

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5178 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. GOULD SECONDED BY: MR. THOMPSON

ON THE 3 DAY OF APRIL , 2014

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF LA HIGHWAY 40, EAST OF N. WILLIE ROAD, ACROSS FROM JIM LLOYD ROAD, BEING 12161 HIGHWAY 40, FOLSOM AND WHICH PROPERTY COMPRISES A TOTAL 1 ACRE OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-1 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 2, DISTRICT 3). (ZC14-03-023)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-03-023, 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) to an A-1 (Suburban 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 A-1 (Suburban 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 A-1 (Suburban District) to an A-1 (Suburban 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 DAY OF MAY, 2014; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
R. REID FALCONER, AIA, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: March 27, 2014

Published Adoption: \_\_\_\_\_, 2014

Delivered to Parish President: \_\_\_\_\_, 2014 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2014 at \_\_\_\_\_

Exhibit "A"

ZC14-03-023

One Certain Parcel of Land situated in Section 16, Township 5 South, Range 10 East, St. Tammany Parish, State of Louisiana, and more fully described as follows:

Commence at the corner common to Sections 8, 9, 16, & 17, Township 5 South, Range 10 East; thence measure North 89 degrees 30 minutes East, a distance of 2752.94 feet to a point; thence measure South 00 degrees 44 minutes 56 seconds West, a distance of 561.19 feet to the ***Point of Beginning.***

From the Point of Beginning, measure North 89 degrees 29 minutes 20 seconds East, a distance of 318.00 feet to a point; thence measure South 00 degrees 44 minutes 56 seconds East, a distance of 136.98 feet to a point; thence measure South 89 degrees 29 minutes 20 seconds West, a distance of 318.00 feet to a point; thence measure North 00 degrees 44 minutes 56 seconds West, a distance of 136.98 feet back to the Point of Beginning, containing 1.0 Acre.

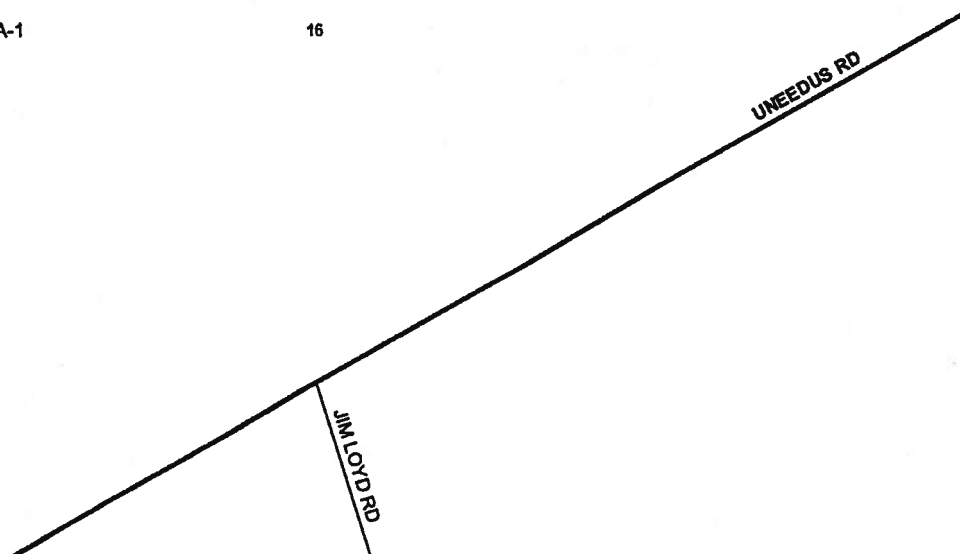
**CASE NO.:** ZC14-03-023  
**PETITIONER:** Lloyd H. Cazaux  
**OWNER:** Lloyd H. & Phillis Cazaux  
**REQUESTED CHANGE:** From A-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcel located on the north side of LA Highway 40, east of N. Willie Road, across from Jim Lloyd Road, being 12161 Highway 40, Folsom; S16,T5S,R10E; Ward 2, District 3  
**SIZE:** 1 acre



