

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5972 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BLANCHARD/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. LORINO SECONDED BY: MR. DEAN

ON THE 5 DAY OF APRIL , 2018

(2018-920-ZC) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF TINNEY ROAD, WEST OF LA HIGHWAY 40, BEING 19244 TINNEY ROAD, FOLSOM AND WHICH PROPERTY COMPRISES A TOTAL OF 0.067 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1A (SUBURBAN DISTRICT) & RO (RURAL OVERLAY) TO AN A-1A (SUBURBAN DISTRICT), RO (RURAL OVERLAY) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 2, DISTRICT 6). (2018-920-ZC).

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-920-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-1A (Suburban District) & RO (Rural Overlay) to an A-1A (Suburban District), RO (Rural Overlay) & 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 A-1A (Suburban District), RO (Rural Overlay) & 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-1A (Suburban District) & RO (Rural Overlay) to an A-1A (Suburban District), RO (Rural Overlay) & 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 MAY, 2018; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

S. MICHELE BLANCHARD, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: MARCH 28, 2018

Published Adoption: _____, 2018

Delivered to Parish President: _____, 2018 at _____

Returned to Council Clerk: _____, 2018 at _____

EXHIBIT "A"

2018-920-ZC

Located in Section 27 Township 5 South, Range 11 East, St. Tammany Parish, Louisiana. From the Center of Section 27 Township 5 South, Range 11 East, St. Tammany Parish, Louisiana run North 89 degrees 52 Minutes West, 155.87 feet; thence South 00 degrees 14 minutes East, 229.76 feet to the Point of Beginning.

From the Point of Beginning run South 70 degrees 33 minutes 14 seconds East, 162.97 feet to a point; thence South 00 degrees 23 minutes East, 163.0 feet to a point; thence North 89 degrees 19 minutes West, 153.9 feet to a point; thence North 00 degrees 14 minutes West, 215.52 feet, back to the Point of Beginning.

This tract contains 0.67 Acres.

Case No.: 2018-920-ZC

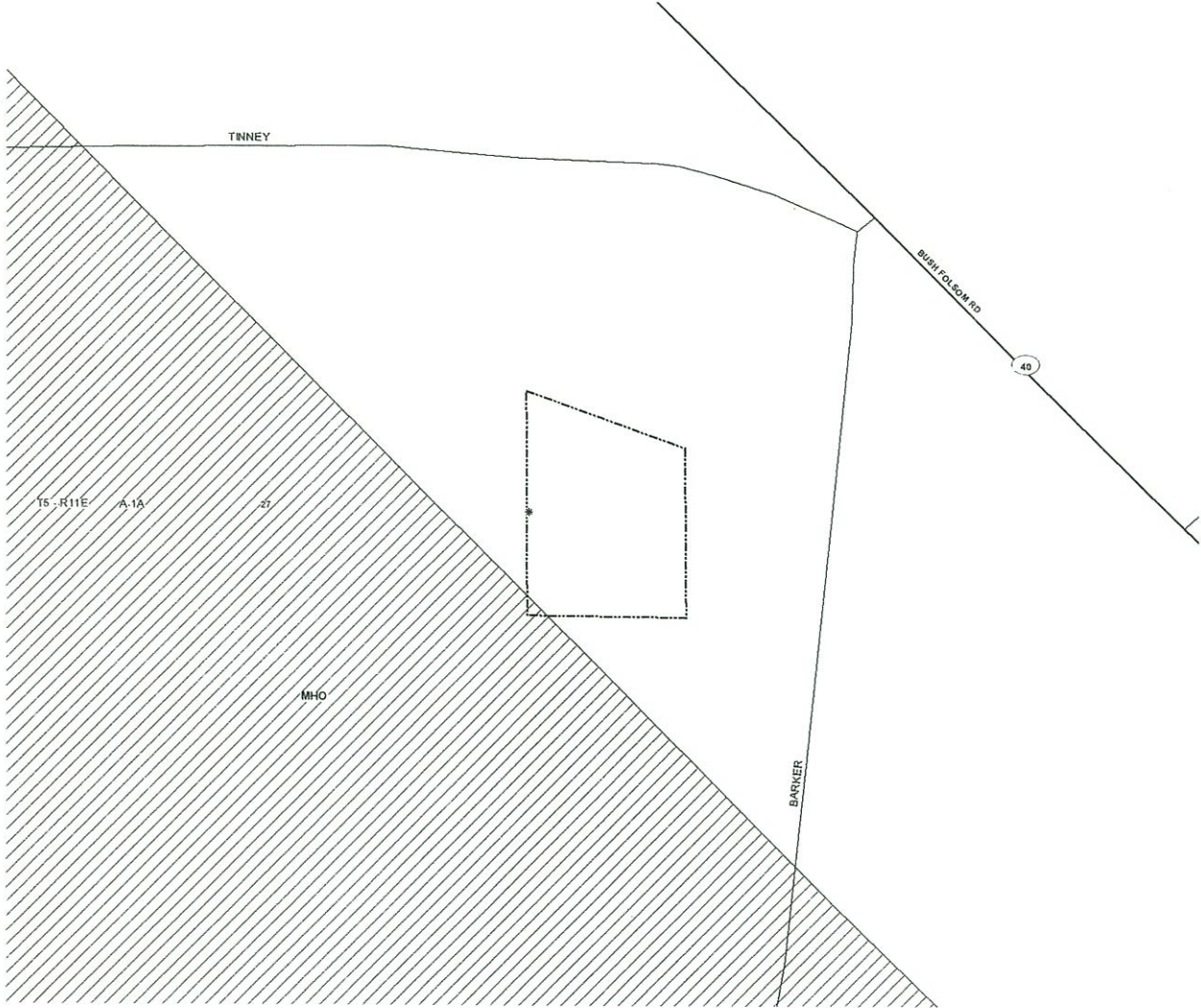
PETITIONER: William H. & Gladys Darlene C. Marklary

