

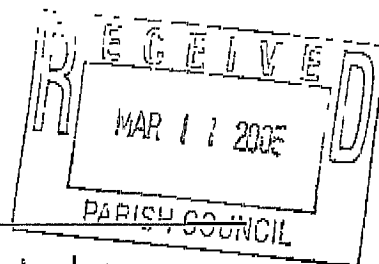
Council (persons to address the Council), Boutte, Town of; pt 3 (Dept. 8)

2005-0076

PETITION TO ADDRESS THE COUNCIL

St. Charles Parish Council Chairman
P. O. Box 302
Hahnville, LA 70057
(985) 783-5000

Today's Date: 3/11/05



Dear Chairman:

Please place my name to address the Council on:

DATE:

March 21, 2005

SPECIFIC TOPIC:

Regarding an ordinance being introduced on
upcoming hearing on the April 4th. Against
approval of PLR-2005-03 by the Zoning Board on March 2, 2005.

(*see specific
guidelines on
reverse and
refer to

Parish Charter-
Article VII., Sec. I.)

DOCUMENTS, IF ANY: YES / NO

NAME:

Theodra M. Alexander

MAILING
ADDRESS:

P. O. Box 115
303 Tinney St, Boutte LA 70029

PHONE:

985-783-0077 or cell 504-232-1555

SIGNATURE:

Theodra M. Alexander

Dear Constituent:

Thank you for your active participation. Your views and comments will be considered by the Council in making our decisions. The Council has a considerable amount of business to conduct in a limited amount of time, therefore, please note the following items that are expected of you:

- > The Home Rule Charter provides for citizens to address the Council. It makes no provision for initiating debate, discussion, or question and answer sessions with Councilmembers or Administration Officials. Your right is also guaranteed to examine public documents as you prepare your presentation. Should you have any questions for Councilmembers and/or Department Heads as you prepare, please forward such inquiries to the Council Office to insure a timely response. Should you wish to speak to any Official or Department personally, a complete list of contact information will be furnished at your request.
- > Please be brief and limit your comments to the specific subject matter on which you have requested to address the Council.
- > Please forward supporting documents to the Council Secretary for distribution to the Parish Council before your scheduled appearance in order for the Council to prepare themselves, if necessary.
- > Upon completion of your allotted time to address the Council, please respect the time given to Councilmembers to respond to your comments by not interrupting or interjecting remarks.
- > Slanderous remarks and comments will not be tolerated. If slanderous remarks or comments are made, your opportunity to address the Council will end, regardless of the remaining time left to address the Council.
- > Repetitious comments and subject matter will be strictly limited.

A confirmation letter will follow when your name is placed on the agenda.

Sincerely,

DESMOND J. HILAIRE
COUNCIL CHAIRMAN

(OVER)

March 10, 2005

Dear Council Member,

I am writing as a concerned resident of St. Charles Parish who resides at 303 Tinney St. Boutte, LA. On March 3, 2005, the Planning and Zoning Board Commissioners of St. Charles Parish approved agenda PZR-2005-03, as requested by Mr. Dominic Brown. The agenda calls for a zoning reclassification of R-1AM to R-1M at Lot X, a property located south of Tinney Street, 240 feet west of Alexander Street, and the same distance east of Boutte Estate Dr, Boutte, LA. The rezoning is from existing R-1AM single family residential homes to R-1AM Manufactured home/recreational vehicle (RV) park.

I was very disappointed with the outcome of the Zoning Board Meeting held on March 3, 2005. It was clearly evident that the Board Members' minds were already made up to approve the rezoning of Tinney Street in Boutte from R-1AM to R-1M. At a previous meeting, the Zoning Commissioners had tabled the matter requesting that Mr. Brown verify that he owns Lots X and Y south on Tinney Street because there was a question of property ownership from the Turner family regarding estate over Lots X and Y. At the pass meeting, however, Mr. Brown presented a petition of 20 individuals in favor of rezoning his property with two signatures of abutting homeowners. When it was time for the opposing speakers to go before the Zoning Board Commissioners, the Commissioners listened to the parties but did not request to view any supporting materials.

Allow me to explain further why I'm upset; I an abutting property owner, had pictures for view and a video as part of my presentation. Four days prior to the Zoning meeting I'd put in a request to the Parish Council Records Department to have a VCR equipment setup. On the day of the meeting I spoke with Department of Zoning president, Mr. Philip Dufrene, who had questions about my request, and I emphasized pictures could only convey partial information about community issues surrounding the rezoning. My video would show other pertinent concerns: The already speeding traffic on Tinney St. with no speed limit signs posted or enforced; trailers that do not meet zoning codes within the community, and video footage of a 18-wheeler truck that was not able to turn left of Tinney St. onto northbound Alexander St. without damaging my property because the width of Alexander Street is 20-feet wide. Mr. Dufrene granted permission that VCR equipment would be available for my presentation before the Board Members. I arrived at the meeting 15 minutes early to ensure that a VCR would be ready for my presentation; however, the equipment operator did not seem to know anything about my request to Mr. Dufrene. I was forced to give my presentation with only supporting photographs. Despite my supporting evidence, a petition of seven out of five abutting property tax payers opposing the rezoning was not even accepted by the Zoning Commissioners for review. I also brought to the Zoning Commissioners' attention that the meeting agenda requested that Lot X be rezoned rather than Lot Y; therefore, abutting

