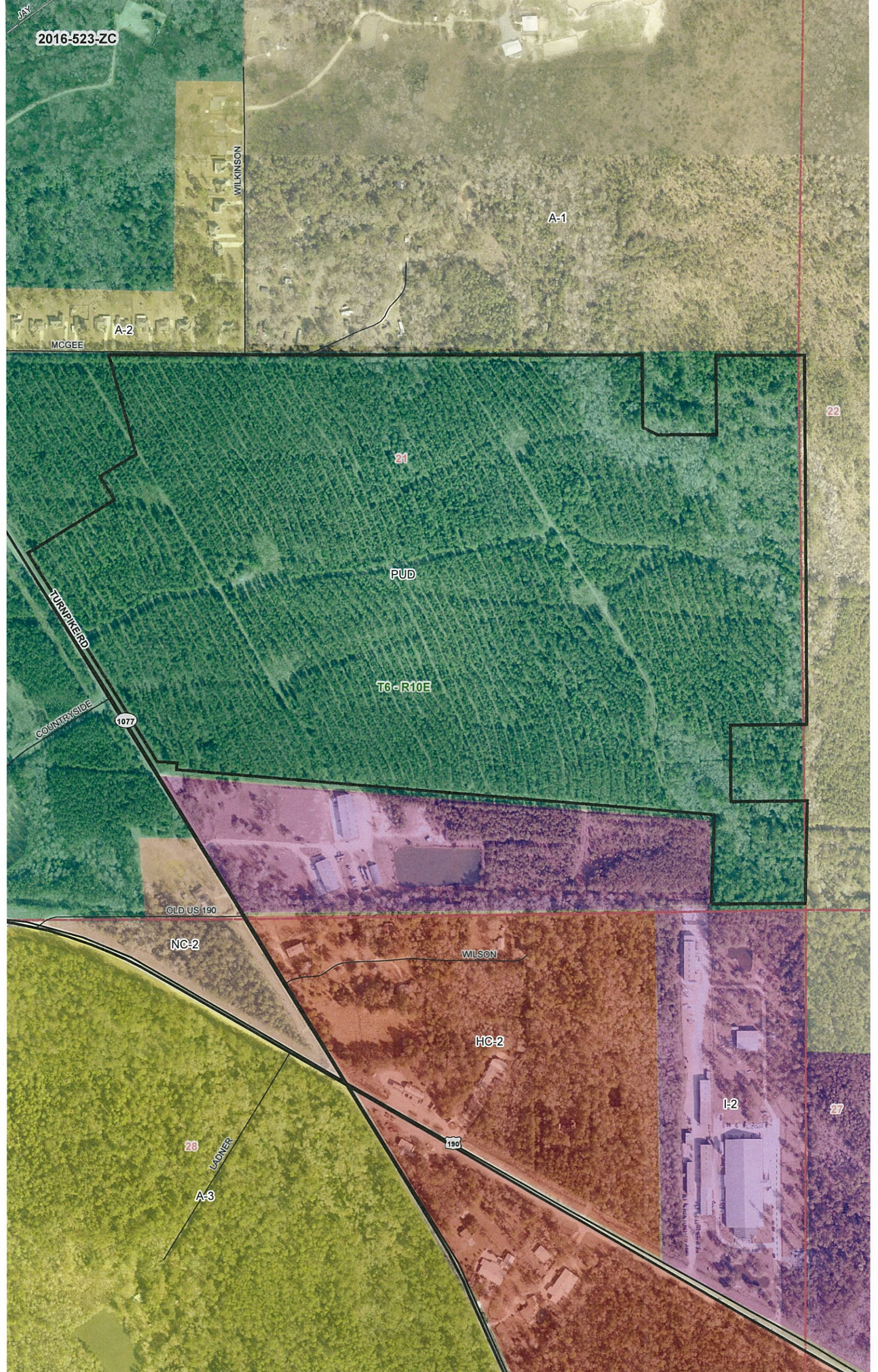
10. THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROPRIATE MANNER AND NOT TO BE CONSIDERED AS A GUARANTEE OF LOCATION OR DEPTH.

SURVEYOR'S CERTIFICATION

JOHN E. BONNEAU & ASSOCIATES, INC.

02/06/05

SURVEYOR'S INFORMATION



2016-523-ZC

WILKINSON

A-1

A-2

MC GEE

22

21

PUD

T6-R10E

TURPIKERD

COUNTRYSIDE

1077

OLD US 190

NC-2

WILSON

HC-2

I-2

27

28

LADNER

A-3

190

0 1,000 Feet

N

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 5/26/17
Case No.: 2016-523-ZC
Prior Action: Postponed (05/02/17)
Posted:05/25/17

Meeting Date: 6/6/2017
Determination: Approved

GENERAL INFORMATION

PETITIONER: 285 LLC - Richard Murphy
OWNER: 285 LLC - Richard Murphy
REQUESTED CHANGE: From PUD Planned Unit Development Overlay to A-4 Single-Family Residential District, A-5 Two Family Residential District & HC-2 Highway Commercial District
LOCATION: Parcel located on the east side of LA Highway 1077, north of US Highway 190; S21, T6S, R10E; Ward 1, District 3
SIZE: 157.31 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 & Undeveloped | A-2 & A-1 Suburban District |
| South | Industrial & Undeveloped | I-2 Industrial District |
| East | Undeveloped | A-1 Suburban District |
| West | Residential & Undeveloped | PUD Planned Unit Development Overlay |

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

Agriculture (nursery; sod) - Use of land for horticulture, floriculture, and the necessary or associated uses for packing, treating, storing the produce or using it for education.
Agriculture – extraction - Use of land for the surface mining or digging out of soils, sand or (usually from streambeds) gravel for commercial sale.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from PUD Planned Unit Development Overlay to A-4 Single-Family Residential District, A-5 Two Family Residential District & HC-2 Highway Commercial District. This site is located on the east side of LA Highway 1077, north of US Highway 190. The 2025 future land use plan calls for the area to be developed with agricultural uses. The objective of the request is to establish the underlying zoning of a Planned Unit Development Overlay, proposed to be developed with residential & commercial uses.

Note that a zoning change request to Planned Unit Development Overlay has also been submitted for the same site (2017-524-ZC).

STAFF RECOMMENDATION:

The staff recommends that the request for an A-4 Single-Family Residential District, A-5 Two Family Residential District & HC-2 Highway Commercial District designation be approved.