

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5190                      ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: FALCONER/BRISTER            PROVIDED BY: DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_                      SECONDED BY: \_\_\_\_\_

ON THE 1 DAY OF MAY , 2014

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE STEWART ROAD, EAST OF GREEN VALLEY ROAD, BEING 12132 STEWART ROAD, FOLSOM AND WHICH PROPERTY COMPRISES A TOTAL 4 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-1 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 3, DISTRICT 3). (ZC14-04-030)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-04-030, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 5 DAY OF JUNE, 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: April 24, 2014

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

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

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

EXHIBIT "A"

ZC14-04-030

**A certain piece or portion of ground situated in Section 10, Township 6 South, Range 10 East, St. Tammany Parish, Louisiana and more fully described as follows:**

**From the section corner common to Section 9, 10, 15, and 38 Township 6 South, Range 10 East, St. Tammany Parish, Louisiana. Go S89°54'00" East 696.46 feet to the Eastern edge of Green Valley Road; thence go N00°03'00" West 2381.50 feet along the Eastern edge of Green Valley Road to a point located on the North edge of Stewart Road; thence go East 1247.31 feet to a ½" iron rod located on the North edge of Stewart Road and the Point of Beginning.**

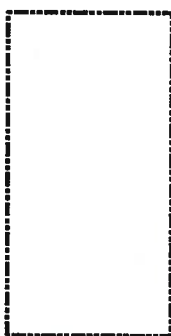
**From the point of beginning leave Stewart Road N00°03'00" West 585.00 feet to a ½" iron rod; thence East 298 feet to a ½" iron rod, thence South 00°03'00" West 585.00 feet to a ½" iron rod located on the North edge of Stewart Road; then along said road West 298.00 feet to ½" iron rod located on the North edge of Stewart Road and the Point of Beginning. Said property contains 4.00 acres.**

**CASE NO.:** ZC14-04-030  
**REQUESTED CHANGE:** From A-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcel located on the north side Stewart Road, east of Green Valley Road, being 12132 Stewart Road, Folsom; S10,T6S,R10E; Ward 3, District 3  
**SIZE:** 4 acres

T6 - R10E A-1

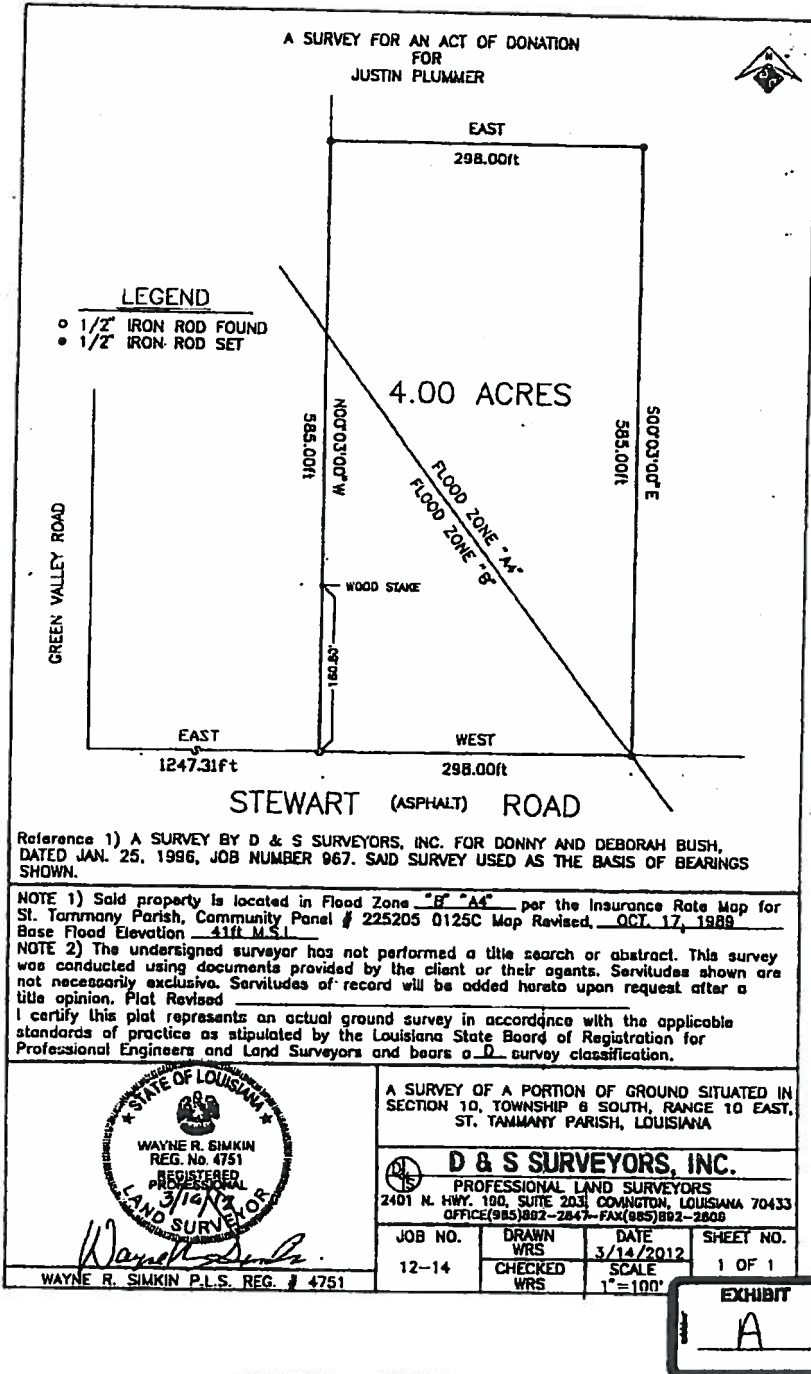
10

STEWART RD



DRWY

ZC14-04-030



## ADMINISTRATIVE COMMENT

### ZONING STAFF REPORT

Date: March 24, 2014

Case No.: ZC14-04-030

Posted: 03/13/14

Meeting Date: April 1, 2014

Determination: Approved

---

#### GENERAL INFORMATION

**REQUESTED CHANGE:** From A-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcel located on the north side Stewart Road, east of Green Valley Road, being 12132 Stewart Road, Folsom; S10,T6S,R10E; Ward 3, District 3  
**SIZE:** 4 acres

---

#### SITE ASSESSMENT

##### ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Good

##### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	A-1 (Suburban District)
South	Residential	A-1 (Suburban District)
East	Undeveloped	A-1 (Suburban District)
West	Undeveloped & 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.

**Planned Districts** - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, *e.g.*) uses, as well as the supporting infrastructure and public services they will require (*See "Small Area Plans," below*). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

**Single Family Residential – Conservation** - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

##### 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 Stewart Road, east of Green Valley Road. The 2025 future land use plan calls for the front part of the site to be developed with residential and agricultural uses and the other half of the site as a Planned District with single family residence and conservation area. Staff does not have any objection to the request, as it appears that Stewart Road is developed with a mix of mobile homes and stick built homes.

##### STAFF RECOMMENDATION:

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