residents southbound on Alexander Street were not properly notified by Certified Parcel that they were welcome to the board meeting for any positive or negative comments. Was this, perhaps because the Board members' minds were already made up? Mrs. Turner, a second opposing speaker of the evening had pictures of poor zoning law enforcement with respects to existing mobile homes within the community at that time again the Zoning Commissioners did not request to review her evidence comprised of 25 out of 30 homeowners worried about their property value being depreciated by the presence of a trailer park one block from their street requested for review. Mrs. Turner also brought to the Board Members attention that back on July 10, 1997, that Zoning Reclassification took place in their subdivision from an R-1AM to R-1A. Therefore, these same residents do not want a trailer park no where within their community.

Attention also should be recognized, there is a trailer park two miles from our existing community that is a mile and a half long with a street width of 20-feet and it is a very troubled area. Recently only four blocks away within the community is a future development site for a new subdivision that will begin in the near future with home values beginning \$160,000 to \$300,000. The trailer park is slowly being demolished if owners are not meeting zoning requirements. Evidently, it is clear that this trailer park will be gone (just as the one that use to exist next to Avalon Estates, Hahnville, LA) in the near future because it does not support real estate growth for the new subdivision development in their community; consequently, leaving the remaining mobile homeowners looking for somewhere to relocate.

New real estate or improvements to real estate is a welcomed investment, or when consideration is given to surrounding community members. Questions should always be considered by any property owner: Am I causing community property value to grow, or am I causing depreciation and deterioration to my surrounding community members? All to well coming from a family with a lot of real estate in Boutte from Good Children St, to Ponderosa St. onto Alexander and Tinney St. As a property owner I am truly concerned with helping in edifying our community. We have all properties landscaped and maintained on a regular basis. We chose to build single family homes and they are rental property, and, yes we, too, have two trailers on one of the existing properties adjacent to Mr. Brown's property Lot Y, but we make sure the property is well maintained. Because Mr. Brown's properties currently remains to exist as a wooded area after ownership of three years or more, he must have decided to landscape his property Lot Y by knocking down several trees; and chose to leave them there in a pile since spring 2004. He passes along this route daily and he apparently sees the build up of litter, yet he chooses to ignore. I currently have the same problem on the adjacent property with litter and struggle to keep the litter under control and my property maintained. Unfortunately, litter will remain on Mr. Brown's property until the Parish's six-month servitude clean-up crew comes for community clean up. There is nothing that has been done by Mr. Brown so far that could assure me that property maintenance would be done, or that he would follow zoning laws. There are other serious problems that exist in this community which further supports why I oppose a mobile trailer park: Currently, there are two exits for the residents in the area: Tinney and Turner. However, because Tinney St is closer to the entrance on Hwy. 90, it is used more commonly. Despite being a high traffic area,

Tinney St. has no speed limit signs on its entire street route. Calls have been made to the Parish Public Works Department; and residents have attended town hall meetings to request that speed zone limits be imposed on Tinney St. Secondly, heavy drug use is already existent in the area. And we can not ignore the now infamous Car Boom box that passes all day into the early morning hours. Boutte Housing Development that provides low income housing in the community, currently has the community confined from local businesses that are not willing to make food deliveries, nor will some utility service companies send out their employees after dark in our community because they have had bad experiences. We just had a pumping station put in our community, but it still proves to work improperly when rain fall is heavy or continuous which causes raw sewerage to spill out onto Tinney St. Adding more homes won't help the problem get solved. Lastly, existing mobile homes in the community are already not complying with zoning laws: There are missing skirts from around the base of trailers; suitable slabs for driveway parking, and an adequate sanitary sewer connections are not in place.

If the Parish Council approves rezoning of Tinney St. the fight for what will be more difficult for the concerned residents, which will consequently cause our community to deteriorate. If the community was properly landscaped from the wooded areas and well maintained, then I believe that future home builders might be attracted to our community. We need support from federal grants and banking lenders to assist in offering low, affordable mortgage rates to future home owners, not modular or mobile homes, but a well-constructed home built on a slab, with building materials of brick, vinyl siding or just plain lumber. A mobile home will depreciate in value, whereas a single-family home will increase in value if the property/community is maintained. I can not support or see where a manufactured home/park would promote growth in our community at this time with its so many existing problems. We have good schools for our children to attend, good jobs so that we can take care of our families, and we have the right to want a good community and environment in which our families to reside. The Zoning Commisioners' approval of rezoning Tinney St. was very insulting to our community. They see no increase in property value or community development growth for our area; therefore, it's okay to approve rezoning to Tinney St. from R-1AM to R-1M.