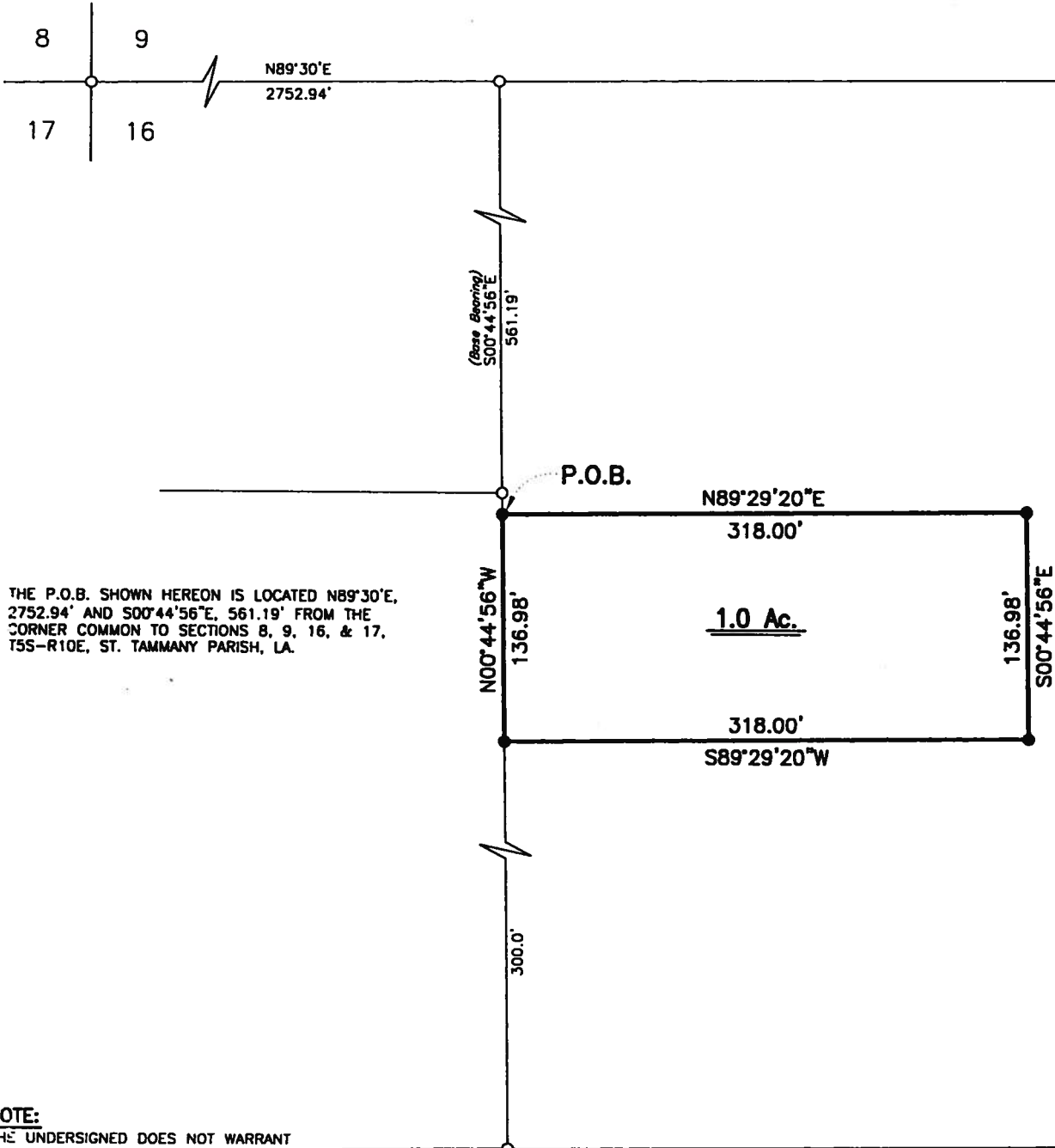
T5 - R10E

A-1

16



ZC14-03-023



THE P.O.B. SHOWN HEREON IS LOCATED N89°30'E, 2752.94' AND S00°44'56"E, 561.19' FROM THE CORNER COMMON TO SECTIONS 8, 9, 16, & 17, T5S-R10E, ST. TAMMANY PARISH, LA.

