

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5046 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: BINDER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. CANULETTE SECONDED BY: MR. BELLISARIO

ON THE 1 DAY OF AUGUST , 2013

(ZC13-07-046) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF LA HIGHWAY 1077, NORTH OF BENNETT BRIDGE ROAD, SOUTH OF WILLIE ROAD, BEING 11225 HIGHWAY 1077, FOLSOM AND WHICH PROPERTY COMPRISES A TOTAL 2 ACRES 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). (ZC13-07-046)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-07-046, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 SEPTEMBER , 2013 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: JULY 25 , 2013

Published Adoption: \_\_\_\_\_, 2013

Delivered to Parish President: \_\_\_\_\_, 2013 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2013 at \_\_\_\_\_

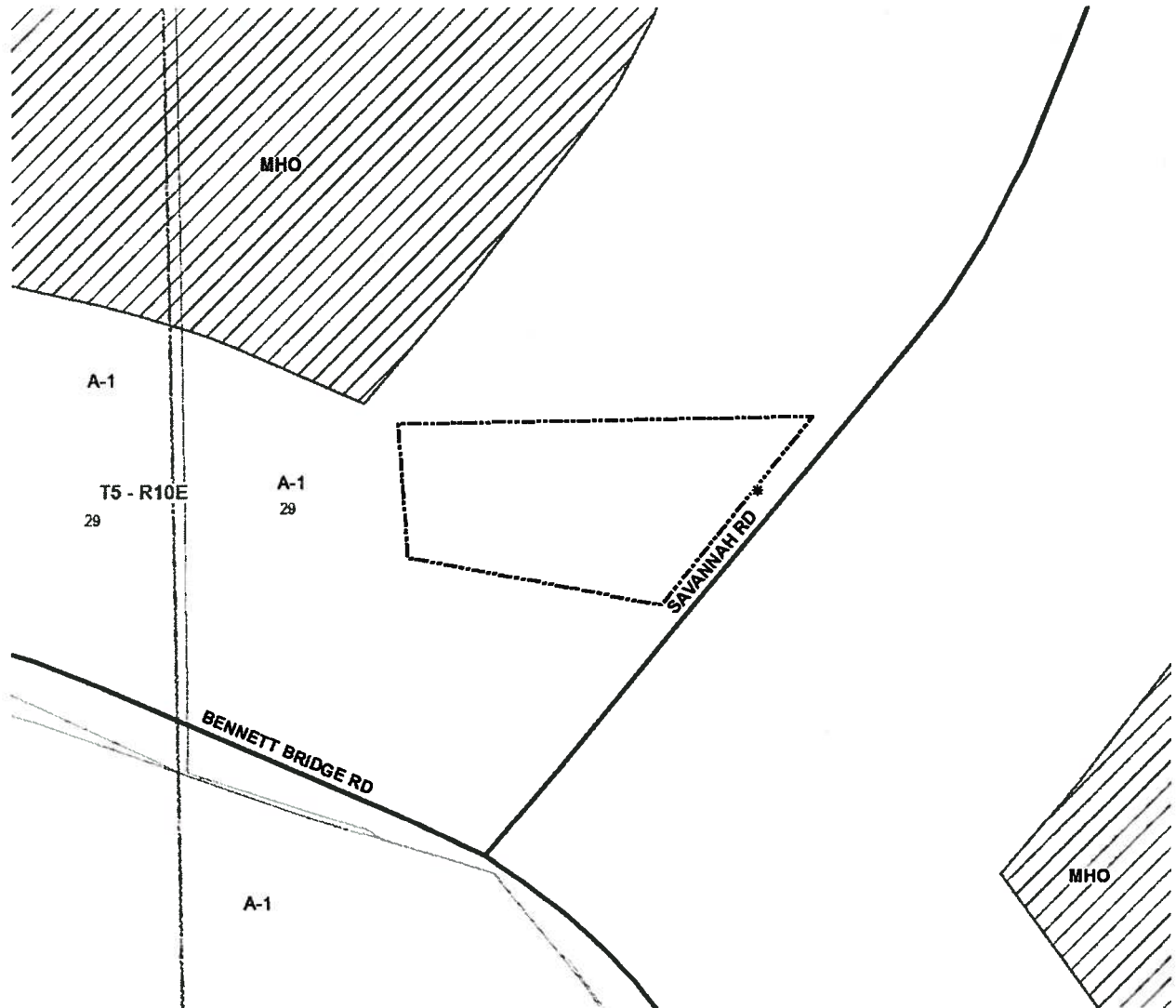
## Exhibit "A"

ZC13-07-046

A CERTAIN PIECE OR PORTION OF GROUND, situated in Section 29, Township 5 South, Range 10 East, St. Tammany Parish, Louisiana, and more fully described as follows:

From the Quarter Section Corner common to Sections 29 and 30, go South 386.7 feet to a point; thence go West 211.2 feet to a point; thence go South 1210.5 feet to a point located on the northern edge of Bennett Bridge Road; thence go South 70 degrees 40 minutes East 141.7 feet to a point; thence go South 74 degrees 10 minutes East 156.1 feet to a point; thence go South 66 degrees 02 minutes East 83.3 feet all along the northern edge of Bennett Bridge Road to a point; thence go North 41 degrees 52 minutes East 250.1 feet to an iron rod and the point of beginning. From the point of beginning go South 79 degrees 41 minutes 39 seconds East 326.49 feet to an iron rod located on the western edge of Savannah Road; thence go North 39 degrees 12 minutes 15 seconds East 302.95 feet along the western edge of Savannah Road to an iron rod; thence to South 88 degrees 59 minutes West 526.55 feet to an iron rod; thence go South 4 degrees 39 minutes 44 seconds East 167.55 feet to an iron rod and the point of beginning, as per survey of H.C. Sanders and Associates, Civil Engineers, dated January 18, 1974. Said property contains 2.0 acres.

**CASE NO.:** ZC13-07-046  
**PETITIONER:** Cheryl C. Vaughn  
**OWNER:** Christine & Thomas Early  
**REQUESTED CHANGE:** From A-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcel located on the west side of LA Highway 1077, north of Bennett Bridge Road, south of Willie Road, being 11225 Highway 1077, Folsom; S29, T5S, R10E; Ward 2, District 3  
**SIZE:** 2 acres





# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

**Date:** June 24, 2013

**Case No.:** ZC13-07-046

**Posted:** 6/13/2013

**Meeting Date:** July 2, 2013

**Determination:** Approved

### GENERAL INFORMATION

**PETITIONER:** Cheryl C. Vaughn  
**OWNER:** Christine & Thomas Early  
**REQUESTED CHANGE:** From A-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay)  
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**SIZE:** 2 acres

### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

**Type:** State

**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	Agricultural	A-1 Suburban District
South	Residential	A-1 Suburban District
East	Residential	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.

#### 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 west side of LA Highway 1077, north of Bennett Bridge Road, south of Willie Road, being 11225 Highway 1077, Folsom. The 2025 Future Land Use Plan calls for the area to be developed with residential and agricultural uses. There is a mobile home directly across the street from this location and several more in the vicinity. Staff does not object to the request.

#### STAFF RECOMMENDATION:

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