

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6217

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: LORINO /BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. BELLISARIO

SECONDED BY: MR. TOLEDANO

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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

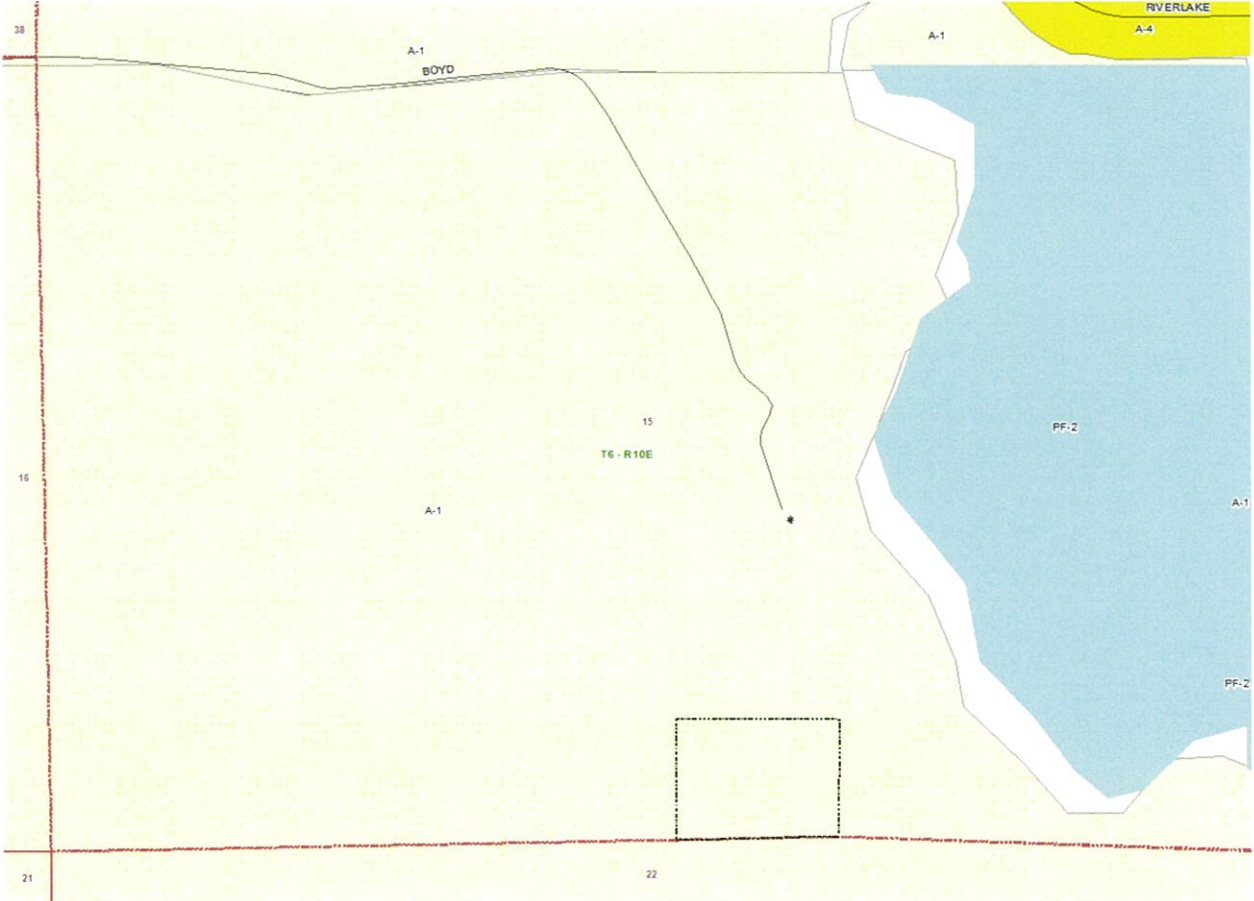
**PETITIONER:** Terence Ryan

**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, 1-6-S, R-10-E, St. Tammany Parish, La.

Reference: A Survey Map by Jeron R. Fitzmorris, Dated 9-02-1998, #8161, (Basis of Bearing)  
 Reference Bearing calls not shown  
 Building Setbacks must be verified prior to Construction  
 Note: The 30' Right of Way shown hereon is 15' each side of the existing Centerline Gravel Drive unless shown otherwise  
 Note: There is an overhead Powerline running along the Easterly & Southerly Boundary Line of Parcel B, not shown hereon.



