

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6217 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO /BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 8 DAY OF AUGUST , 2019

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF BOYD ROAD, EAST OF TANTELA RANCH ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 5 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-1 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY) (WARD 1, DISTRICT 3). (2019-1474-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1474-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) 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 , 2019 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JULY 31 , 2019

Published Adoption: _____, 2019

Delivered to Parish President: _____, 2019 at _____

Returned to Council Clerk: _____, 2019 at _____

EXHIBIT "A"

2019-1474-ZC

ALL THAT CERTAIN PIECE AND PARCEL OF LAND, together with all the buildings and improvements thereon, and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging situated in the Southeast Quarter of the Southwest Quarter of Section 15, Township 6 South, Range 10 East in St. Tammany Parish, being more particularly described as follows, to wit:

5 ACRE TRACT identified as "PARCEL D" and including a servitude of access to Boyd Road as indicated on the attached survey dated 11/09/2016 by Land Surveying, LLC, bearing drawn number 17767.

Case No.: 2019-1474-ZC

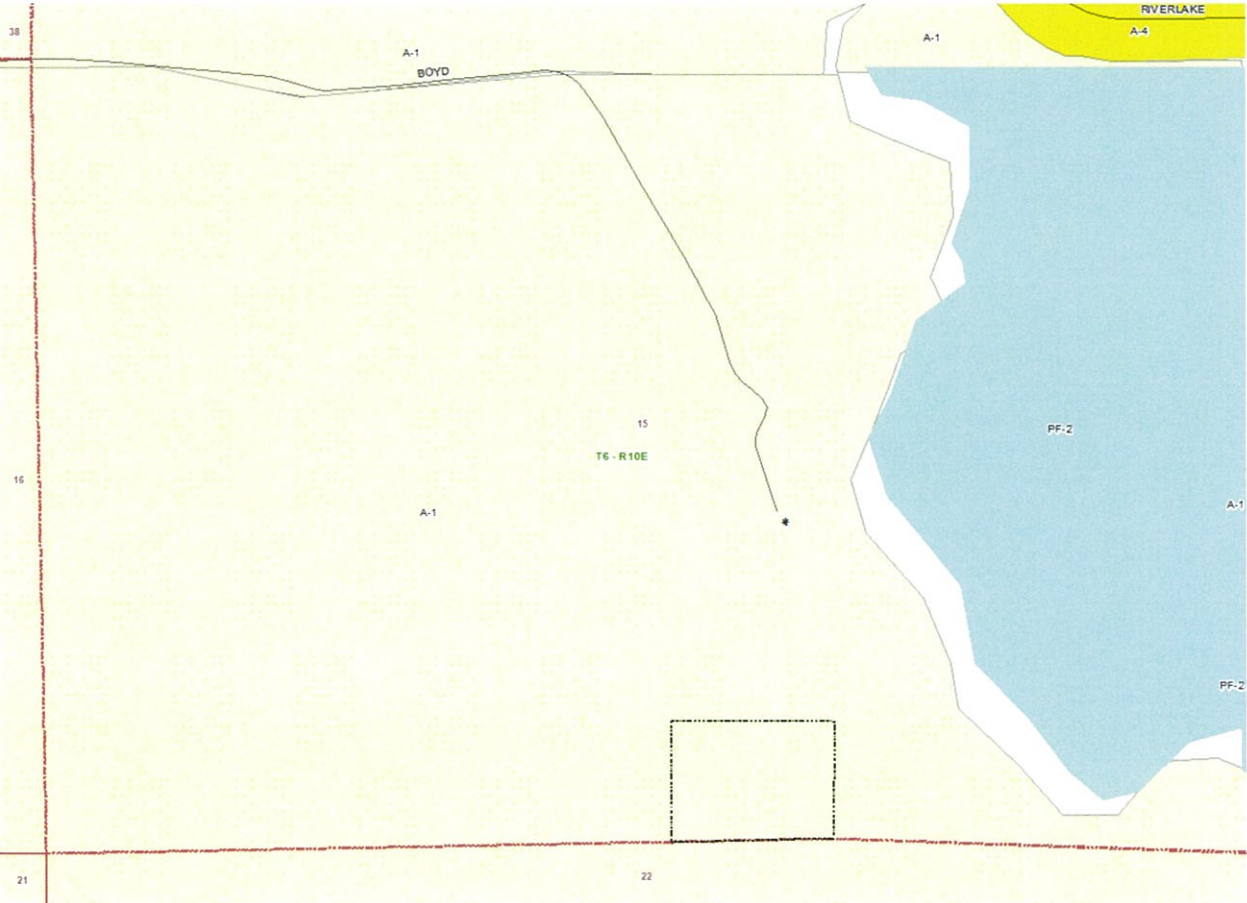
PETITIONER: Terence Ryan

OWNER: Terence Ryan

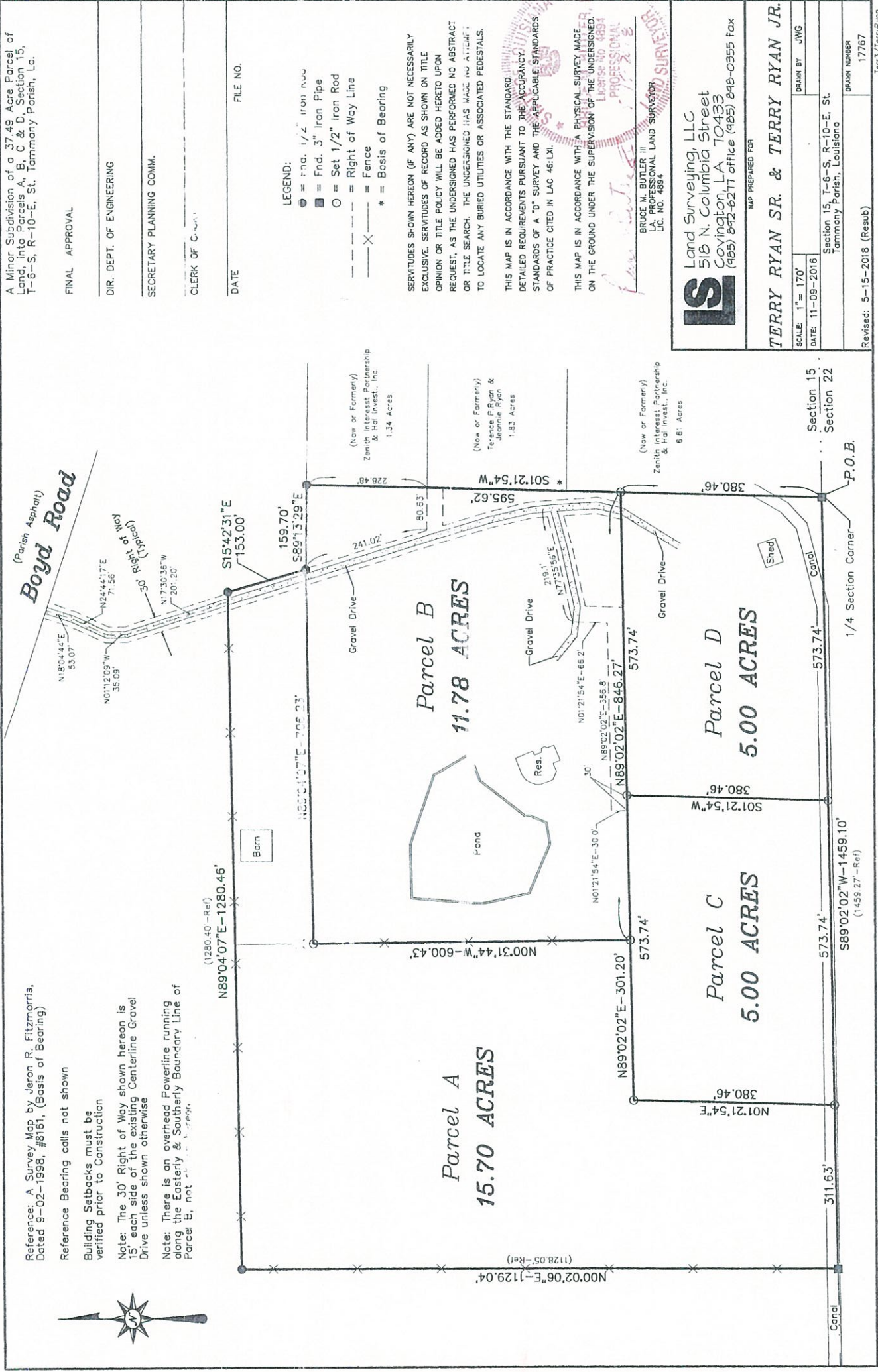
REQUESTED CHANGE: From A-1 Suburban District to A-1 Suburban District with a MHO Manufactured Home Overlay

