

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5116 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: BINDER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK SECONDED BY: MR. ARTIGUE

ON THE 5 DAY OF DECEMBER , 2013

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF MAISON DU LAC BLVD., WEST OF LA HIGHWAY 1085 AND WHICH PROPERTY COMPRISES A TOTAL 3.0 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT NC-2 (INDOOR RETAIL AND SERVICE DISTRICT) TO AN MD-2 (MEDICAL CLINIC DISTRICT), (WARD 1, DISTRICT 1). (ZC13-11-076)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-11-076, 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 NC-2 (Indoor Retail and Service District) to an MD-2 (Medical Clinic District) 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 MD-2 (Medical Clinic District).

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 NC-2 (Indoor Retail and Service District) to an MD-2 (Medical Clinic District).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 9 DAY OF JANUARY , 2014 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: November 28 , 2013

Published Adoption: \_\_\_\_\_, 2014

Delivered to Parish President: \_\_\_\_\_, 2014 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2014 at \_\_\_\_\_

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: November 4, 2013  
Case No.: ZC13-11-076  
Posted: 10/24/2013

Meeting Date: November 12, 2013  
Determination: Approved

GENERAL INFORMATION

PETITIONER: Paul Mayronne  
OWNER: Healthcare Rentals II, LLC  
REQUESTED CHANGE: From NC-2 (Indoor Retail and Service District) to MD-2 (Medical Clinic District)  
LOCATION: Parcel located on the north side of Maison Du Lac Blvd., west of LA Highway 1085; S46,T7S,R11E; Ward 1, District 1  
SIZE: 3.0 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish Road Surface: 2 Lane, Concrete Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Undeveloped	MD-2 Medical Clinic District
South	Undeveloped/Residential	NC-4 Neighborhood Institutional District & PUD Planned Unit Development Overlay
East	Undeveloped	CB-1 Community Based Facilities District
West	Undeveloped/Residential	PUD Planned Unit Development Overlay

EXISTING LAND USE:

Existing development? No Multi occupancy development? No

COMPREHENSIVE PLAN:

Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, e.g.) uses, as well as the supporting infrastructure and public services they will require (See “Small Area Plans,” below). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

Single Family Residential – Conservation - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from NC-2 (Indoor Retail and Service District) to MD-2 (Medical Clinic District). The site is located on the north side of Maison Du Lac Blvd., west of LA Highway 1085. The 2025 Future Land Use Plan recommends that the area be developed as a planned district which would include a mix of single family residences commercial uses and conservation area. Staff feels that the adjacent MD-2 zoned parcel and proximity to Hwy 1085 make this site suitable for MD-2 zoning. Staff does not object to the requested zoning request.

STAFF RECOMMENDATION:

The staff recommends that the request for a MD-2 (Medical Clinic District) designation be approved.

