

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5501 ORDINANCE COUNCIL SERIES NO: _____
COUNCIL SPONSOR: TANNER/BRISTER PROVIDED BY: DEVELOPMENT
INTRODUCED BY: _____ SECONDED BY: _____
ON THE 3 DAY OF DECEMBER , 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF NORTH FACTORY ROAD, NORTH OF ERINDALE ROAD, BEING 84528 N. FACTORY RD, FOLSOM AND WHICH PROPERTY COMPRISES A TOTAL OF 1 ACRE OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT), RO (RURAL OVERLAY), & MHO (MANUFACTURED HOUSING OVERLAY) TO AN A-2 (SUBURBAN DISTRICT) RO (RURAL OVERLAY) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 2, DISTRICT 3). (2015-15-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2015-15-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 A-1 (Suburban District), RO (Rural Overlay), & MHO (Manufactured Housing Overlay) to an A-2 (Suburban District) RO (Rural Overlay), & 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 A-2 (Suburban District) RO (Rural Overlay) & 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 A-1 (Suburban District), RO (Rural Overlay), & MHO (Manufactured Housing Overlay) to an A-2 (Suburban District), RO (Rural Overlay) & 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 14 DAY OF JANUARY , 2016 ; AND BECOMES ORDINANCE COUNCIL SERIES NO ____.

RICHARD E. TANNER, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: NOVEMBER 26 , 2015

Published Adoption: _____, 2015

Delivered to Parish President: _____, 2015 at _____

Returned to Council Clerk: _____, 2015 at _____

Exhibit "A"

2015-15-ZC

A parcel of land located in Section 36, Township 4 South, Range 10 East, St. Tammany Parish, Louisiana, and more fully described as follows:

Commencing from the Quarter Section Corner common to Section 31, Township 4 South, Range 11 East, and Section 36, Township 4 South, Range 10 East,
Thence North 89 degrees 09 minutes 04 seconds East 1332.64 feet to a point,
Thence North 02 degrees 53 minutes 38 seconds East 632.04 feet to a point,
Thence South 88 degrees 56 minutes 18 seconds West 1333.0 feet to a point,
Thence North 02 degrees 55 minutes 15 seconds East 645.79 feet to a point,
Thence South 86 degrees 45 minutes 22 seconds West 2079.14 feet to a concrete monument found,
Thence North 00 degrees 17 minutes 15 seconds West 514.37 feet to a ½ inch iron rod found,
Thence North 87 degrees 45 minutes West 405.71 feet to the **POINT OF BEGINNING**,

Thence North 87 degrees 45 minutes West 217.80 feet to a fence corner post found on the East Side of North Factory Road,
Thence North 02 degrees 19 minutes 14 seconds East 200.0 feet along the east side of said road to a point,
Thence South 87 degrees 45 minutes East 217.80 feet to a point,
Thence South 02 degrees 19 minutes 14 seconds West 200.0 feet to the **POINT OF BEGINNING**, containing 1.000 Acre.