Sincerely,

Theadra Alexander
P. O. Box 175
303 Tinney St.
Boutte, LA 70039
504-232-6555-cell phone

Enclosure, pictures and VHS tape on file with Council Secretary, Barbara

Tinney St. with missing speed limit signs



The above pictures showing route along Tinney St. Showing No Speed Zone Signs. Top left Tinney St., Top Right entrance off Paul Mallard Rd., bottom left cross section of Alexander & Tinney St. .

Pictures below showing P4 -S Kinler and P5 north and southbound Alexander Streets does have speed zone signs.



P4 S. Kinler St. off Tinney St. with speed zone sign.



Northbound and southbound Alexander St. off Tinney St. with speed zone signs.

Dominick Brown's Properties



Top left picture Lot X along Tinney St. which remains in a wooded condition, Top right picture showing Lot X again with Litter that has been there since fall 2004. Bottom left picture of Lot X adjacent to 303 Tinney St. poor landscaping and property maintenance. Bottom right picture shows poor landscaping and fallen trees that have been there since Spring 2004.

Litter



P1

Litter and no landscaping of wooded area along Tinney St. a sore sight on a daily basis.



P2

Litter leads up to corner of Tinney St. and Alexander St. where as my property runs adjacent.



Is zoning requirements for a slab like this to be down for a mobile home.



Mobile homes on Boutte Estate Drive not meeting zoning requirements.



Suitable mobile home that is one of many in the area that is following zoning requirements and property is well maintained.



Recreational area located at the end of Boutte Estate Drive, which is a very welcome site to our community. It also has a baseball field and on adjacent street a basketball court.

Questions I would like to propose to the Council Board Members

1. My analysis estimates that Mr. Brown would need \$21,500 to jump his project following zoning ordinance requirements for a trailer park. Second, Mr. Brown stated before the Zoning Council Members he would purchase trailers in range cost of \$30,000 - \$40,000 and he would need 11 of them that would be a total cost \$330,000 - 440,000. Mr. Brown would need to show the financial support he has backing him to put up this elaborate trailer park he is telling us about. Right now he is single with two dependents and works as a laborer for the parish making \$7.50 hr 40 hrs a week (\$1,200 month.)

Analysis of Appendix A, Zoning Ordinance, Section VI.D.

- a. Land paid in full
- b. To surface his road with asphalt with like street surrounding \$5,000 - \$10,000. If they are planning to concrete Tinney St. road construction is taking place right now, it would cost him \$25,000.
- c. Patio slab of 180 square feet for each home \$2,000.00
- d. Landscaping from a wooded area and removing debris rental cost of Excavator & Thumb \$600 a day
Bob Cat to spread dirt \$165 a day
- e. Light poles from Entergy estimate he would need six of them @ \$400 each total cost \$2,400.
- f. Sewer line permits \$400. He would be responsible for digging his own line.
- g. A six (6) feet opaque fence material cost \$5,550.49
A six (6) feet masonry wall material cost \$15,254.90
Plant materials to be landscaped upon entrance plant cost \$3,000
- h. Playground equipment \$3,500.00
Polyethylene Straight slide \$1,507
Play pals \$500
Arch Frame Swing \$809

I used quotes for material cost. I did not include labor assuming he would do it yourself work.

Petition Against Rezoning Tinney St. to R-1M Commercial

1. Elizabeth Dursey - 339 Alexander
2. Donald Ratcliff - 330 Alexander
3. Inez Evans - 327 Alexander
4. ~~Mr. or Mrs. Helmut~~ (Hein C. Petulant) Alexander St
5. Lullain Honor Box 681 460 Alex St
6. Roy Honor Box 681 460 Alex St
7. Shara Honor Box 334 Boute, WA 70039
8. Mr. Allen Alexander P.O. Box 134 Boute 7003
360 Alexander St. Boute
9. Frieda Alexander - ~~East~~ Tobe Alexander 303 Tinney St
Boute WA.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.
- 16.
- 17.
- 18.
- 19.
- 20.

March 2, 2005

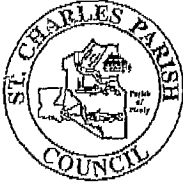
WE THE UNDERSIGNED RESIDENTS & HOMEOWNERS OF BOUTTE ESTATES ARE IN OPPOSITION TO THE PROPOSED TRAILER PARK BY D. BROWN ON LOTS DESIGNATED AS LOTS X AND Y ADJACENT TO THE BOUTTE HOUSING DEVELOPMENT. THE FOLLOWING ARE SPECIFIC REASONS WHY WE ARE OPPOSED TO THIS PROPOSITION.

1. WE ARE NOW EXPERIENCING SERIOUSLY HIGH TRAFFIC VOLUME SUBJECTING RESIDENTS TO JOYRIDERS PLAYING LOUD, FOUL MUSIC ALONG WITH SIGHTSEERS CAUSING THE STREETS TO BE CONGESTED, ALONG WITH PEOPLE REFUSING TO GET OUT OF THE STREETS. THIS PROPOSED TRAILER PARK WILL GREATLY INCREASE THIS AWFUL PROBLEM.

