ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5633

COUNCIL SPONSOR: DEAN/BRISTER

ORDINANCE COUNCIL SERIES NO:

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. CANULETTE

SECONDED BY: MR. BELLISARIO

ON THE 7 DAY OF JULY , 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF L. GLASS ROAD, SOUTH OF LA HIGHWAY 40, BEING 82276 L. GLASS RD, FOLSOM AND WHICH PROPERTY COMPRISES A TOTAL OF 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). (2016-254-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, <u>Case No. 2016-254-ZC</u>, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 $\underline{4}$ DAY OF \underline{AUGUST} , $\underline{2016}$; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JUNE 30, 2016

Published Adoption: _____, 2016

Delivered to Parish President: _____, 2016 at _____

Returned to Council Clerk: _____, 2016 at _____

2016-254-ZC

A certain piece of portion of ground situated in Section 10, Township 5 South, Range 10 East, St. Tammany Parish, Louisiana, and more fully described as follows:

/common

From the Quarter section corner to Sections 10 and 11, go North 288.5 feet to a point; thence North 80 degrees 57 minutes West, 342.9 feet to a point located on the southern edge of the Folsom-Bush Road; thence North 61 degrees 34 minutes West, 418.6 feet along the southern edge of said road to an Iron stake located in a gravel road; thence South 01 degrees 0 minutes West, 208.7 feet to an iron stake and the POINT OF BEGINNING. From the point of beginning, continue South 01 degrees 0 minutes West 220.59 feet to an iron stake; thence South 79 degrees 47 minutes 45 second East 239.78 feet to an iron stake; thence North 12 degrees 22 minutes 30 seconds East, 125.68 feet to an iron stake; thence North 61 degrees 33 minutes 58 seconds West, 294.61 feet to an iron stake and the POINT OF BEGINNING. Said property contains 1.0 acre.

Case No.: 2016-254-ZC

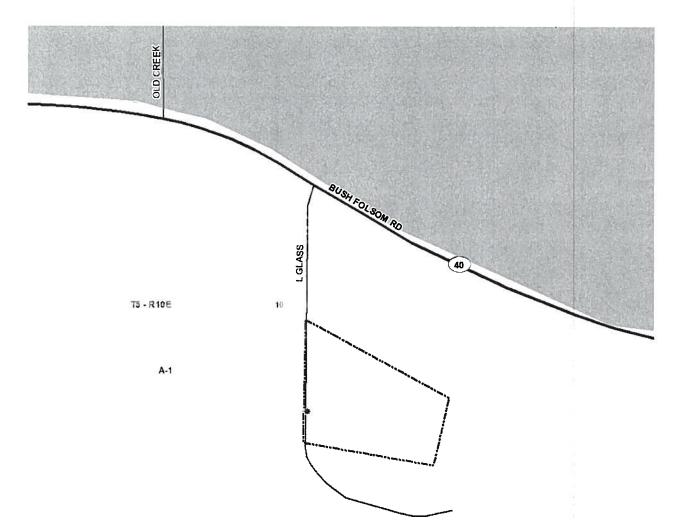
PETITIONER: Tina Willie Davis

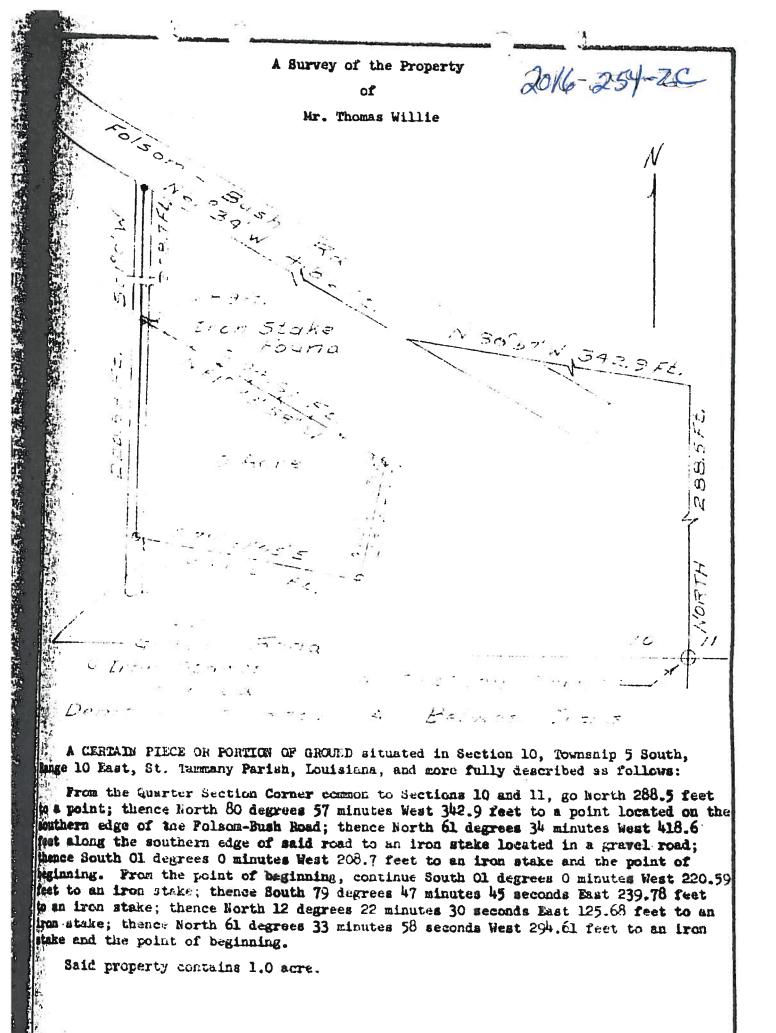
OWNER: Mary Willie

REQUESTED CHANGE: From A-1 Suburban District to A-1 Suburban District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the east side of L. Glass Road, south of LA Highway 40, being 82276 L. Glass Road, Folsom; S10, T5S, R10E; Ward 2, District 3

SIZE: 1 acre







A Portion of Ground situated in Section 10, Township 5 South, Range 10 East,			
St. Temmany Parish, Louisiana.			
H. C.	SANDERS	& ASSC LAND SUR	CIATES
OFFICE 892-2847	730 E. B COVINGTO	OSTON ST. 1, LA. 70433	HOME 892-3104
ST-74-96	DR AWN hcs CHECK'D	DATE 31 May 74 SCALE	SHEET NO.

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 5/31/2016 Case No.: 2016-254-ZC Posted: 05/25/16

Meeting Date: 6/7/2016 Determination: Approved

GENERAL INFORMATION

PETITIONER: Tina Willie Davis

OWNER: Mary Willie

REQUESTED CHANGE: From A-1 Suburban District to A-1 Suburban District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the east side of L. Glass Road, south of LA Highway 40, being 82276 L. Glass Road, Folsom; S10, T5S, 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:

Direction	<u>Surrounding Use</u>		
North	Undeveloped & Residential		
South	Undeveloped		
East	Undeveloped		
West	Undeveloped		

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

Surrounding Zone A-1 Suburban District A-1 Suburban District A-1 Suburban District A-1 Suburban District

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. This site is located on the east side of L. Glass Road, south of LA Highway 40, being 82276 L. Glass Road, Folsom. The 2025 future land use plan calls for the area to be developed with residential & agricultural uses. Staff does not have any objection to the request.

STAFF RECOMMENDATION:

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