Case No.: 2015-15-ZC

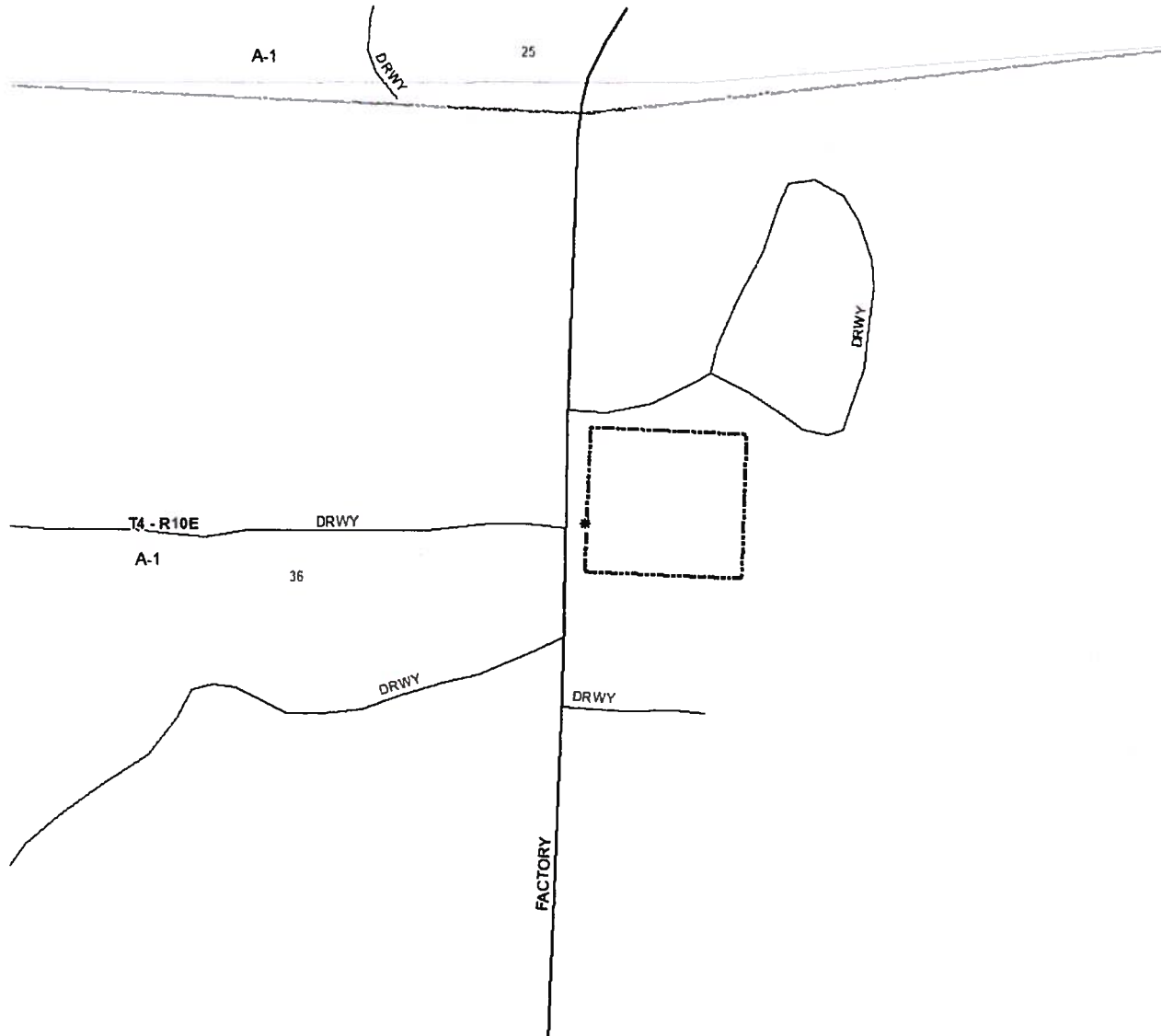
PETITIONER: Gerald L. Williams

OWNER: Alma F. Williams

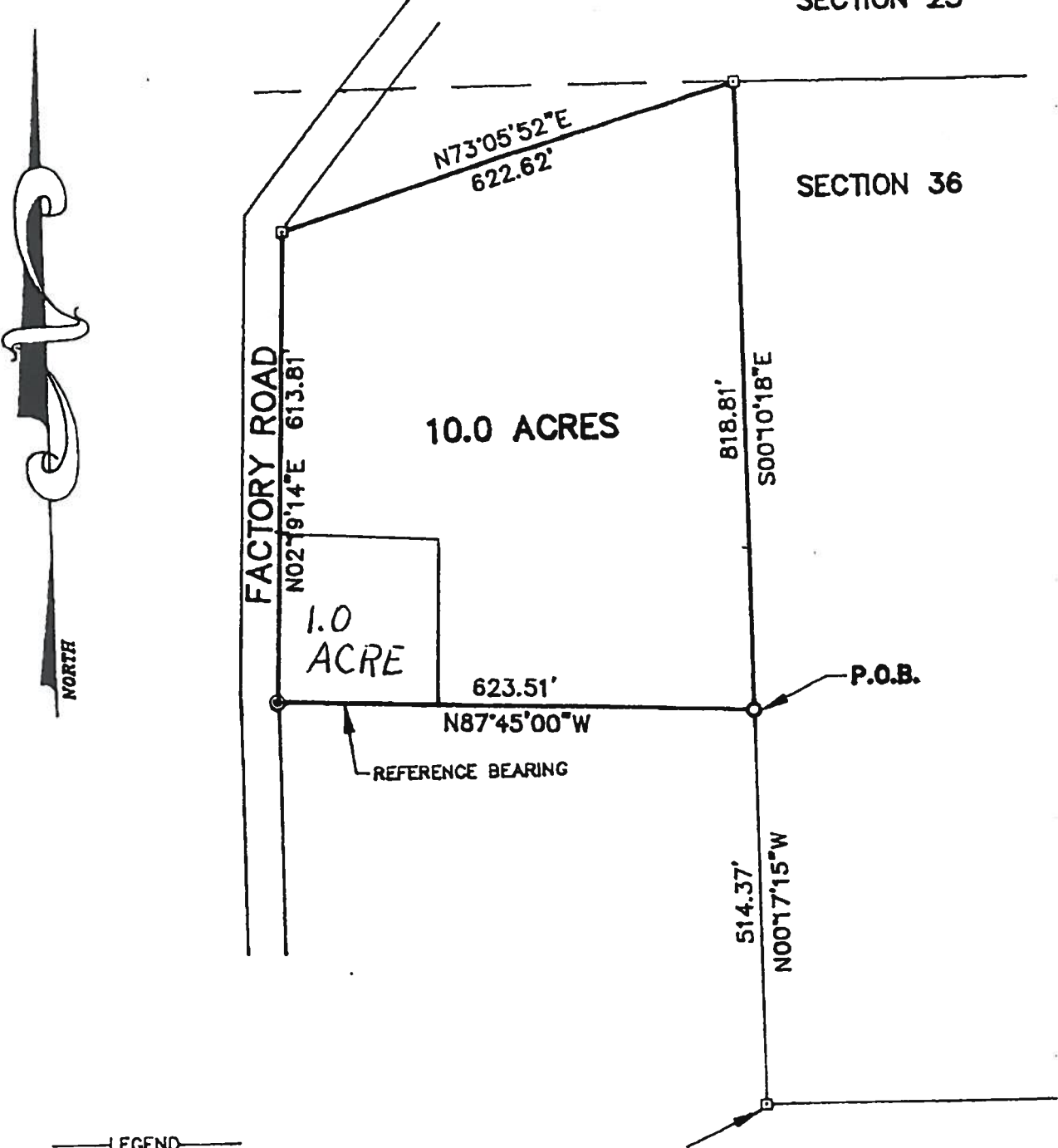
REQUESTED CHANGE: From A-1 Suburban District, RO Rural Overlay, MHO Manufactured Housing Overlay to A-2 Suburban District, RO Rural Overlay, MHO Manufactured Housing Overlay