2. WE HAVE ALREADY LOST PROPERTY VALUE DUE TO TRAILERS BEING PLACED IN OUR NEIGHBORHOOD AND WE SIMPLY CANNOT AFFORD TO LOSE ANY MORE. WE STRIVE TO KEEP OUR PROPERTIES NEAT AND CLEAN AND FEEL THAT THIS PROJECT WOULD BE A STEP IN THE WRONG DIRECTION FOR A COMMUNITY THAT IS CONTINUALLY TRYING TO MOVE FROWARD AND MAKE OUR NEIGHBORHOOD A BETTER PLACE TO LIVE AND RAISE OUR FAMILIES.

Petition Against Rezoning Tinney St. to R-1M Commercial

1. Lee & Emelda Turner 342 Bouette Est. DR
2. Delma Stewart
3. Hulma Cummings 362 Bouette Est. DR.
4. Elyseer Cummings 362 Bouette Est PR
5. Gaynel Nyles 403 Bouette Est DR
6. Karol A. McGray 425 Bouette Est DR
7. Vincent Jenkins 410 Bouette Est DR
8. Forestine Johnson 420 Bouette Estate DR
9. Marya Taylor 415 Bouette Est PR
10. Ed's Ball 415 Bouette Estate
11. Rodu Akpa 431 Bouette Est PR
12. Gloria Poley 451 Bouette Est.
13. Sherell P. Hedd 451 Bouette Est.
14. Donald L. Rice
15. Michael Mathew 440 Bouette
16. Myla Putto 438 Bouette
17. Sheila White 437 Bouette
18. Corelia Young 357 Bouette Est
19. Elizabeth Young 357 Bouette Est
20. Elaine Markey 336 Bouette Est
21. David Bradford, JR. 327 Bouette Est
22. Marcey Nairns 335 Bouette Est
23. Sylvia Cliston 153 Bouette E.
24. Craig Stewart 318 Bouette Estates
25. Antoinette Markey



COUNCIL

RAM RAMCHANDRAN
COUNCILMAN AT LARGE, DIVISION A

BARRY MINNICH
COUNCILMAN AT LARGE, DIVISION B

ELLIS A. ALEXANDER
DISTRICT I

BRIAN J. CHAMPAGNE
DISTRICT II

RONALD L. PHILLIPS
DISTRICT III

TERRY AUTHEMENT
DISTRICT IV

CURTIS T. JOHNSON, SR.
DISTRICT V

RICHARD 'DICKIE' DUHE
DISTRICT VI

BILL SIRMON, JR.
DISTRICT VII


PARISH OF ST. CHARLES

OFFICE OF THE COUNCIL

COUNCIL OFFICE MEMORANDUM

DATE: JULY 10, 1997

TO: MR. JOE LASSUS
PLANNING & ZONING DIRECTOR

FROM: JOAN BECNELE 
COUNCIL SECRETARY

RE: ZONING RECLASSIFICATION
R-1AM TO R-1A
BOUTTE ESTATES SUBDIVISION

On July 7, 1997, the Parish Council adopted Ordinance No. 97-7-3 amending the Zoning Ordinance of 1981, Ordinance No. 81-10-6, adopted October 19, 1981, to approve the change of zoning classification from R-1AM to R-1A on Lots A1 through A52 and B1 through B52 of the Boutte Estates Subdivision, Boutte, Louisiana.

A copy of the ordinance is enclosed for your records. Please notify the appropriate parties of the Council's action in this regard.

JB/vb

enclosure

cc: Parish Council
Planning & Zoning Commission w/ enclosure

SUMMARY NO. 4387

INTRODUCED BY: ELLIS ALEXANDER, COUNCILMAN, DISTRICT 1
BRIAN CHAMPAGNE, COUNCILMAN, DISTRICT 2
G. RAMCHANDRAN, COUNCILMAN - AT - LARGE, DIVISION A
BARRY MINNICH, COUNCILMAN - AT - LARGE, DIVISION B

ORDINANCE NO. 97-7-3

An Ordinance to amend the Zoning Ordinance of 1981, Ordinance No. 81-10-6, adopted October 19, 1981, to approve the change of zoning classification from R-1AM to R-1A on Lots A1 through A52 and B1 through B52 of the Boutte Estates Subdivision, Boutte, La.

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

SECTION I. An Ordinance to amend the Zoning Ordinance of 1981, Ordinance No. 81-10-6, adopted October 19, 1981, to approve the change of zoning classification from R-1AM to R-1A on Lots A1 through A52 and B1 through B52 of the Boutte Estates Subdivision, Boutte, La.

SECTION II. To authorize the Department of Planning and Zoning to amend the official St. Charles Parish Zoning Maps to reflect this reclassification from R-1AM to R-1A.