**NOTE:**  
THE UNDERSIGNED DOES NOT WARRANT THAT THIS PROPERTY IS IN CONFORMANCE WITH CURRENT PARISH REGULATIONS.

**LEGEND**

- = IRON ROD SET
- = IRON ROD FOUND
- R.S = REFERENCE SURVEY

**REFERENCE SURVEY:**  
PLAT OF SURVEY BY THIS FIRM, DATED 12-07-96, PLAT FILE No. 126-003-A.

**NOTE:**  
ANY UTILITIES, DITCHES, CREEKS, FENCES, DRIVEWAYS, SERVITUDES, AND/OR IMPROVEMENTS OF ANY NATURE THAT MAY EXIST WITHIN THIS PROPERTY, IF ANY, ARE NOT SHOWN HEREON.

**NOTE:**  
PHYSICAL MEANS OF ACCESS IS NOT SHOWN ON THIS PROPERTY. THE OWNER OF THIS PROPERTY ALSO IS THE OWNER OF THE PROPERTY WEST AND SOUTH OF THIS PARCEL. THE OWNER, WHICH FRONTS ON LA. HWY. 40.

I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE RATE MAPS AND FIND THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONES "A" & "C" PER PANEL NUMBER 225205 0125 C, DATED 10-17-89.

THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED AND IS IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

LA. HWY. 40 (side)

SURVEY OF  
A PARCEL OF LAND  
SITUATED IN SECTION 16  
TOWNSHIP 5 SOUTH  
RANGE 10 EAST  
ST. TAMMANY PARISH, LA

Fontcuberta  
*Surveys*  
INCORPORATED

PROFESSIONAL  
LAND SURVEYORS

PREPARED FOR:

LLOYD CAZAUX

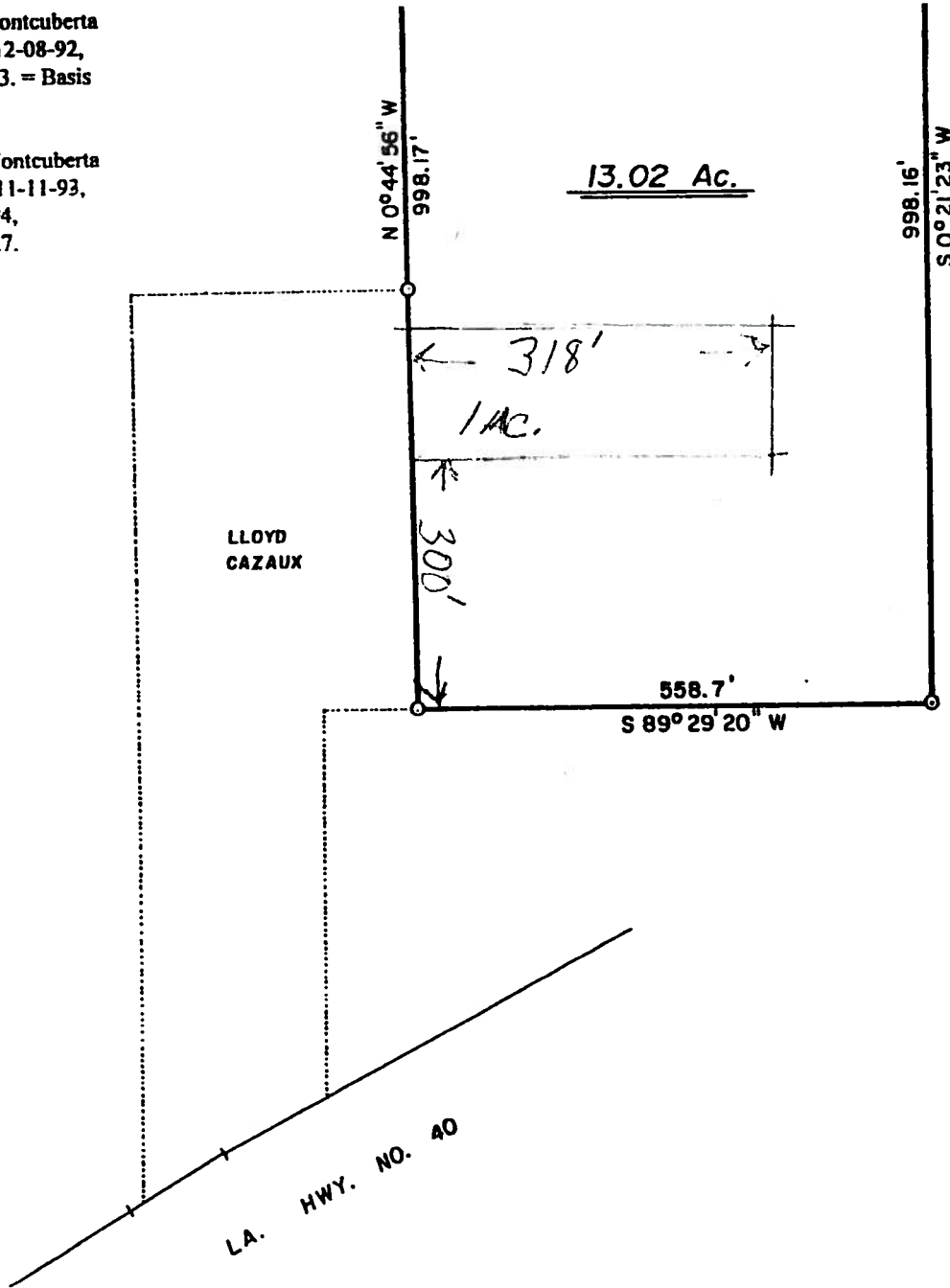
*James J. Fontcuberta*  
SURVEYOR

DATE	SCALE	P.O. BOX 1792 COVINGTON, LA. 70434 PHONE: (985) 893-7461	DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.
1-08-2014	1" = 100'		JDF	TJF	514602	131-529

2014-03-023

- Plat and Survey by Fontcuberta Surveys, Inc. dated 12-08-92, Plat File No. 210-053. = Basis For Bearings.

- Plat and Survey by Fontcuberta Surveys, Inc. dated 11-11-93, revised thru 10-21-94, Plat File No. 125-027.



This is to certify that this plat represents an actual survey made on the ground under the direct supervision of the undersigned and is true and correct and in accordance with the adopted Louisiana Minimum Standards of Practice for property boundary surveys for a CLASS "C" SURVEY.

SURVEY OF PROPERTY  
SITUATED IN SECTION 16  
TOWNSHIP 5 SOUTH  
RANGE 10 EAST  
ST. TAMMANY PARISH, LA.

CERTIFIED CORRECT TO:  
LLOYD CAZAUX



FONTCUBERTA  
*Surveys*  
INCORPORATED



893-746  
CERTIFIED CORRECT  
312 S. Jefferson  
Thomas J. Fontcuberta  
SURVEYOR

DATE	SCALE	○ = IRON ROD FD. ⊙ = IRON PIPE FD. ● = IRON ROD SET	DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.
12-07-96	1" = 200'		RLF	TJF	976033	126-003-A

## ADMINISTRATIVE COMMENT

### ZONING STAFF REPORT

**Date:** February 24, 2014  
**Case No.:** ZC14-03-023  
**Posted:** 02/14/14

**Meeting Date:** March 5, 2014  
**Determination:** Approved

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#### GENERAL INFORMATION

**PETITIONER:** Lloyd H. Cazaux  
**OWNER:** Lloyd H. & Phillis Cazaux  
**REQUESTED CHANGE:** From A-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcel located on the north side of LA Highway 40, east of N. Willie Road, across from Jim Lloyd Road, being 12161 Highway 40, Folsom; S16,T5S,R10E; Ward 2, District 3  
**SIZE:** 1 acre

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#### SITE ASSESSMENT

##### ACCESS ROAD INFORMATION

Type: Private

Road Surface: Gravel

Condition: Poor

##### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	A-1 Suburban District
South	Undeveloped	A-1 Suburban District
East	Undeveloped	A-1 Suburban District
West	Residential	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) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located on the north side of LA Highway 40, east of N. Willie Road, across from Jim Lloyd Road, being 12161 Highway 40, Folsom. The 2025 Future Land Use Plan recommends that the area be developed with residential and agricultural uses. Note that the request consist of a rezoning of a 1 acre portion of a 13.02 acre parcel of land to place a manufactured home. Staff does not have any objections.

##### STAFF RECOMMENDATION:

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