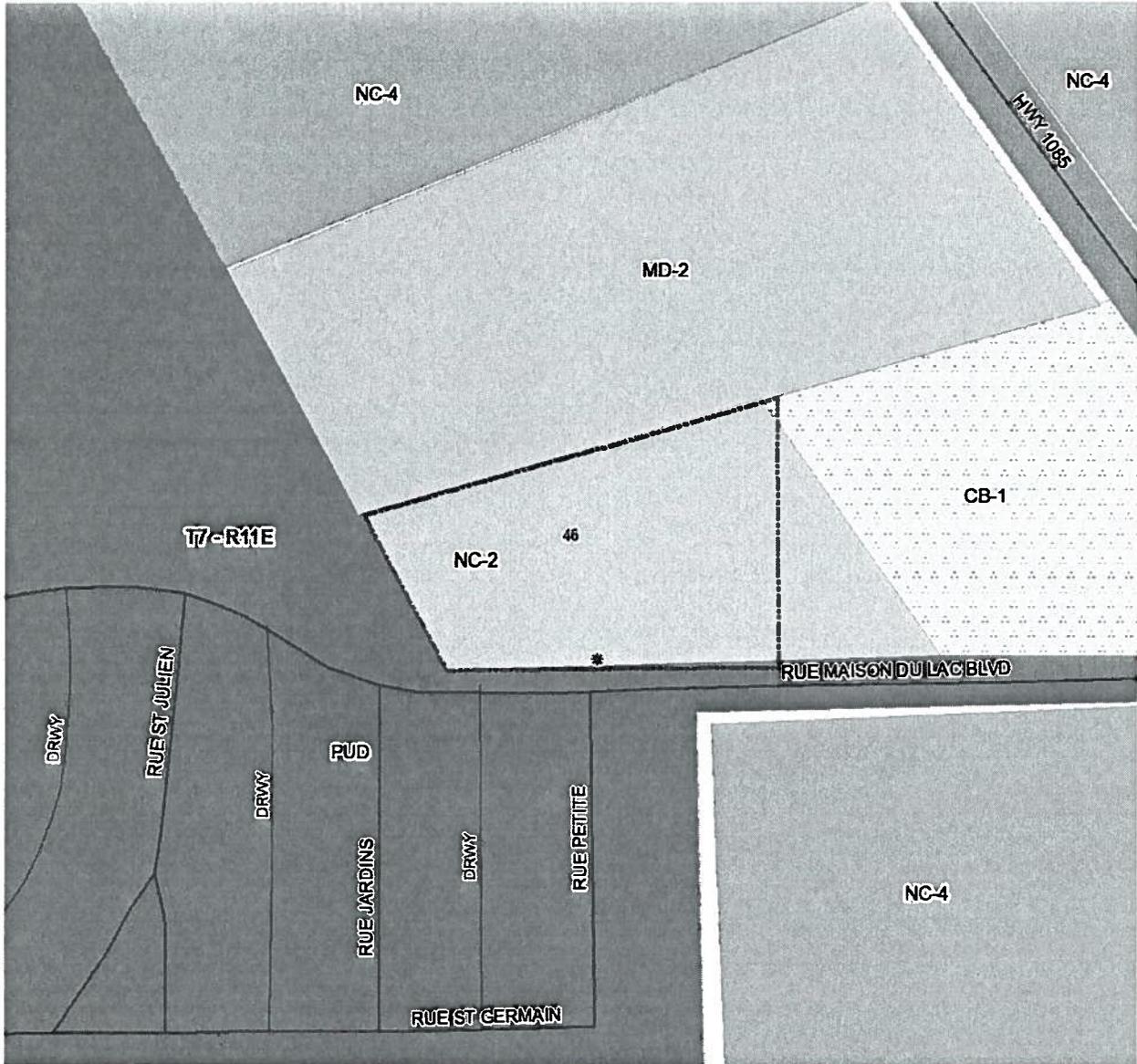
**EXHIBIT A**

**ZC13-11-076**

**ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 46, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana described as Parcel A on the map and plat of resubdivision by Land Surveying, LLC dated June 18, 2012, being the map file 5088A of the records of St. Tammany Parish and more fully described as follows, to wit: From the Section Corner common to Sections 12, 45 and 46 Township 7 South, Range 10 East, St. Tammany Parish go South 89° 22 min. 00 seconds East 3809.99 feet; thence North 35° 24 min. 51 seconds West 909.01 feet; thence North 35° 21 min. 31 seconds West 194.12 feet; thence South 54° 37 min. 48 seconds West 60.02 feet; thence South 0° 30 min. 35 seconds East 125.05 feet; thence South 89° 28 min. 35 seconds West 584.95 feet to the Point of Beginning.**

**From the Point of Beginning continue South 89° 28 min. 35 seconds West 422.59 feet thence North 28° 37 min. 28 seconds West 222.15 feet; thence North 74° 16 min. 56 seconds East 546.33 feet; thence South 0° 31 min. 25 seconds East 339.15 feet the point beginning. Said property containing 3.00 acres**