YEAS: MINNICH, ALEXANDER, CHAMPAGNE, PHILLIPS, AUTHEMENT,
JOHNSON, DUHE, SIRMON

NAYS: NONE

ABSENT: RAMCHANDRAN

And the Ordinance was declared adopted this 7th day of July, 1997, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: *Brian Champagne*
SECRETARY: *Charles A. Legrand*
DISTRICT PRESIDENT: *7-8-97*
APPROVED: *[Signature]* DISAPPROVED: _____

PARISH PRESIDENT: *Charles A. Legrand*
REC'D/SECRETARY: *7-8-97*
AT: *3:40pm* REC'D BY: *[Signature]*

ABUTTING PROPERTY OWNERS

LIST NAMES AND ADDRESSES OF EACH OWNER OF PROPERTY ABUTTING THE SUBJECT APPLICATION PARCEL

Dennis J. St. Amant, Jr.

1. Mary B. Lussan P.O. Box 462

Luling, 70070

2. John Alexander Est. P.O. Box 35

c/o Anthony Alexander

Route 70039

3. Leon C. Pettant P.O. Box 429

Route 70039

4. Tommy Pettant P.O. Box 429

Jamie Scott Pettant

Route de 70039

5. Elwood Honor P.O. Box 44

Route 70039

6. Russell Duss Sr. P.O. Box 249

Angell Duss

Route 70039

7. _____

8. Get app. of Letter Done by Civic Association

9. _____

10. _____

11. _____

12. _____

**St. Charles Parish
Department of Planning & Zoning**

LAND USE REPORT

CASE NUMBER: PZR-2005-03

GENERAL APPLICATION INFORMATION

- ◆ **Name/Address of Applicant:**
Dominic Brown
P.O. Box 1589
Luling, LA 70070
504.261.4221
- ◆ **Location of Site:**
Lots X & Y on Tinney Street, approximately 240 ft from Alexander Street, Boutte
- ◆ **Requested Action:**
Rezoning from R-1AM to R-1M
- ◆ **Purpose of Requested Action:**
To develop a mobile home park.

SITE-SPECIFIC INFORMATION

- ◆ **Size of Parcel:**
Lot X: 2.15 acres
Lot Y: 16,534 square feet
- ◆ **Existing Land Use:**
Vacant
- ◆ **Existing Zoning:**
R-1AM
- ◆ **Surrounding Land Uses and Zoning:**
R-1AM zoning, vacant and R-1AM land uses surround site.
- ◆ **Comprehensive Plan Specifications:**
"Maintain the existing land use mix, protect existing residential uses and encourage commercial and light industrial development." (Boutte)
- ◆ **Utilities:**
Existing
- ◆ **Floodplain Information:**
AE+5
- ◆ **Traffic Analysis:**
Tinney Street which accesses Paul Maillard Road.

APPLICABLE REGULATIONS

Appendix A, Zoning Ordinance, Section VI D.

[IV.] R-1M. Manufactured home/recreational vehicle (RV) park:

Policy statement: This district is established to allow single-family residential usage of manufactured housing and recreational vehicles (RV) in a specially designed community or park with public and private amenities provided by the park developer as opposed to the park tenants. This district will allow a greater density of single-family residences to locate in an aesthetically pleasing environment by requiring certain spatial and buffer requirements.

1. Use Regulations:

- a. A building or land shall be used only for manufactured home and RV parks and accessory uses.
 - b. Special exception uses and structures include clubhouses, laundry facilities, rental offices, managers' homes, and/or accessory recreational facilities for park residents only.
2. Special permit uses:
- a. Include RV parks of one-half acre provided that the Special Provisions for RV Parks [subsection 4 below], other than the minimum site requirement, are met.
 - b. Private commercial access roads, upon review by the Planning Commission and supporting resolution of the Council. (Ord. No. 92-10-9, § IV, 10-5-92)
3. Spatial Requirements: Shall conform to the Manufactured Home Park or RV Park regulations and design standards outlined as Special Provisions [subsection 4] below.
4. Special Provisions: Shall conform to either the Manufactured Home Park of [or] RV Park regulations and design standards noted below as they pertain to the total park use.

Manufactured home park:

a. Location, space and general layout:

- (1) The manufactured home park shall be located on a well-drained site [and] shall be so located such that its drainage will not endanger adjacent property and water supply.
- (2) Any lot or portion of ground proposed to be used for a manufactured home park shall have sufficient frontage for construction of entrances and exits properly designed for safe movement of park traffic. *st width 20 ft wide.*
- (3) Each manufactured home space shall contain a minimum of three thousand one hundred fifty (3,150) square feet, shall be at least thirty-five (35) feet wide and eighty (80) feet long, and shall have its boundaries clearly defined. The space shall abut on an access drive which shall have unobstructed access to a public street or highway.
- (4) A patio slab of at least one hundred eighty (180) square feet shall be provided on each manufactured home lot and conveniently located at the entrance of each manufactured home.
- (5) A minimum site of two (2) acres is required for a manufactured home park.
- (6) Manufactured homes shall be parked on each space to conform to the following minimums:
 - (a) Fifteen (15) feet clearance between coaches.
 - (b) Five (5) feet clearance between each coach and its respective site line.
 - (c) Ten (10) feet between coaches and any adjoining property lines.
 - (d) Twenty (20) feet between coaches and any public street right-of-way.
 - (e) Twenty-five (25) feet between coaches and any building or structure not used for accessory purposes.
 - (f) Accessory buildings must be a minimum of ten (10) feet from any manufactured home.