OWNER: William H. & Gladys Darlene C. Marklary

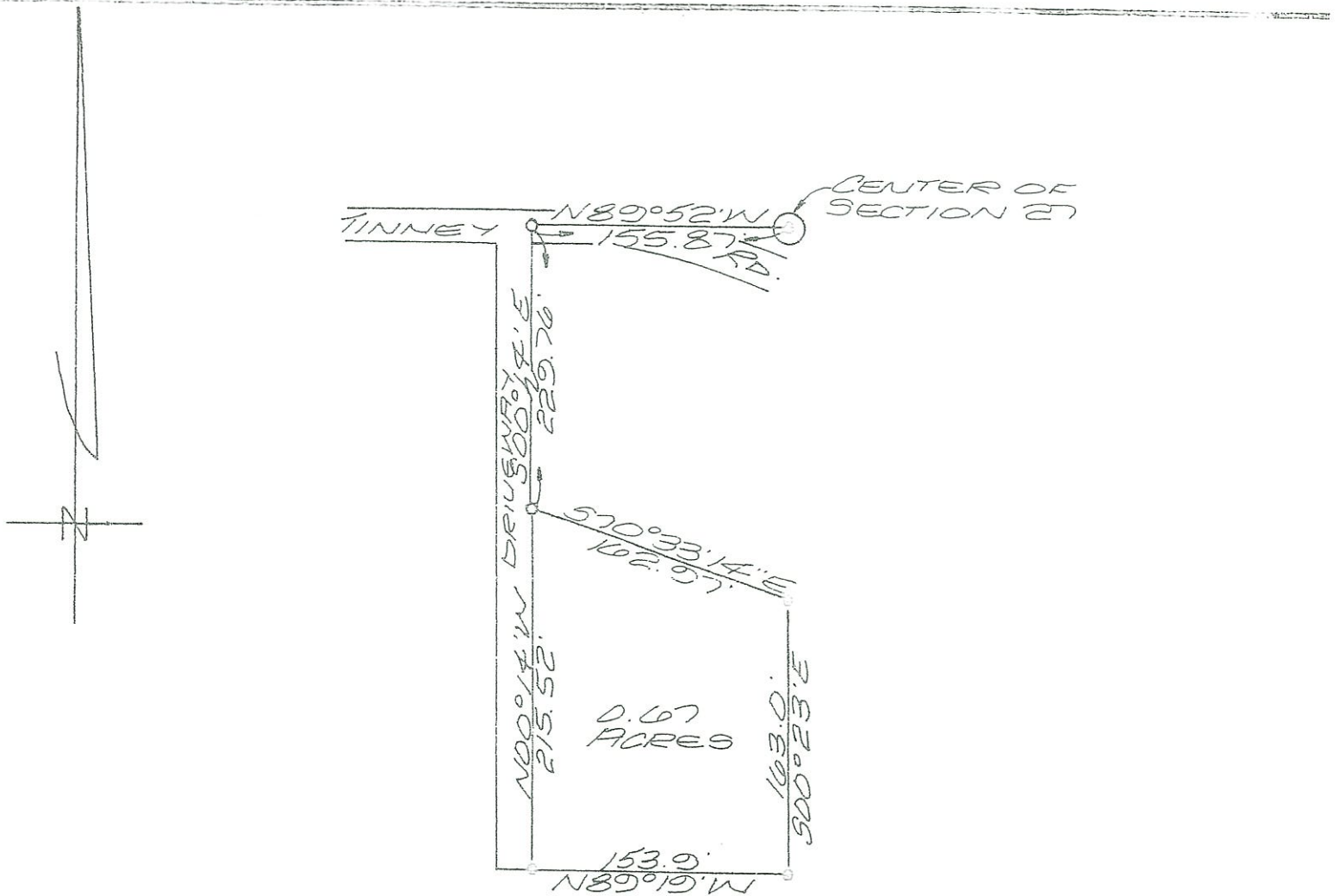
REQUESTED CHANGE: From A-1A Suburban District & RO Rural Overlay to A-1A Suburban District, RO Rural Overlay & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the south side of Tinney Road, west of LA Highway 40, being 19244 Tinney Road, Folsom; S27, T5S, R11E; Ward 2, District 6

