ST. TAMMANY PARISH COUNCIL

ORDI	NANCE
ORDINANCE CALENDAR NO: 6099	ORDINANCE COUNCIL SERIES NO:
COUNCIL SPONSOR: MR. TANNER	PROVIDED BY: PLANNING DEVELOPMENT
INTRODUCED BY: MR. BELLISARIO	SECONDED BY: MR. LORINO
ON THE $\underline{1}$ DAY OF <u>NOVEMBER</u> , $\underline{2018}$	
ZONING MAP OF ST. TAMMAN A CERTAIN PARCEL LOCATED HIGHWAY 36, WEST OF LA A AND WHICH PROPERTY C ACRES OF LAND MORE OR I (SUBURBAN DISTRICT) TO A	CE AMENDING THE OFFICIAL IY PARISH, LA, TO RECLASSIFY O ON THE NORTH SIDE OF LA HIGHWAY 41, BEING PARCEL COMPRISES A TOTAL OF 1.171 LESS, FROM ITS PRESENT A-2 N A-3 (SUBURBAN DISTRICT), SING OVERLAY) & RO (RURAL C 6). (2018-1179-ZC)
<u>Case No. 2018-1179-ZC</u> , has recommended to the that the zoning classification of the above reference	of St. Tammany after hearing in accordance with law, the Council of the Parish of St. Tammany, Louisiana, ared area be changed from its present A-2 (Suburban nufactured Housing Overlay) & RO (Rural Overlay)
Whereas, the St. Tammany Parish Council has h	neld its public hearing in accordance with law; and
	found it necessary for the purpose of protecting the nate the above described property as A-3 (Suburban RO (Rural Overlay)
THE PARISH OF ST. TAMMANY HEREBY (ORDAINS, in regular session convened that:
_	an District), MHO (Manufactured Housing Overlay)
SECTION II: The official zoning map of the Pa to incorporate the zoning reclassification specified i	rish of St. Tammany shall be and is hereby amended in Section I hereof.
REPEAL: All ordinances or parts of Ordinances	s in conflict herewith are hereby repealed.
* ±	nance shall be held to be invalid, such invalidity shall en effect without the invalid provision and to this end d to be severable.
EFFECTIVE DATE: This Ordinance shall beco	me effective fifteen (15) days after adoption.
MOVED FOR ADOPTION BY:	SECONDED BY:
WHEREUPON THIS ORDINANCE WAS SUIFOLLOWING:	BMITTED TO A VOTE AND RESULTED IN THE
YEAS:	

NAYS: _____

ABSTAIN:	
ABSENT:	
	DULY ADOPTED AT A REGULAR MEETING OF THE $\underline{\text{DECEMBER}}$, $\underline{2018}$; AND BECOMES ORDINANCE
ATTEST:	S. MICHELE BLANCHARD, COUNCIL CHAIRMAN
THERESA L. FORD, COUNCIL CLERK	
	PATRICIA P. BRISTER, PARISH PRESIDENT
Published Introduction:, 2018	
Published Adoption:, <u>2018</u>	
Delivered to Parish President:, 2	2018 at
Returned to Council Clerk:, 201	18 at

EXHIBIT "A"

2018-1179-ZC

A certain piece or parcel of land, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 21, Township 7 South, Range 14 East, St. Tammany Parish, Louisiana, being more fully described as follows:

From the Section corner common to Sections 21, 22, 27 and 28, Township 7 South, Range 14 East, St. Tammany Parish, Louisiana run North 100.00 feet to a one-half inch iron rod found on the northern right of way line of Louisiana Highway No. 36;

Thence go South 86 degrees 36 minutes 12 seconds West 158.26 feet to an LDH monument;

Thence go South 87 degrees 30 minutes 30 seconds West 41.10 feet to a one-half-inch iron pipe found;

Thence South 87 degrees 04 minutes 10 seconds West a distance of 90.42 feet to a three-fourths inch iron pipe;

Thence go North 89 degrees 47 minutes 57 seconds West 109.77 feet to a one-half inch iron pipe found;

Thence go North 89 degrees 41 minutes 17 seconds West 100.00 feet to a one-half inch iron rod set and the Point of Beginning.

From the Point of Beginning go North 89 degrees 4-1 minutes 17 seconds West 100.00 feet to a one-half inch iron rod;

Thence departing from Louisiana Highway No. 36 go North 00 degrees 16 minutes 46 seconds East 510.00 feet to a one-half inch iron rod;

Thence go South 89 degrees 41 minutes 17 seconds East a distance of 100.00 feet to a one-half inch iron rod:

Thence South 00 degrees 16 minutes 47 seconds West a distance of 510.00 feet back to the Point of beginning.

Containing 1.171 acres of land more or less, being Parcel A, lying and situated in Section 21, Township 7 South, Range 14 East, St. Tammany Parish, Louisiana.

Case No.: 2018-1179-ZC
PETITIONER: Eric Penton

OWNER: Eric Penton

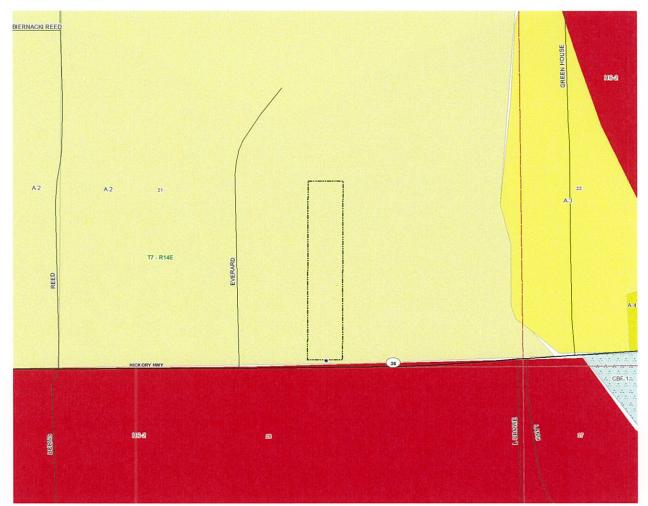
REQUESTED CHANGE: From A-2 Suburban District to A-3 Suburban District, MHO Manufactured Housing

