

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5941 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: BLANCHARD/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

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

ON THE 1 DAY OF FEBRUARY , 2018

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF PHILEBAR ROAD AND BENNETT BRIDGE ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 4 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). (2017-848-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-848-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 DAY OF MARCH , 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: JANUARY 24 , 2018

Published Adoption: \_\_\_\_\_, 2018

Delivered to Parish President: \_\_\_\_\_, 2018 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2018 at \_\_\_\_\_

**EXHIBIT "A"**

**2017-848-ZC**

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all rights, ways, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana located in Sections 29 & 30, Township 5 South, Range 10 East, more particularly described as follows:

4 Acre Tract in Section 29 & 30, Township 5 South Range 10 East, St. Tammany Parish, Louisiana All in accordance with a survey by Edward L. Jones, PLS dated December 29, 1992.

Commencing at the corner common to Sections 29, 30, 31 & 32, Township 5 South, Range 10 East, go North 53 degrees 45 minutes West 788.5 feet; thence North 41 degrees 45 minutes West 154.0 feet; thence North 53 degrees 45 minutes East 485.0 feet to the Point of Beginning, thence North 53 degrees 45 minutes East 40.0 feet; thence along a curve to the right, having a chord of South 81 degrees 40 minutes East 309.1 feet; thence South 22 degrees 00 minutes East 156.0 feet ; thence South 55 degrees 30 minutes East 180.0 feet; thence South 34 degrees 30 minutes West 438.28 feet; thence North 25 degrees 15 minutes West 695.38 feet to the Point of Beginning. Containing 4.0 acres more or less.