SIZE: 0.67 acres



2018-920-22



THIS PROPERTY IS LOCATED IN FLOOD ZONE C, AS PER FEMA FIRM, COMM. PANEL NO. 225205 D150C, MAP REVISED 10-17-1989.

○ IRON SET
● IRON FOUND

MAP PREPARED FOR **DARLENE CRAWFORD MAKLARY** WIFE OF / AND **WILLIAM H. MAKLARY**
 SHOWN A SURVEY MADE OF PROPERTY LOCATED IN **Section 27 Township 5 South,**

Range 11 East, St. Tammany Parish, Louisiana

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED: SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

CERTIFIED CORRECT

LAND SURVEYING Inc.
 COVINGTON, LOUISIANA

Jim P. [Signature]
 LOUISIANA REGISTERED LAND SURVEYOR

SCALE: 1" = 100'

DATE: March 18, 1996

NUMBER: 7126

2018-920-ZC

BUSH FOLSOM RD

TINNEY

T5-R11E

27

A-1A

19248

19230

79289

WINDOM

BARKER

0 280 Feet



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 2/26/2018
Case No.: 2018-920-ZC
Posted:02/22/18

Meeting Date: 3/6/2018
Determination: Approved

GENERAL INFORMATION

PETITIONER: William H. & Gladys Darlene C. Marklary

OWNER: William H. & Gladys Darlene C. Marklary

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

LOCATION: Parcel located on the south side of Tinney Road, west of LA Highway 40, being 19244 Tinney Road, Folsom; S27, T5S, R11E; Ward 2, District 6

SIZE: 0.67 acres

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	A-1A Suburban District
South	Residential	A-1A Suburban District
East	Residential	A-1A Suburban District
West	Residential	A-1A 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-1A Suburban District & RO Rural Overlay to A-1A Suburban District, RO Rural Overlay, & MHO Manufactured Housing Overlay, This site is located on the south side of Tinney Road, west of LA Highway 40, being 19244 Tinney 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.