

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4937

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 3 DAY OF JANUARY , 2013

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF 4TH STREET, EAST OF EDNA STREET, SOUTH OF 3RD STREET, BEING LOT 59-B, TOWN OF MAILLEVILLE, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL 28,800 SQ.FT. OF LAND MORE OR LESS, FROM ITS PRESENT NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT) TO A MD-1 (MEDICAL RESIDENTIAL DISTRICT). (WARD 3, DISTRICT 2) (ZC12-12-120)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-12-120, 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-4 (Neighborhood Institutional District) to an MD-1 (Medical Residential 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-1 (Medical Residential 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-4 (Neighborhood Institutional District) to an MD-1 (Medical Residential 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF FEBRUARY, 2013; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: DECEMBER 27, 2012

Published Adoption: _____, 2013

Delivered to Parish President: _____, 2013 at _____

Returned to Council Clerk: _____, 2013 at _____

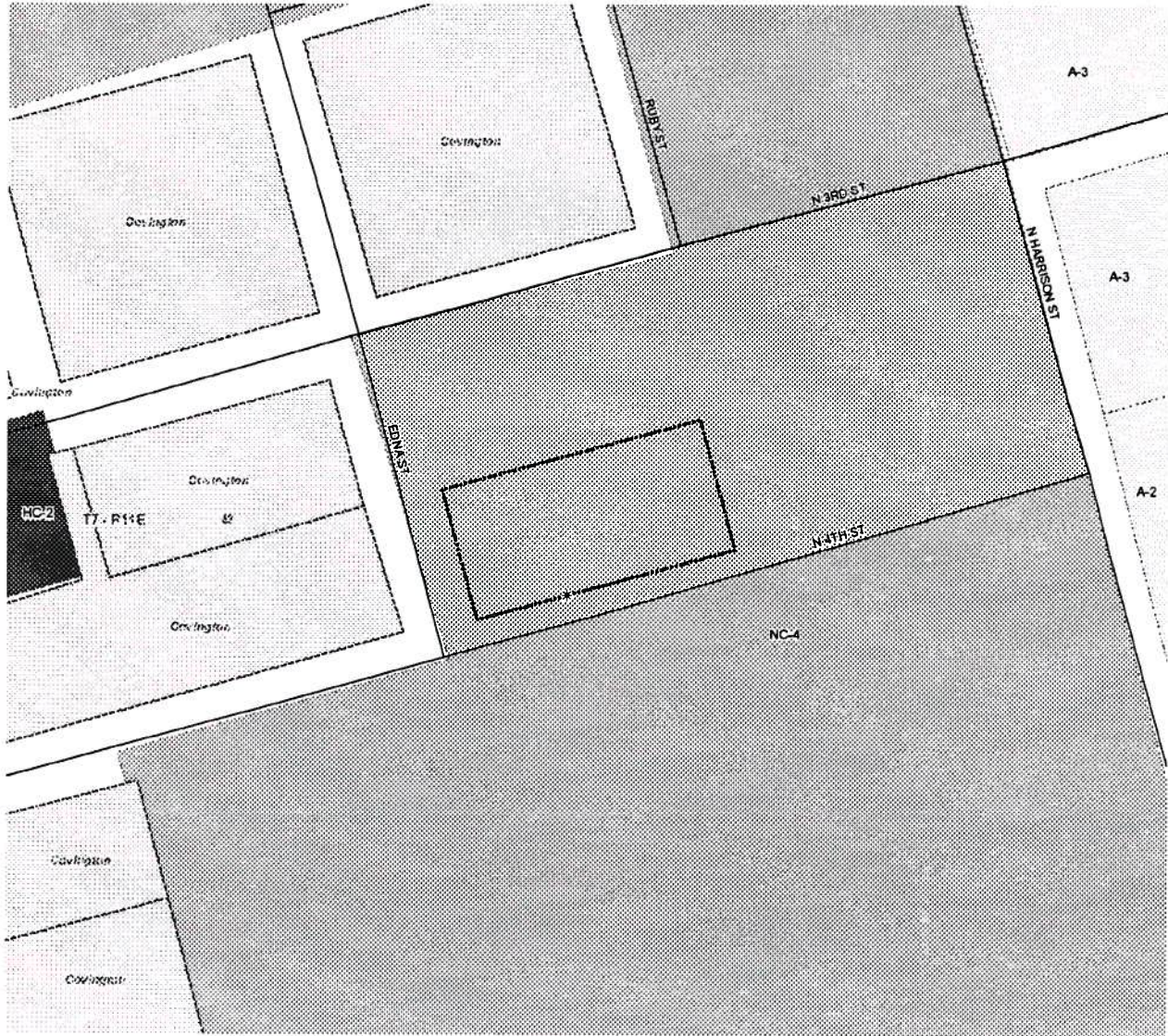
Exhibit "A"

