

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5441 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: TANNER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. GOULD SECONDED BY: MR. CANULETTE

ON THE 6 DAY OF AUGUST , 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF LA HIGHWAY 1081, NORTH OF THIBODEAUX ROAD, SOUTH OF SMITH ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 13.72 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT CB-1 (COMMUNITY BASED FACILITIES DISTRICT) TO AN MD-2 (MEDICAL CLINIC DISTRICT), (WARD 3, DISTRICT 2). (ZC15-07-059)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-07-059, 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 CB-1 (Community Based Facilities 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 CB-1 (Community Based Facilities 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF SEPTEMBER , 2015 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
RICHARD E. TANNER, COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: JULY 30 , 2015

Published Adoption: \_\_\_\_\_, 2015

Delivered to Parish President: \_\_\_\_\_, 2015 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2015 at \_\_\_\_\_

**Exhibit "A"**

**ZC15-07-059**

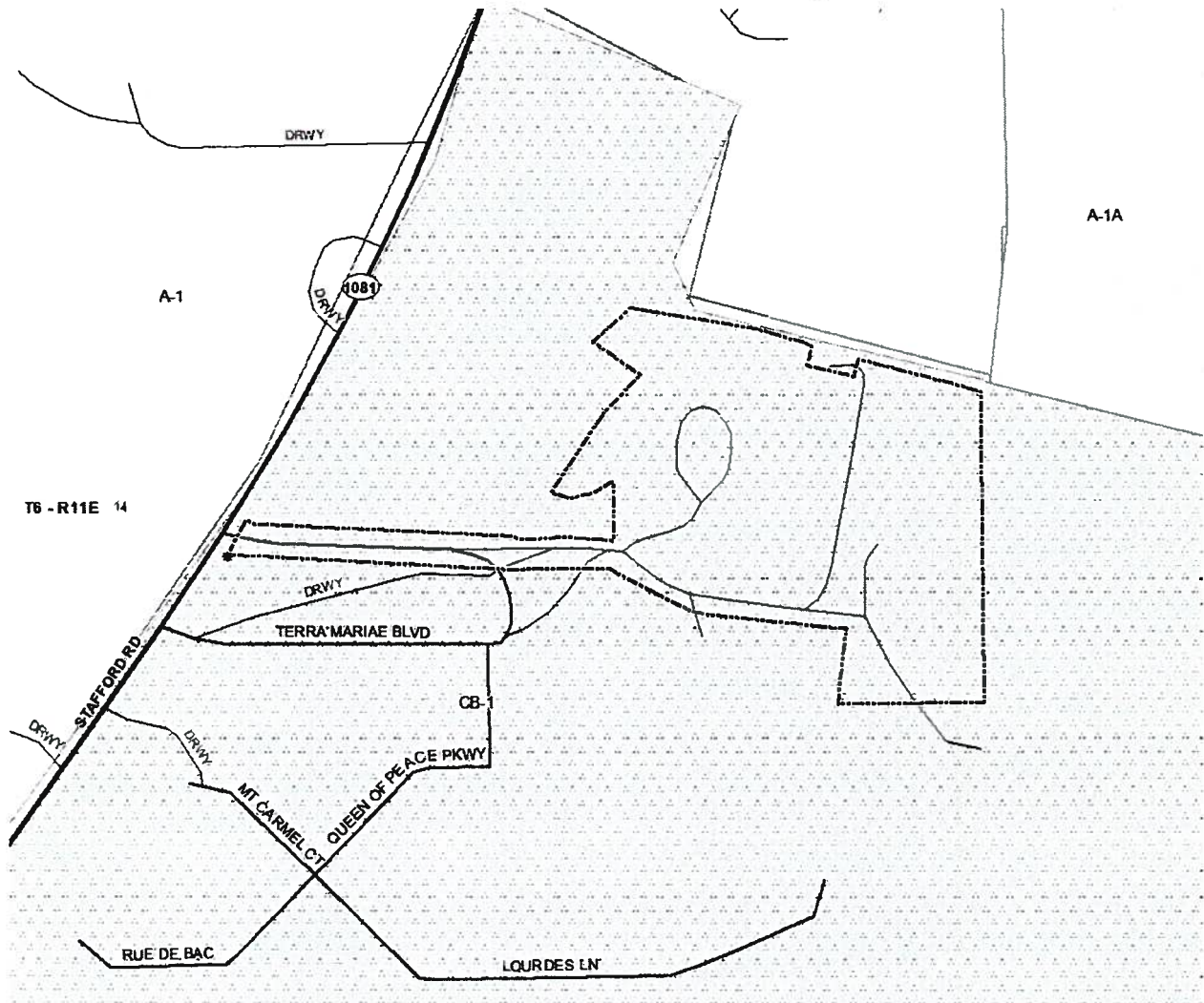
*Located in Section 14 Township 6 South Range 11 East, St. Tammany Parish, Louisiana.*