FINAL APPROVAL  
 DIR. DEPT. OF ENGINEERING  
 SECRETARY PLANNING COMM.  
 CLERK OF COURSE

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  
 L.A. PROFESSIONAL LAND SURVEYOR  
 LIC. NO. 4894

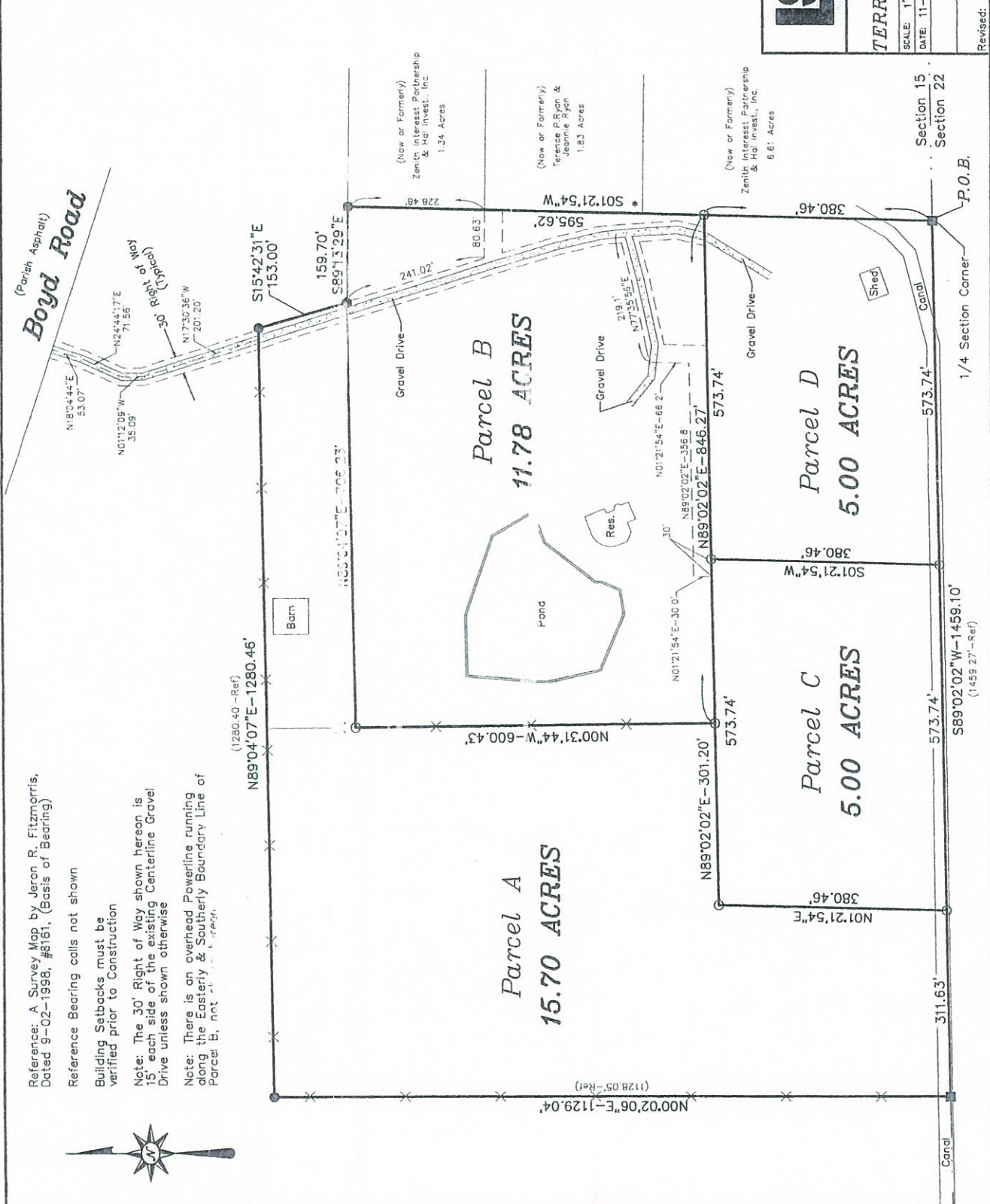
**LS** Land Surveying, LLC  
 518 N. Columbia Street  
 Covington, LA 70433  
 (985) 892-8217 office (985) 898-0355 fax

MAP PREPARED FOR  
**TERRY RYAN SR. & TERRY RYAN JR.**

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

Section 15, T-6-S, R-10-E, St. Tammany Parish, Louisiana  
 DRAIN NUMBER: 17767

Revised: 5-15-2018 (Resub)  
 Terry3/TerryRyan



2019-1474-ZC

PF-2

BOVD

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

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**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

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**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.