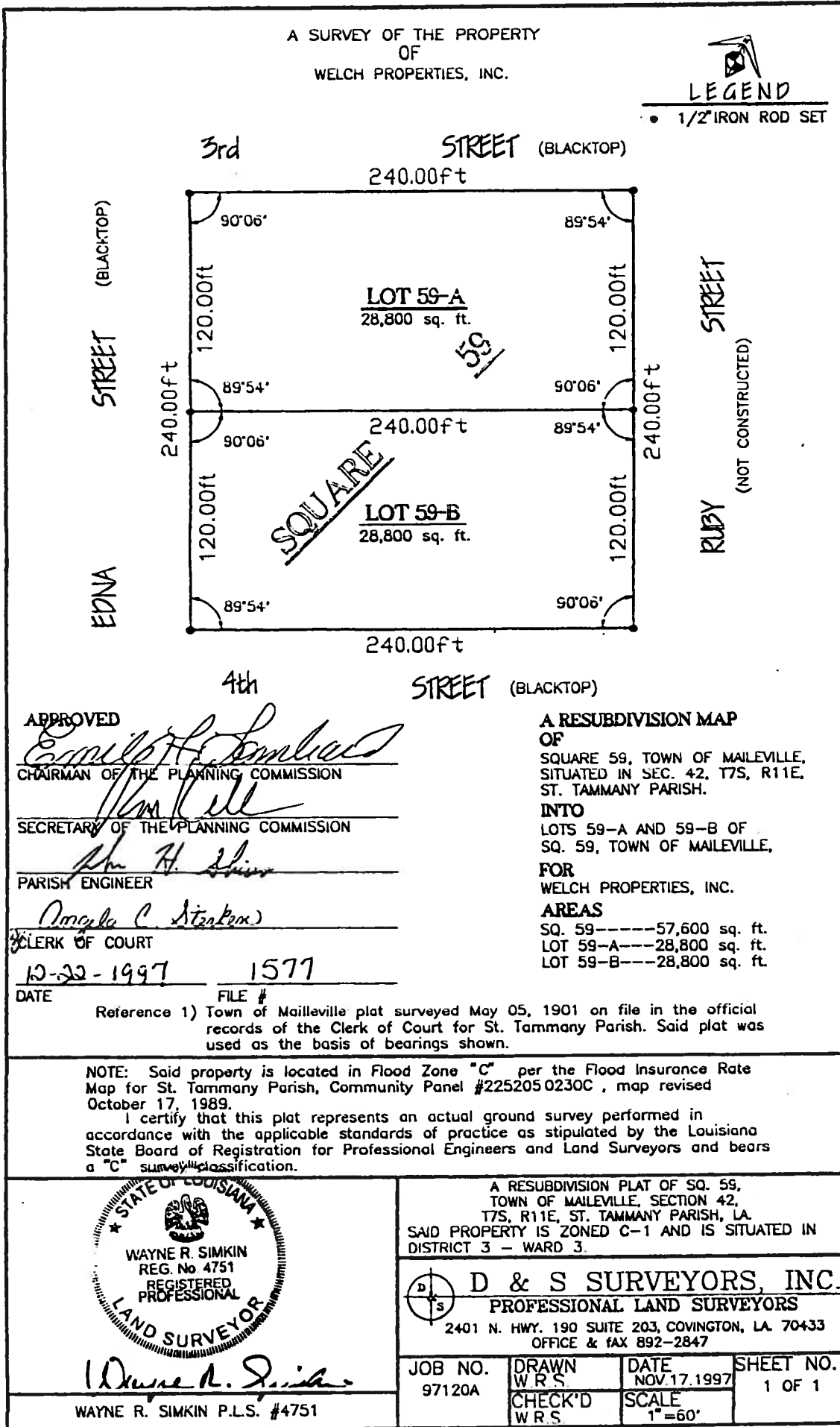
ZC12-12-120

THAT CERTAIN PIECE OR PARCEL OF GROUND, together with all the buildings, component parts therein and improvements thereon, situated in the Parish of St. Tammany, State of Louisiana, in Section 42, Township 7 South, Range 11 East, more fully described as follows, to-wit:

The South Half of Square Number Fifty-nine (59) in Town of Mailleville, in Section 42, Township 7 South, Range 11 East, records of St. Tammany Parish, Louisiana, which property is also known as Lot 59-B fronting on the North side of 4th Street between Ruby Street on the east and Edna Street on the West, pursuant to that certain Resubdivision Map of Square 59, Town of Mailleville, St. Tammany Parish, Louisiana, Section 42, Township 7 South, Range 11 East, as recorded December 22, 1997, as Map File No 1577, records of the Clerk of Court, St. Tammany Parish, Louisiana.