[b. Reserved.]

- c. Parking: Sufficient paved parking shall be provided for the parking of at least one (1) motor vehicle for each manufactured home space plus an additional paved parking space for each three (3) lots to provide for guest parking for two (2) car tenants and for delivery and service vehicles.
- d. Recreation: Not less than ten (10) percent of the gross area of the manufactured home park is to be set aside, designed, constructed and equipped as a recreational area. Recreation area design and equipment shall be approved by the St. Charles Parish Recreation Department Director.
- e. Transportation system: All streets and access drives within the manufactured home park shall be constructed to required parish specifications as outlined in Subdivision Regulations [appendix C].
- (f) Sewage Disposal: Each manufactured home site shall be provided with a sanitary sewer connection. and each manufactured home park shall be provided with a collection and

treatment system and public water supply in compliance with the standards of the Parish Health Unit and the State Health Department.

- g. Garbage: If garbage hoppers are to be provided, then two (2) shall be provided for each twenty (20) manufactured home sites, and each hopper shall be screened from view by wood or masonry fencing.
- h. Screen fences, walls and buffer screening: Fences should be installed where necessary for screening purposes such as around outdoor areas, laundry yards, refuse collection points and playgrounds. A six (6) feet opaque fence or masonry wall shall border the park, and there shall be a buffer strip ten (10) feet wide designated and maintained on the site planted with plant materials acceptable for buffer zones.
- i. General: Individual manufactured home sites may be leased or rented but not subdivided or sold.
- j. All improvements required in this section must be completed prior to the placement of any manufactured home on the site.

AND

Appendix A. Section IV.9:

Rezoning Guidelines and Criteria: Before the Planning & Zoning Commission recommends or the Parish Council rezones property, there should be reasonable factual proof by the proponent of a change that one or more of the following criteria are met:

- 1. Land-use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the proponent's property and adjacent property. Reasonableness is defined as:
 - a. Land use the same as, or similar to that existing on properties next to, or across the street from the site under consideration.
 - b. Consideration of unique or unusual physical or environmental limitations due to size, shape, topography or related hazards or deficiencies.
 - c. Consideration of changes in land value, physical environment or economic aspects, which tend to limit the usefulness of vacant land or buildings.
- 2. The proposed zoning change, and the potential of a resulting land use change, will comply with the general public interest and welfare and will not create:
 - a. Undue congestion of streets and traffic access.
 - b. Overcrowding of land or overburden on public facilities such as transportation, sewerage, drainage, schools, parks and other public facilities.
 - c. Land or building usage which, is, or may become incompatible with existing character or usage of the neighborhood.
 - d. An oversupply of types of land use or zoning in proportion to population, land use and public facilities in the neighborhood.
- 3. The proposed zoning change is in keeping with zoning law and precedent, in that:
 - a. It is not capricious or arbitrary in nature or intent.
 - b. It does not create a monopoly, or limit the value or usefulness of neighboring properties,
 - c. It does not adversely affect the reliance that neighboring property owners or occupants have placed upon existing zoning patterns.
 - d. It does not create a spot zone, that is, an incompatible or unrelated classification which would prevent the normal maintenance and enjoyment of adjacent properties.

Make a comparison

ANALYSIS

Applicant requests a rezoning from R-1AM to R-1M to develop a mobile home park and has submitted a conceptual 11-site facility. The site plan meets or exceeds all requirements stipulated for mobile home park configuration.

Local law requires rezoning proposals to meet the guidelines of at least one of the three criteria headings listed in Applicable Regulations This application meets all three criteria.

It meets the first criteria because land uses are similar to that existing on properties next to, or across the street from the site under consideration. There are unique or unusual physical limitations due to size, and shape as they are wide enough for 2 sites but extremely deep. Current zoning does not allow highest and best use of the land, nor its most practical use—there is a lot of unused land under current zoning.