LOCATION: Parcel located on the east side of North Factory Road, north of Erindale Road, being 84528 N. Factory Road, Folsom; S36, T4S, R10E; Ward 2, District 3

SIZE: 1 acre



2015-15-ZC



- LEGEND
- = 3/4" Iron Rod Found
 - = 1/2" Iron Rod Found
 - = Concrete Monument Found

This corner is located N.89°09'04"E. 1332.64'; N.02°53'38"E. 632.04'; S.88°56'18"W. 1333'; N.02°55'15"E. 645.79' and S.86°45'22"W. 2078.14' from the 1/4 Section Corner common to Section 31, Township 4 South, Range 11 East and Section 36, Township 4 South, Range 10 East, (per reference survey).

REFERENCE SURVEY: Survey by Richard Edwards, surveyor, Dated Oct. 2, 1985.

This survey and plat are in accordance with the adopted Louisiana "Minimum Standards for Property Boundary Survey" for a Class D Survey.



Fred L. Tilley and Associates

MAP PREPARED FOR: *Ken Williams*

SHOWING A SURVEY OF: A PARCEL OF LAND LOCATED IN SECTION 36, TOWNSHIP 4 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED

CERTIFIED CORRECT:

John G. Cummings
REGISTERED LAND SURVEYOR

SCALE: 1" = 200'

DATE: JAN. 5, 1996

NUMBER: 95 - 122

2015-15-ZC

84481

DRWY

DRWY

25

84461

DRWY

DRWY

A-1

DRWY

36

DRWY

FACTORY

84365

DRWY

84372

DRWY

T4-R10E

0 400 Feet



ADMINISTRATIVE COMMENT
ZONING STAFF REPORT

Date: 10/26/2015
Case No.: 2015-15-ZC
Posted: 10/21/15

Meeting Date: 11/4/2015
Determination: Approved

GENERAL INFORMATION

PETITIONER: Gerald L. Williams
OWNER: Alma F. Williams
REQUESTED CHANGE: From A-1 Suburban District, RO Rural Overlay, MHO Manufactured Housing Overlay to A-2 Suburban District, RO Rural Overlay, MHO Manufactured Housing Overlay
LOCATION: Parcel located on the east side of North Factory Road, north of Erindale Road, being 84528 N. Factory Road, Folsom; S36, T4S, R10E; Ward 2, District 3
SIZE: 1 acre

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish 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	A-1 Suburban District
South	Residential	A-1 Suburban District
East	Residential	A-1 Suburban District
West	Undeveloped	A-1 Suburban District

EXISTING LAND USE:

Existing development: No Multi occupancy development: No

COMPREHENSIVE PLAN:
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-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay to A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay. This site is located on the east side of North Factory Road, north of Erindale Road, being 84528 N. Factory Road, Folsom. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Staff feels that there is no compelling reason to recommend approval considering that the site is surrounded by large parcels of land zoned A-1 Suburban District.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-2 Suburban District designation be denied.