CASE NO.: ZC12-12-120
PETITIONER: Jamie Akula
OWNER: JS Akula, LLC
REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) to MD-1 (Medical Residential District)
LOCATION: Parcel located on the north side of 4th Street, east of Edna Street, south of 3rd Street, being lot 59-B, Town of Mailleville, Covington; S42, T7S, R11E; Ward 3, District 2
SIZE: 28,800 sq.ft.





APPROVED
Emilio H. Sanchez
CHAIRMAN OF THE PLANNING COMMISSION

Tom Hill
SECRETARY OF THE PLANNING COMMISSION

John H. Shiver
PARISH ENGINEER

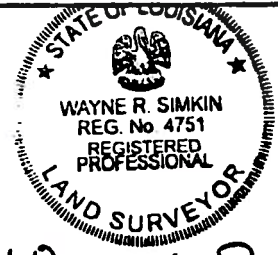
Angela C. Stanton
CLERK OF COURT

12-22-1997 1577
DATE FILE #

Reference 1) Town of Mailleville plat surveyed May 05, 1901 on file in the official records of the Clerk of Court for St. Tammany Parish. Said plat was used as the basis of bearings shown.

**A RESUBDIVISION MAP
OF
SQUARE 59, TOWN OF MAILEVILLE,
SITUATED IN SEC. 42, T7S, R11E,
ST. TAMMANY PARISH.
INTO
LOTS 59-A AND 59-B OF
SQ. 59, TOWN OF MAILEVILLE,
FOR
WELCH PROPERTIES, INC.
AREAS
SQ. 59-----57,600 sq. ft.
LOT 59-A---28,800 sq. ft.
LOT 59-B---28,800 sq. ft.**

NOTE: Said property is located in Flood Zone "C" per the Flood Insurance Rate Map for St. Tammany Parish, Community Panel #2252050230C, map revised October 17, 1989.
I certify that this plat represents an actual ground survey performed in accordance with the applicable standards of practice as stipulated by the Louisiana State Board of Registration for Professional Engineers and Land Surveyors and bears a "C" survey classification.



Wayne R. Simkin
WAYNE R. SIMKIN P.L.S. #4751

A RESUBDIVISION PLAT OF SQ. 59,
TOWN OF MAILEVILLE, SECTION 42,
T7S, R11E, ST. TAMMANY PARISH, LA.
SAID PROPERTY IS ZONED C-1 AND IS SITUATED IN
DISTRICT 3 - WARD 3.

D & S SURVEYORS, INC.
PROFESSIONAL LAND SURVEYORS
2401 N. HWY. 190 SUITE 203, COVINGTON, LA. 70433
OFFICE & FAX 892-2847

JOB NO. 97120A	DRAWN WRS	DATE NOV. 17, 1997	SHEET NO. 1 OF 1
	CHECK'D WRS	SCALE 1" = 60'	

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: November 26, 2012
Case No.: ZC12-12-120
Posted: 11/16/12

Meeting Date: December 4, 2012
Determination: Approved

GENERAL INFORMATION

PETITIONER: Jamie Akula
OWNER: JS Akula, LLC
REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) to MD-1 (Medical Residential District)
LOCATION: Parcel located on the north side of 4th Street, east of Edna Street, south of 3rd Street, being lot 59-B, Town of Mailleville, Covington; S42, T7S, R11E; Ward 3, District 2
SIZE: 28,800 sq. ft.

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish Road Surface: 2 lane asphalt Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Office	City of Covington
South	Undeveloped	Undeveloped
East	Undeveloped	Undeveloped
West	Office	City of Covington

EXISTING LAND USE:

Existing development? Yes Multi occupancy development? No

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from NC-4 (Neighborhood Institutional District) to MD-1 (Medical Residential District). The site is located on the north side of 4th Street, east of Edna Street, south of 3rd Street, being lot 59-B, Town of Mailleville, Covington. The 2025 future land use plan calls for the site to be developed with residential uses.

The site is currently zoned NC-4 Neighborhood Institutional District and developed with an office building. The MD-1 zoning district provide for the location of facilities for the long term care and housing of individuals in need of regular supervision or health care services due to ongoing medical conditions. The existing building is proposed to be used as an hospice facility. Staff has no objections to the request.

STAFF RECOMMENDATION:

The staff recommends that the request for a MD-1 (Medical Residential District) designation be approved.