*From the Section Corner common to Sections 11, 12, 13 & 14 Township 6 South Range 11 East, St. Tammany Parish, Louisiana run South 1534.00 feet; thence North 75 degrees 02 minutes 08 seconds West, 1198.75 feet to the Point of Beginning.*

*From the Point of Beginning run South 00 degrees 41 minutes 20 seconds East, 676.42 feet to a point; thence South 89 degrees 18 minutes 40 seconds West, 322.84 feet to a point; thence North 07 degrees 04 minutes 17 seconds East, 165.46 feet to a point; thence North 84 degrees 15 minutes 58 seconds West, 341.68 feet to a point; thence North 62 degrees 10 minutes 50 seconds West, 204.94 feet to a point; thence South 89 degrees 18 minutes 40 seconds West, 189.66 feet to a point; thence North 87 degrees 02 minutes 15 seconds West, 651.95 feet to a point; thence North 28 degrees 15 minutes 30 seconds East, 82.06 feet to a point; thence South 65 degrees 46 minutes 17 seconds East, 21.69 feet to a point; thence South 87 degrees 25 minutes 18 seconds East, 556.96 feet to a point; thence with a curve to the right having a Radius of 115.00 feet and an Arc of 30.21 feet to a point, Chord: South 79 degrees 54 minutes 45 seconds East, 30.12 feet to a point; thence North 88 degrees 18 minutes 11 seconds East, 89.60 feet to a point; thence South 86 degrees 32 minutes 36 seconds East, 116.17 feet to a point; thence North 01 degrees 35 minutes 42 seconds West, 130.13 feet to a point; thence South 58 degrees 06 minutes 47 seconds West, 50.00 feet to a point; thence South 78 degrees 57 minutes 07 seconds West, 48.82 feet to a point; thence North 74 degrees 57 minutes 49 seconds West, 46.15 feet to a point; thence North 33 degrees 37 minutes 23 seconds East, 204.44 feet to a point; thence North 43 degrees 56 minutes 16 seconds East, 121.53 feet to a point; thence North 55 degrees 08 minutes 03 seconds West, 127.11 feet to a point; thence North 48 degrees 20 minutes 44 seconds East, 108.93 feet to a point; thence South 80 degrees 42 minutes 48 seconds East, 285.52 feet to a point; thence South 73 degrees 12 minutes 19 seconds East, 122.02 feet to a point; thence South 13 degrees 03 minutes 10 seconds West, 45.42 feet to a point; thence South 76 degrees 56 minutes 50 seconds East, 107.02 feet to a point; thence North 13 degrees 03 minutes 30 seconds East, 39.72 feet to a point; thence South 75 degrees 00 minutes 38 seconds East, 277.90 feet back to the Point of Beginning.*

