

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5841                      ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: STEFANCIK/BRISTER      PROVIDED BY: PLANNING DEVELOPMENT

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

ON THE 13 DAY OF JULY , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE PETERSON ROAD, SOUTH OF LA HIGHWAY 40, BEING 82269 PETERSON ROAD, FOLSOM AND WHICH PROPERTY COMPRISES A TOTAL OF 3 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). (2017-643-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-643-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF AUGUST , 2017 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

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

ATTEST:

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

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

Published Introduction: JUNE 28 , 2017

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

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

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

**EXHIBIT "A"**

**2017-643-ZC**

That portion of ground, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, prescriptions, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, in Section 10, Township 5 South, Range 10 East, and being more fully described as follows, to-wit:

From the Quarter Section corner on the Section line between Sections 10 and 11 of the above Township and Range, run along the Section line South 147.8 feet to an iron corner and the point of beginning: from the said point of beginning run continue South along the center of a road 278 feet to an iron corner; thence west 470 feet to an iron corner: thence North 273 feet to an iron corner: thence East 470 feet to the point of beginning and containing 3.0 acres, all in accordance with survey made by C. R. Schultz, Surveyor, dated September 21, 1960.

Case No.: 2017-643-ZC

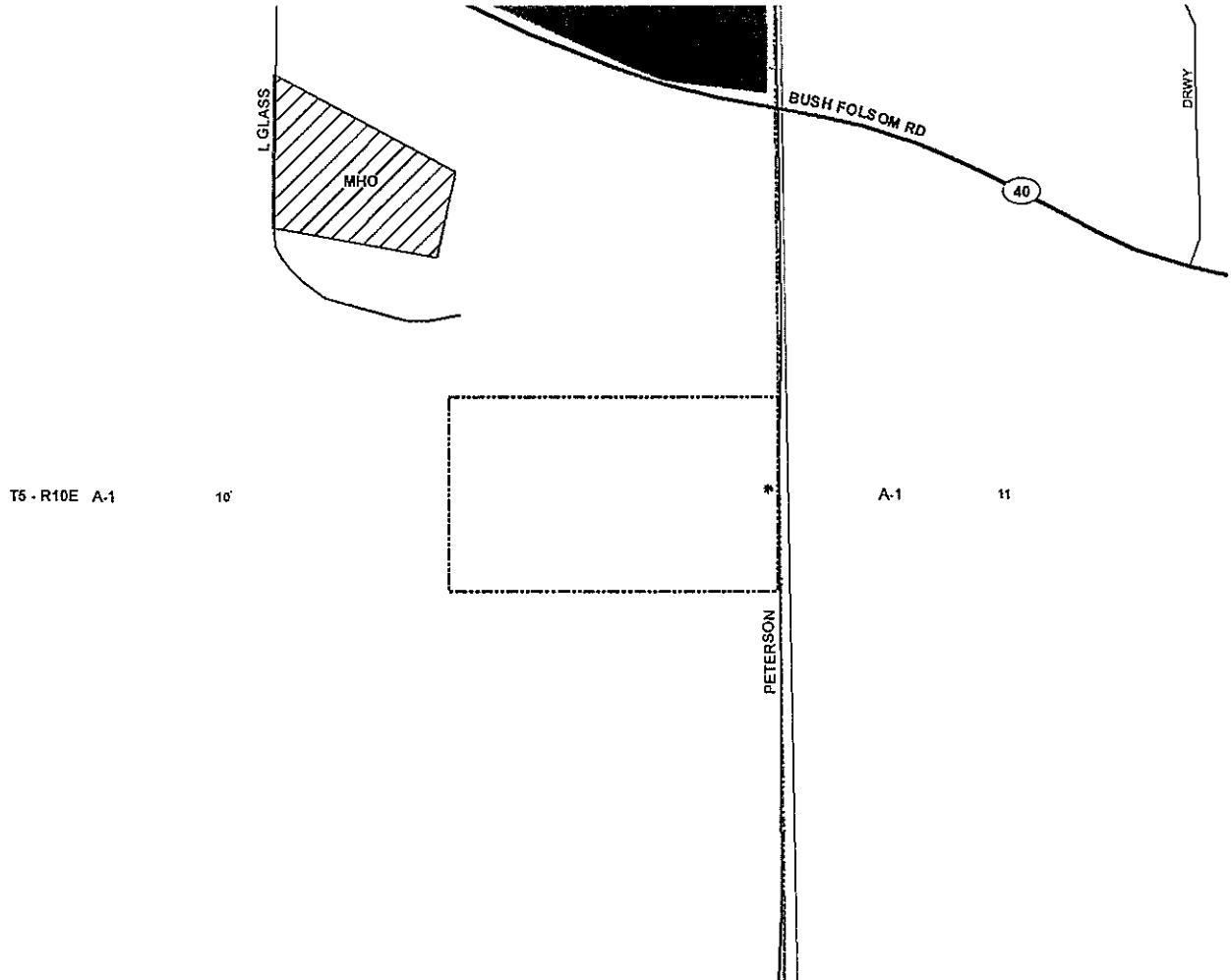
PETITIONER: Cinhamen Peterson

OWNER: Ronald Peterson

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

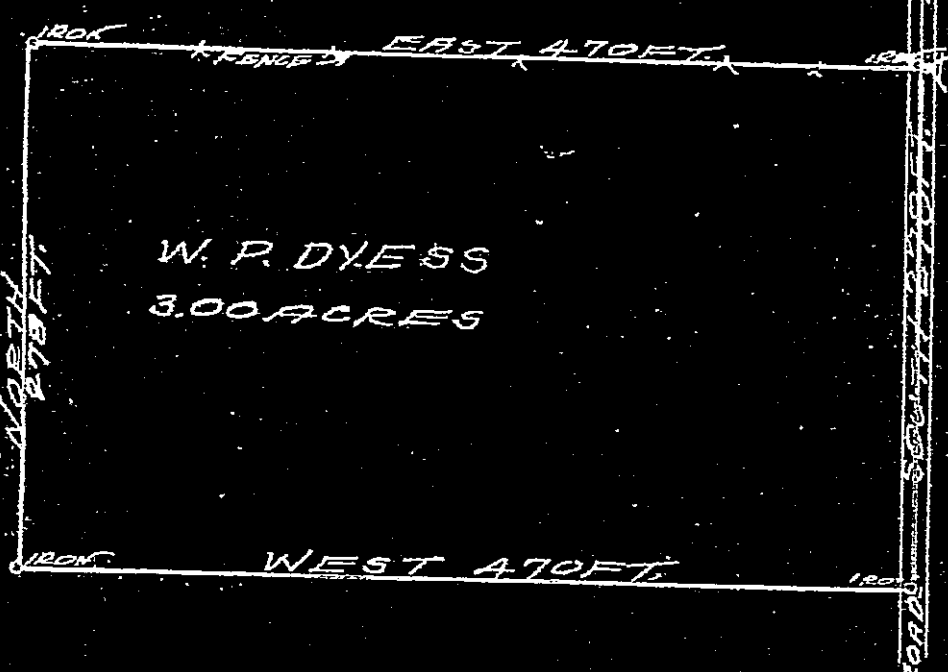