It meets the second criteria because the amount of traffic and congestion that could be generated from the 11 lots is minimal as Tinney Street is not a very busy street at the present. ^{rather?} Land or building usage is similar to that which exists in the surroundings, which would not produce an incompatibility with existing character or usage of the neighborhood. It also provides a few more opportunities for R-1AM development, which is sorely needed by a significant segment of the populace. Eleven additional mobile home lots would do little to create an oversupply. *Very - YES it is*

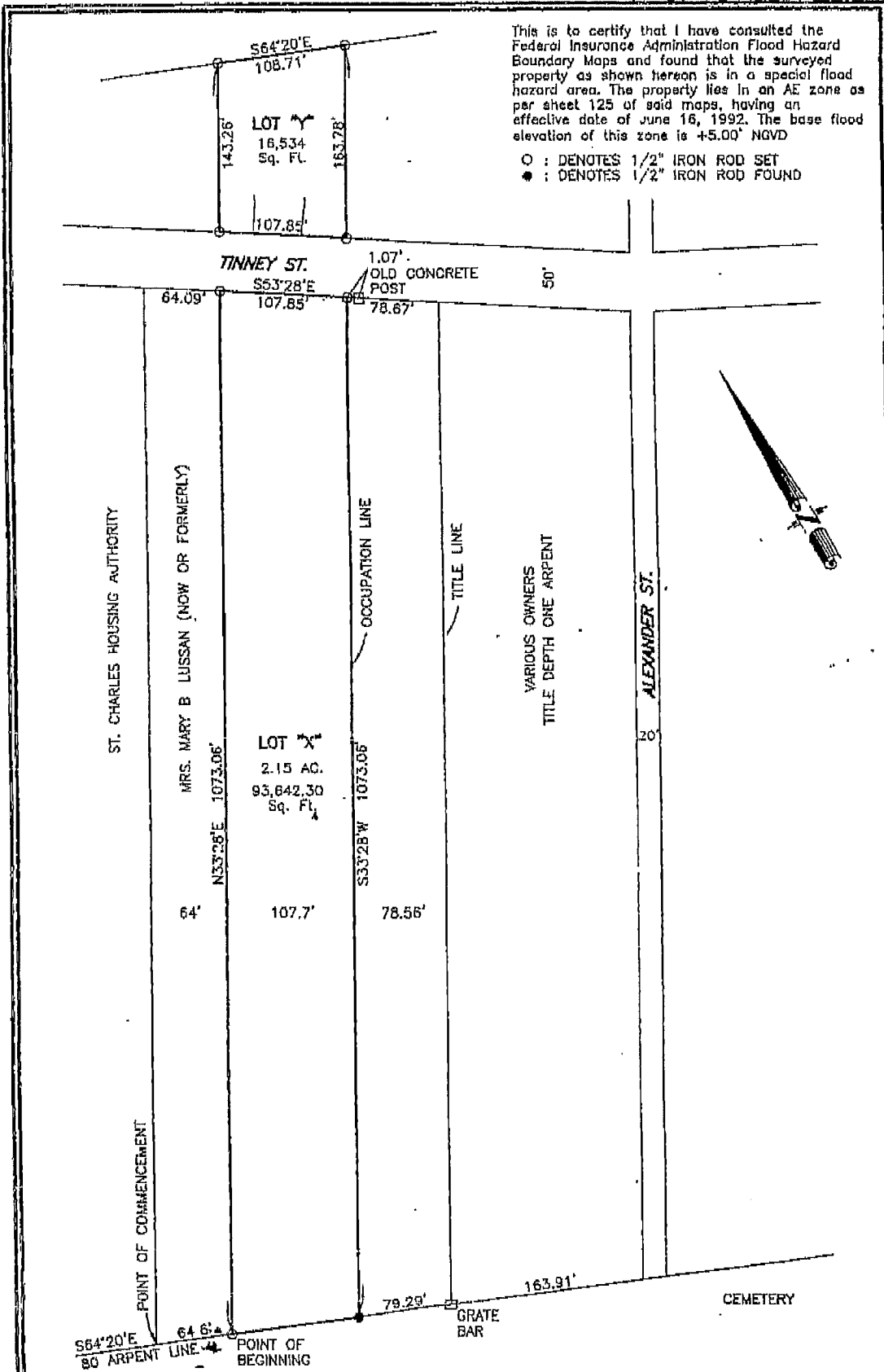
It meets the third criteria because does not change the land uses from what can exist there today, except that there would be an increase in such. All of these facts point to the application not being capricious or arbitrary or create a monopoly of R-1AM uses. It does not create a spot zone, or an incompatible or unrelated classification preventing the normal maintenance and enjoyment of adjacent properties, also zoned for mobile home use.

DEPARTMENTAL RECOMMENDATIONS

The department recommends approval.