Case No.: 2017-848-ZC

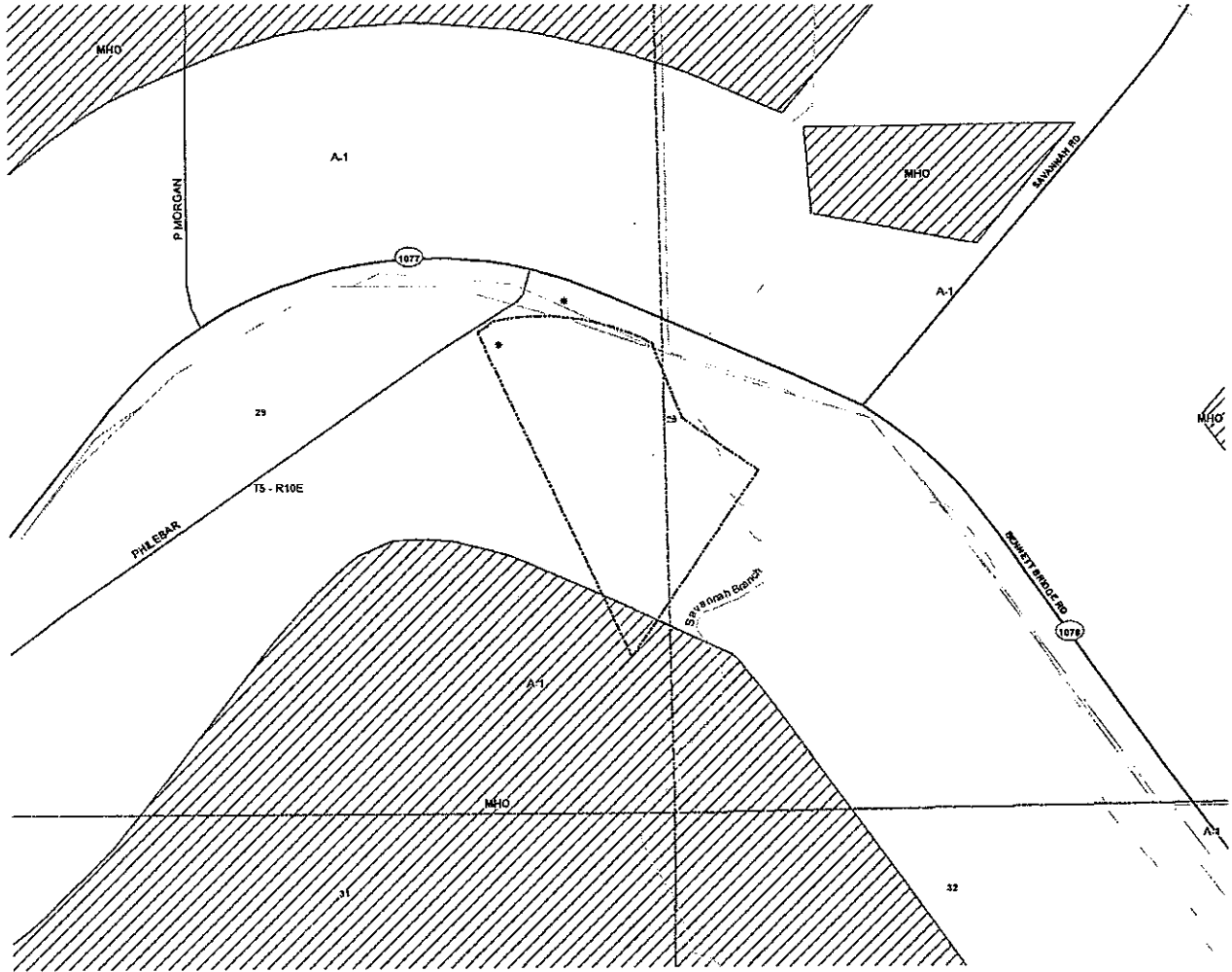
PETITIONER: Todd N. Leon

OWNER: Todd N. Leon

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

LOCATION: Parcel located on the south side of Philebar Road & Bennett Bridge Road; S29 & 30, T5S, R10E; Ward 2, District 3

