

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5851 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: STEFANCIK/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

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

ON THE 3 DAY OF AUGUST , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF VERGER ROAD, EAST OF LA HIGHWAY 25, BEING 13023 VERGER ROAD, 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) TO AN A-1 (SUBURBAN DISTRICT), RO (RURAL OVERLAY) AND MHO (MANUFACTURED HOUSING OVERLAY), (WARD 2, DISTRICT 3). (2017-659-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-659-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) to an A-1 (Suburban District), RO (Rural Overlay) and 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) , RO (Rural Overlay) and 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) with RO (Rural Overlay) to an A-1 (Suburban District), RO (Rural Overlay) and 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF SEPTEMBER, 2017; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: JULY 26, 2017

Published Adoption: \_\_\_\_\_, 2017

Delivered to Parish President: \_\_\_\_\_, 2017 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2017 at \_\_\_\_\_

**Exhibit "A"**

**2017-659-ZC**

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, and its component part, together with all buildings and improvements thereon; also all rights, ways, means, privileges, servitudes, prescriptions, advantages and appurtenances thereunto belonging in Section 3, Township 5 South, Range 10 East, St. Tammany Parish, Louisiana and more particularly described as follows, to wit:

From the northwest corner of Section 3, Township 5 south, Range 10 East, run East 1328.0 feet to a point; thence run South 00 degrees 02 minutes West 2636.0 to a point; thence run South 89 degrees 52 minutes West 794.9 feet to an ½ inch rebar found on the northerly right of way line of Verger Road and the POINT OF BEGINNING.

From the POINT OF BEGINNING run North 00 degrees 07 minutes 04 seconds West 264.18 feet to an ½ inch rebar set; thence run North 89 degrees 53 minutes 54 seconds East 164.47 feet to an ½ inch rebar set; thence run South 00 degrees 04 minutes 43 seconds East 265.09 feet to ½ inch rebar set on the northerly right of way line of Verger Road; thence run along the northerly right of way line of Verger Road South 89 degrees 51 minutes 52 seconds West 164.29 feet back to the POINT OF BEGINNING. This tract contains 1.00 acre.

Case No.: 2017-659-ZC

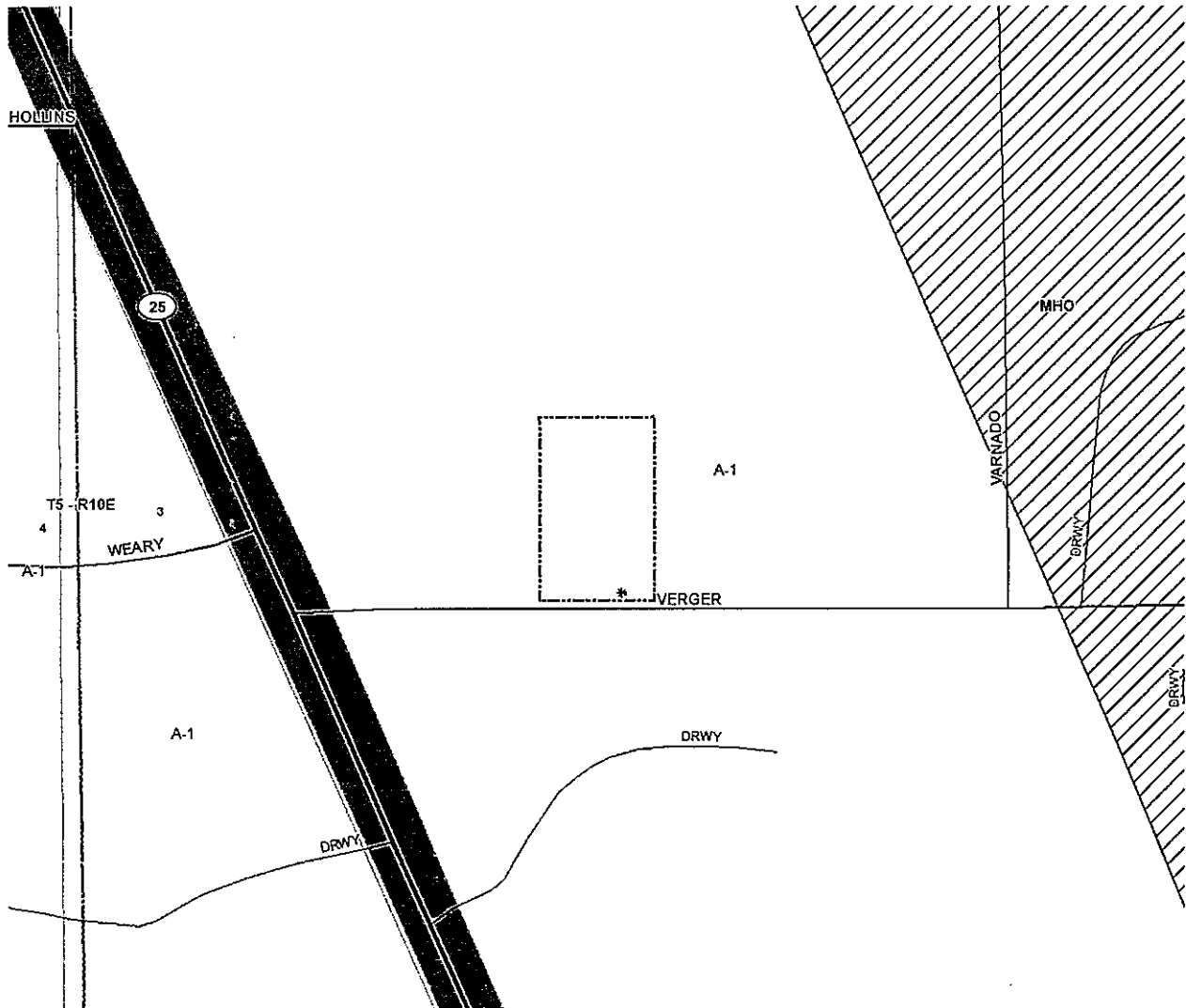
PETITIONER: Patrick Cyprian

OWNER: Carrie L. Cyprian & Troy T. Jones

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

LOCATION: Parcel located on the north side of Verger Road, east of LA Highway 25, being 13023 Verger Road, Folsom; S3, T5S, R10E; Ward 2, District 3

SIZE: 1 acre



2017-659-ZC

HOLLINS

25

A-1

T5-R10E

4

3

WEARY

VERGER

0 400 Feet



**ADMINISTRATIVE COMMENT  
ZONING STAFF REPORT**

**Date:** 6/26/2017  
**Case No.:** 2017-659-ZC  
**Posted:** 06/20/17

**Meeting Date:** 7/5/2017  
**Determination:** Approved

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**GENERAL INFORMATION**

**PETITIONER:** Patrick Cyprian

**OWNER:** Carrie L. Cyprian & Troy T. Jones

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

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**SIZE:** 1 acre

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**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            | Undeveloped            | A-1 Suburban District   |
| South            | Undeveloped            | A-1 Suburban District   |
| East             | Residential            | 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 & RO Rural Overlay to A-1 Suburban District, RO Rural Overlay & MHO Manufactured Housing Overlay. This site is located on the north side of Verger Road, east of LA Highway 25, being 13023 Verger Road, Folsom. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Staff does not have any objection to the requested zoning change to MHO.

**STAFF RECOMMENDATION:**

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