LOCATION: Parcel located on the west side of Peterson Road, south of LA Highway 40, being 82269 Peterson Road, Folsom; S10, T5S, R10E; Ward 2, District 3

SIZE: 3 acres



2017-643-2C

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MAP SHOWING SURVEY IN SECTION  
 10-T-5-S-R-10-E GREENBURG  
 DISTRICT ST. TAMMANY PARISH  
 LOUISIANA.

SCALE 1 INCH = 100 FT.  
 SEPT. 21 1960-

*E. J. Security*  
 SURVEYOR &  
 COVINGTON, LA.

OLD CREEK

OAK RIDGE

2017-643-ZC

BUSH FOLSOM RD

RICHARD MASSEY

40

L GLASS

MHO

T5-R10E

10

A-1

PETERSON

11



**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

Date: 5/26/2017  
Case No.: 2017-643-ZC  
Posted: 05/25/17

Meeting Date: 6/6/2017  
Determination: Amended to MHO only

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**GENERAL INFORMATION**

**PETITIONER:** Cinnamen Peterson

**OWNER:** Ronald Peterson

**REQUESTED CHANGE:** From A-1 Suburban District to A-2 Suburban District & MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the west side of Peterson Road, south of LA Highway 40, being 82269 Peterson Road, Folsom; S10, T5S, R10E; Ward 2, District 3

**SIZE:** 3 acres

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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	Residential & Undeveloped	A-1 Suburban District
South	Undeveloped	A-1 Suburban District
East	Undeveloped	A-1 Suburban District
West	Agricultural & residential	A-1 Suburban District

**EXISTING LAND USE:**

**Existing development:**

**Multi occupancy development:**

**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-2 Suburban District & MHO Manufactured Housing Overlay. This site is located on the west side of Peterson Road, south of LA Highway 40, being 82269 Peterson 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 to MHO to allow for the placement of a manufactured home on the site; however, staff does not see any compelling reason to recommend approval of the request to rezone the site to A-2 considering that the site is surrounded by parcels of land zone A-1 Suburban District.

**STAFF RECOMMENDATION:**

The staff recommends that the request for an A-2 Suburban District be denied and that the request for a MHO Manufactured Housing Overlay designation be approved.