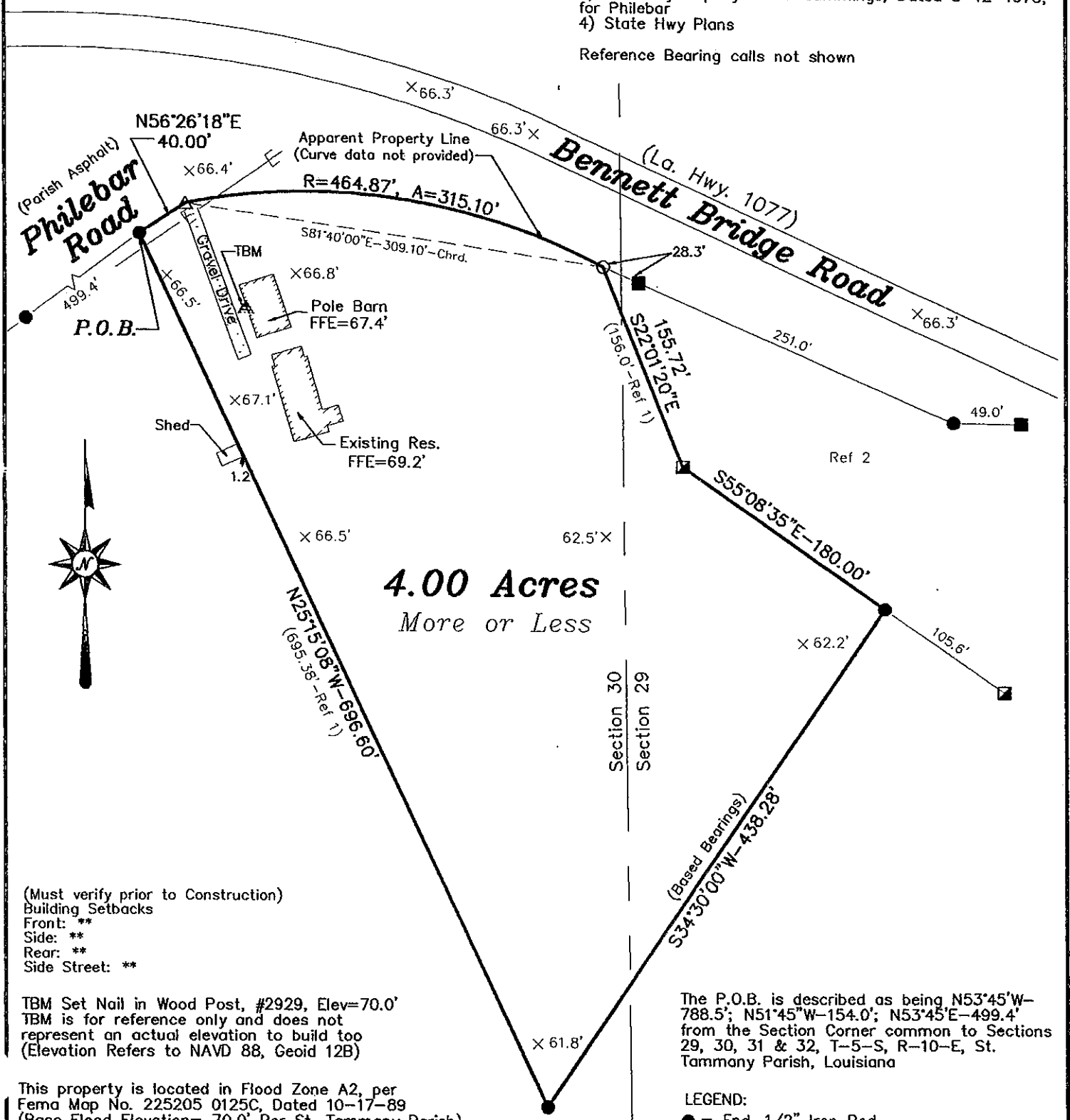
SIZE: 4 acres



2017-248-7C

- Reference:
- 1) A Survey Map by Edward L. Jones, for Lloyd Vautrot Jr. (Basis of Bearings)
  - 2) A Survey Map by John Cummings, Dated 6-16-2008, #08105
  - 3) A Survey Map by Lowell Cummings, Dated 5-12-1975, for Philebar
  - 4) State Hwy Plans

Reference Bearing calls not shown



**4.00 Acres**  
More or Less

(Must verify prior to Construction)  
Building Setbacks  
Front: \*\*  
Side: \*\*  
Rear: \*\*  
Side Street: \*\*

TBM Set Nail in Wood Post, #2929, Elev=70.0'  
TBM is for reference only and does not represent an actual elevation to build top (Elevation Refers to NAVD 88, Geoid 12B)

This property is located in Flood Zone A2, per Fema Map No. 225205 0125C, Dated 10-17-89 (Base Flood Elevation= 70.0' Per St. Tammany Parish)

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:LXI.

The P.O.B. is described as being N53°45'W-788.5'; N51°45'W-154.0'; N53°45'E-499.4' from the Section Corner common to Sections 29, 30, 31 & 32, T-5-S, R-10-E, St. Tammany Parish, Louisiana

- LEGEND:
- = Fnd. 1/2" Iron Rod
  - ◻ = Fnd. 1 1/2" Iron Pipe
  - = Fnd. Conc. Hwy. Mon.
  - = Set 1/2" Iron Rod
  - △ = Set Mag Nail
  - 0.0'x = Existing Elevation
  - E— = Powerline

MUN# 10530 Philebar Road, Folsom, La.

MAP PREPARED FOR **Todd N. Leon**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Sections 29 & 30, T-5-S, R-10-E, Greensburg District, 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 LLC**

518 N. Columbia Street, Covington, LA 70433  
(985) 842-6277 office (985) 848-0355 fax  
landsur@bellsouth.net email

*Bruce M. Butler, III*  
BRUCE M. BUTLER, III  
LOUISIANA PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4894

|                |                |               |
|----------------|----------------|---------------|
| SCALE: 1"=100' | DATE: 8-3-2017 | NUMBER: 18261 |
|----------------|----------------|---------------|







**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** 12/29/2017  
**Case No.:** 2017-848-ZC  
**Posted:** 12/21/17

**Meeting Date:** 1/9/2018  
**Determination:** Approved

---

**GENERAL INFORMATION**

**PETITIONER:** Todd N. Leon

**OWNER:** Todd N. Leon

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

**LOCATION:** Parcel located on the south side of Philebar Road & Bennett Bridge Road; S29 & 30, T5S, R10E; Ward 2, District 3

**SIZE:** 4 acres

---

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Parish & State

**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-1 Suburban District   |
| South            | Undeveloped            | A-1 Suburban District   |
| East             | Commercial             | A-1 Suburban District   |
| West             | Undeveloped            | 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-1 Suburban District & MHO Manufactured Housing Overlay. This site is located on the south side of Philebar Road & Bennett Bridge Road. 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 request.

**STAFF RECOMMENDATION:**

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