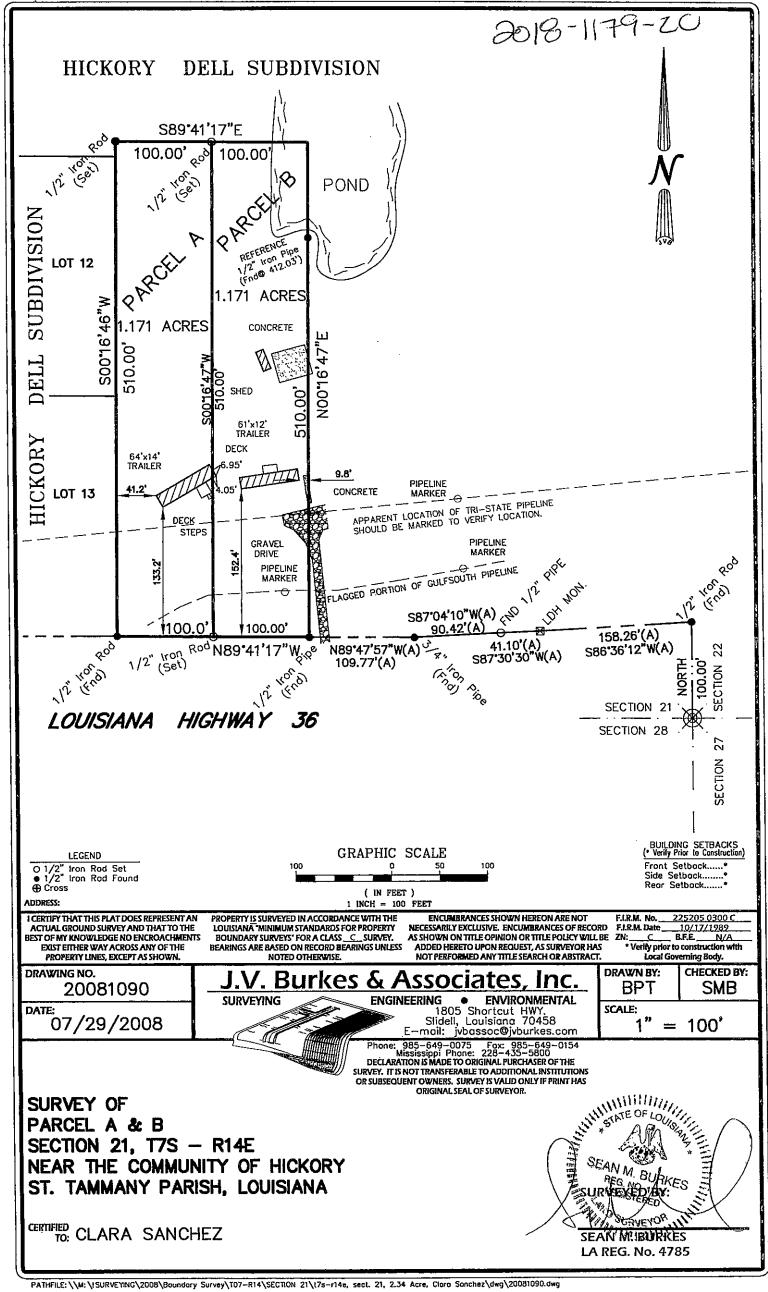
Overlay & RO Rural Overlay

LOCATION: Parcel located on the north side of LA Highway 36, west of LA Highway 41, being Parcel A; S21,

T7S, R14E; Ward 6, District 6

SIZE: 1.171 acres







ADMINISTRATIVE COMMENT ZONING STAFF REPORT

Date: 9/24/2018 **Meeting Date:** 10/2/2018

Case No.: 2018-1179-ZC Determination: Approved MHO & RO & Denied of A-3

Posted: 9/12/18

GENERAL INFORMATION

PETITIONER: Eric Penton

OWNER: Eric Penton

REQUESTED CHANGE: From A-2 Suburban District to A-3 Suburban District & MHO Manufactured Housing

Overlay & RO Rural Overlay

LOCATION: Parcel located on the north side of LA Highway 36, west of LA Highway 41, being Parcel A; S21,

T7S, R14E; Ward 6, District 6

SIZE: 1.171 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish Road Surface: 2 lane asphalt Condition: Good

LAND USE CONSIDERATIONS SURROUNDING LAND USE AND ZONING:

Direction	Surrounding Use	Surrounding Zone
North	Residential	A-2 Suburban District
South	Undeveloped	HC-2 Highway Commercial District
East	Residential	A-2 Suburban District
West	Residential	A-2 Suburban 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.

Residential / Agricultural — Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses — widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 Suburban District to A-3 Suburban District, MHO Manufactured Housing Overlay & RO Rural Overlay. This site is located on the north side of LA Highway 36, west of LA Highway 41, being Parcel A. The 2025 future land use plan calls for the front half of the property to be developed with commercial uses and the rear portion of the property to be developed with residential & agricultural uses.

Staff does not have any objection to the request for a MHO manufactured housing overlay and the RO Rural Overlay. However, there is no compelling reason to recommend approval of the request to rezone to A-3 considering that the site is surrounded by A-2 Suburban District zoning on the north, east & west sides.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-3 Suburban District be denied and the request for MHO Manufactured Housing Overlay & RO Rural Overlay designation be approved.