This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found that the surveyed property as shown hereon is in a special flood hazard area. The property lies in an AE zone as per sheet 125 of said maps, having an effective date of June 16, 1992. The base flood elevation of this zone is +5.00' NGVD

- : DENOTES 1/2" IRON ROD SET
- : DENOTES 1/2" IRON ROD FOUND



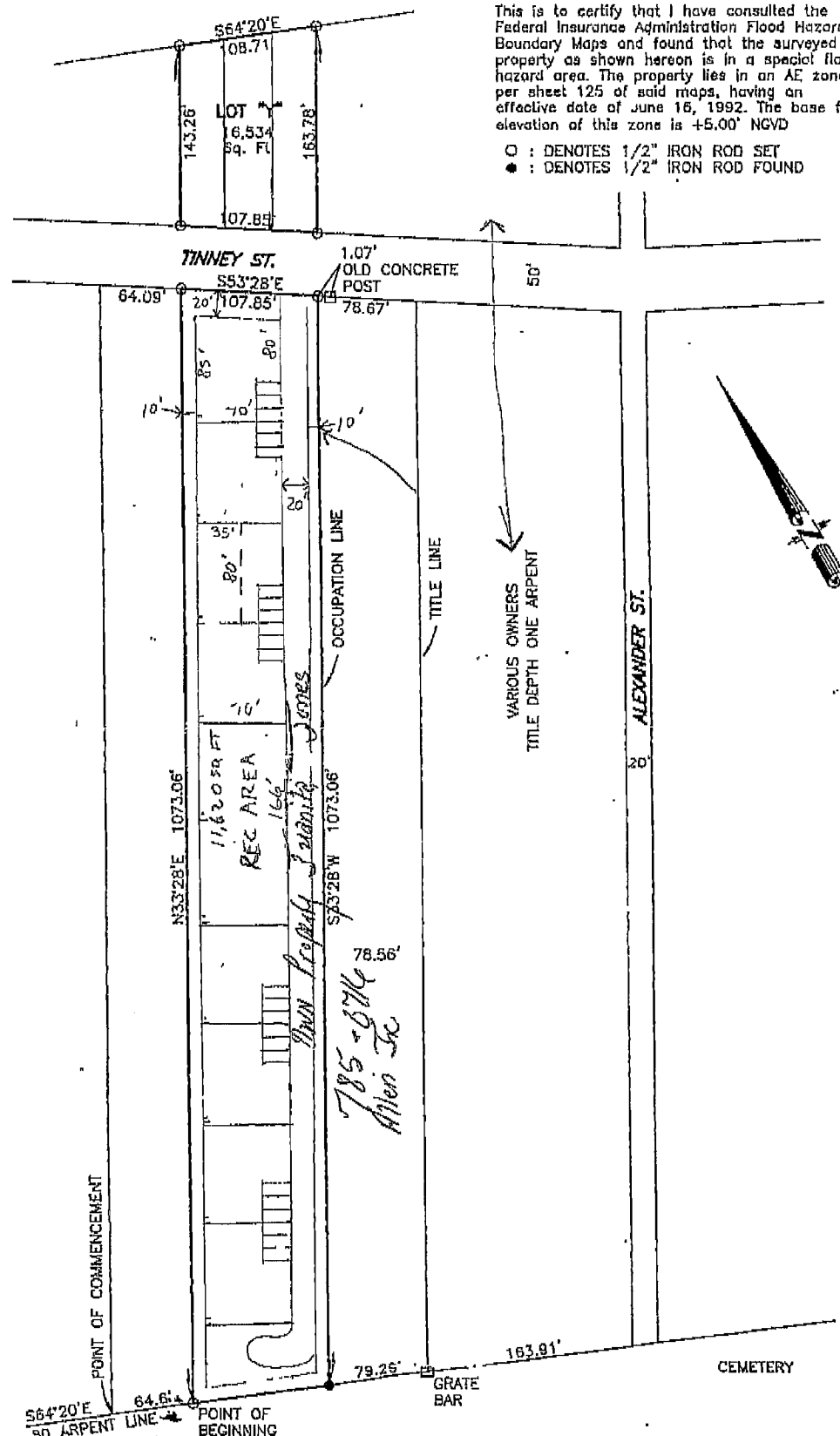
SURVEY OF AN UNNUMBERED, UNLETTERED PORTION OF LAND IN THE W.J. TINNEY ESTATE, NOW NAMED LOTS "X" & "Y" LOCATED IN SECTION 119, TOWNSHIP 13 SOUTH, RANGE 19 EAST AT BOUTTE, ST. CHARLES PARISH, LA.

Date:	8/22/03
Scale:	1" = 100'
File#:	03K100

THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL. SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS "C" SURVEY.

R.P. Bernard
SURVEYOR
 R.P. BERNARD, PLS.
 LA. REG. #226
 P.O. BOX 402, BOUTTE, LA

REC: 10' to of even area of park 10' of 115729 = 11572



This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found that the surveyed property as shown hereon is in a special flood hazard area. The property lies in an AE zone as per sheet 125 of said maps, having an effective date of June 18, 1992. The base flood elevation of this zone is +5.00' NGVD

○ : DENOTES 1/2" IRON ROD SET
● : DENOTES 1/2" IRON ROD FOUND

SURVEY OF AN UNNUMBERED, UNLETTERED PORTION OF LAND IN THE W.J. TINNEY ESTATE, NOW NAMED LOTS "X" & "Y" LOCATED IN SECTION 119, TOWNSHIP 13 SOUTH, RANGE 19 EAST AT BOUTTE, ST. CHARLES PARISH, LA.

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