LOCATION: Parcel located on the south side of Boyd Road, east of Tantela Ranch Road, S15, T6S, R10E, Covington, Ward 1, District 3.

SIZE: 5 acres



2019-1474-20



A Minor Subdivision of a 37.49 Acre Parcel of Land, into Parcels A, B, C & D, Section 15, T-6-S, R-10-E, St. Tammany Parish, La.

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE FILE NO.

LEGEND:
● = Fnd. 1/2" Iron Rod
■ = Fnd. 3" Iron Pipe
○ = Set 1/2" Iron Rod
--- = Right of Way Line
---X--- = Fence
* = Basis of Bearing

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST. AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:1X1.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

BRUCE M. BUTLER III
LA. PROFESSIONAL LAND SURVEYOR
LIC. NO. 4894

Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(985) 892-6217 office (985) 898-0355 fax

TERRY RYAN SR. & TERRY RYAN JR.

SCALE: 1" = 170'
DATE: 11-09-2016
DRAWN BY: JWG

Section 15, T-6-S, R-10-E, St.
Tammany Parish, Louisiana

Revised: 5-15-2018 (Resub)
DRAIN NUMBER: 17767
Terry Ryan

2019-1474-ZC

BOVD

PF-2

15

T6-R10E
A-1

22



**ADMINISTRATIVE COMMENT
ZONING STAFF REPORT**

Date: 6/21/2019
Case No.: 2019-1474-ZC
Posted: 6/14/2019

Meeting Date: 7/2/2019
Determination: Approved

GENERAL INFORMATION

PETITIONER: Terence Ryan

OWNER: Terence Ryan

REQUESTED CHANGE: From A-1 Suburban District to A-1 Suburban District with a MHO Manufactured Home Overlay

LOCATION: Parcel located on the south side of Boyd Road, east of Tantela Ranch Road, being 13336 Boyd Road, Covington, S15, T6S, R10E, Ward 1, District 3.

SIZE: 5 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Private

Road Surface: Gravel

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zoning</u>
North	Residential	A-1 Suburban District
South	Undeveloped	A-1 Suburban District
East	Undeveloped	A-1 Suburban District
West	Undeveloped	A-1 Suburban District

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

Timber – Lands used and managed for the production of marketable wood products, but which may also be used for recreational purposes (such as hunting, fishing, hiking, birdwatching, etc.), and which may also serve as species habitat and storm water retention.

Conservation - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simple referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 Suburban District to A-1 Suburban District with a MHO Manufactured Home Overlay. The site is located on the south side of Boyd Road, east of Tantela Ranch Road. The 2025 future land use plan calls for the western portion of the site to be maintained as a timber district for the production of wood products, species habitat and storm water retention and the eastern portion of the site to be maintained as a conservation area used for human enjoyment and recreation while preserving the natural environment. Staff does not have any objection to the request for a MHO Manufactured Housing Overlay, considering the site is abutting residential uses to the north and undeveloped land to the east, south and west.

STAFF RECOMMENDATION:

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