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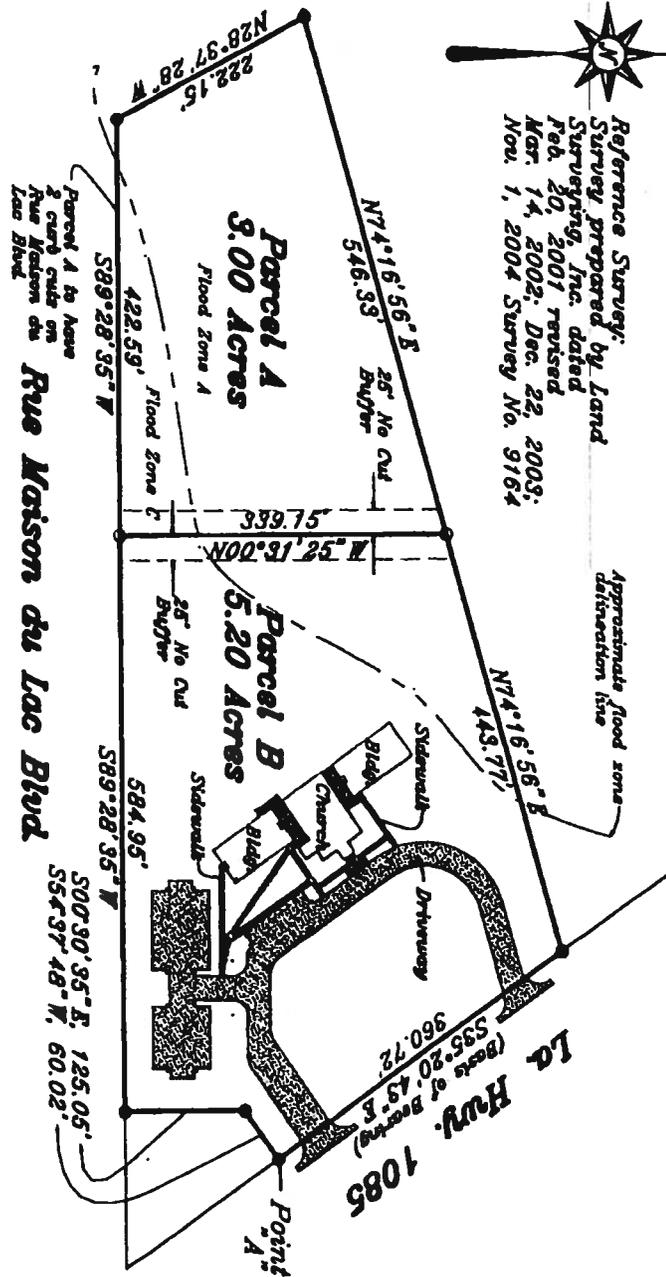


2013-11-076

This property is located in Flood Zones A and C as per FEMA FIRM, Comm. Panel No. 225205 0210 C, map dated 10-17-1989

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 MINIMUM STANDARD DETAILED REQUIREMENTS PURSUANT TO THE CONTACT STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 48:141. THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.



Reference Survey:  
 Survey prepared by Land Surveying, Inc. dated Feb. 20, 2001 revised Mar. 14, 2002; Dec. 22, 2003; Nov. 1, 2004 Survey No. 9164

Point "A" is described as being 589'22"00" E, 3809.99' N35'24'51" W, 909.01' N35'21'31" W, 194.12' from the Section Corner common to Sections 12, 45 & 46 Township 7 South Range 10 East, St. Tammany Parish, Louisiana

Note:  
 Improvements not located except as shown

Building setback lines should be determined by owner or contractor prior to any construction

Legend:  
 ● Rebar Set  
 ○ 1/2" Rebar Found

MINOR SUBDIVISION MAP OF PROPERTY LOCATED IN SECTION 46 TOWNSHIP 7 SOUTH RANGE 11 EAST INTO PARCELS A AND B, ST. TAMMANY PARISH, LOUISIANA OF 900 S FAITH PRESBYTERIAN CHURCH

FINAL APPROVAL

*[Signature]*  
 DIR. DEPT. OF ENGINEERING  
 Ron Keller

SECRETARY PLANNING COMM. FILED FOR RECORD

*[Signature]*  
 CLERK OF COURT

8-21-12 DATE 5088A FILE NO.

*[Signature]*  
 BRUCE M. BUTLER-III  
 L.A. PROFESSIONAL SURVEYOR  
 LICENSE NO. 4894

Land Surveying, LLC  
 518 Industrial Street  
 Covington, LA 70433  
 (905) 842-6271 office (905) 842-0355 fax