*This tract contains 13.72 Acres.*

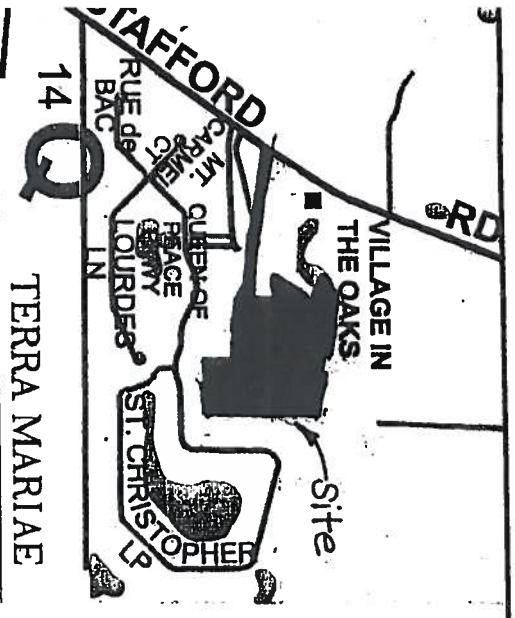
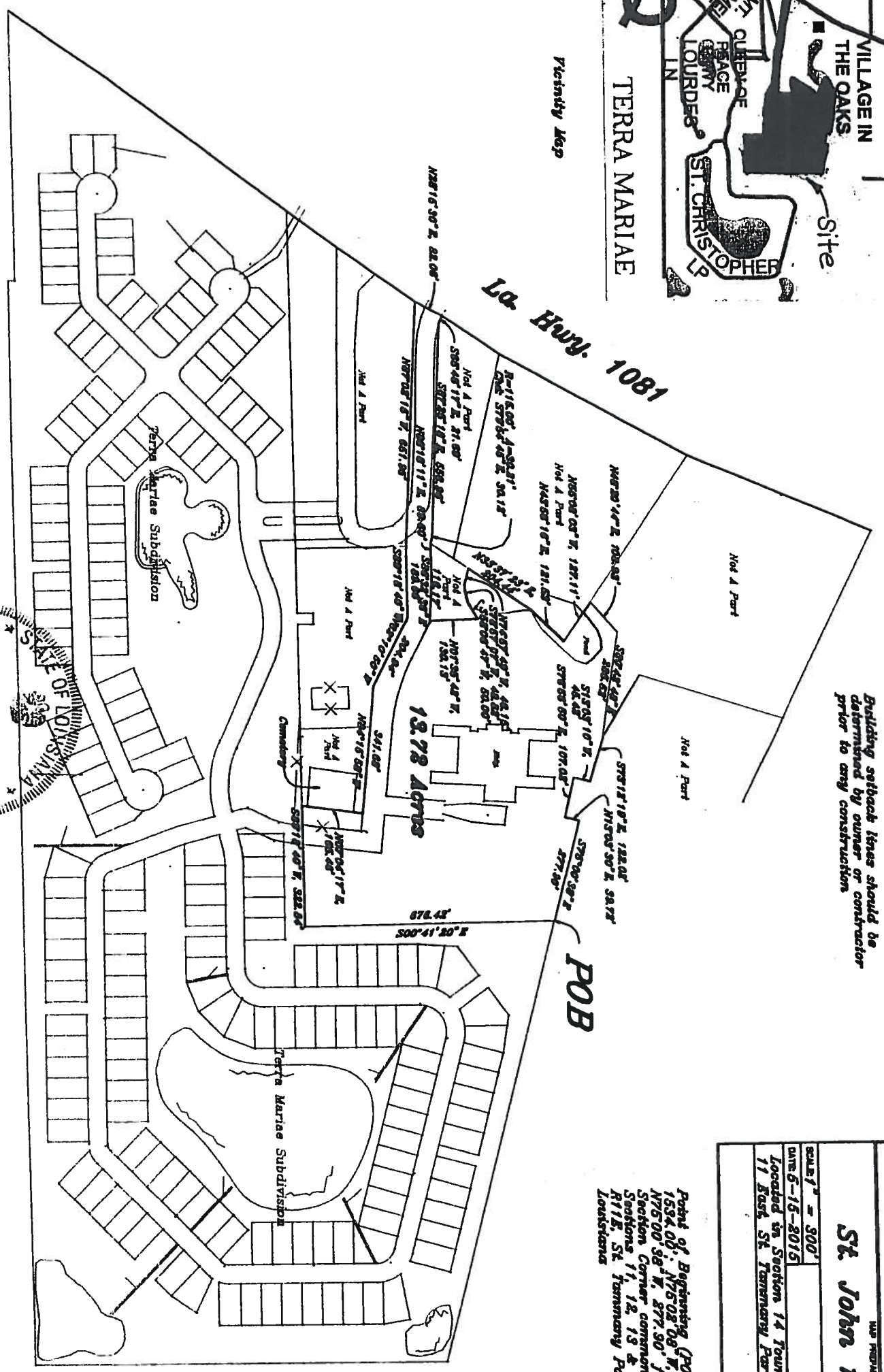
**CASE NO.:** ZC15-07-059  
**PETITIONER:** Kenneth C. Lopiccolo  
**OWNER:** Focus Worldwide Television Network INC  
**REQUESTED CHANGE:** From CB-1 (Community Based Facilities District) to MD-2 (Medical Clinic District)  
**LOCATION:** Parcel located on the east side of LA Highway 1081, north of Thibodeaux Road, south of Smith Road ; S14, T6S, R11E; Ward 3, District 2  
**SIZE:** 13.72 acres



2015-07-059

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPTION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT THE UNDERSIGNED HAS MADE NO ATTEMPT

THIS MAP WAS PREPARED FOR ZONING PURPOSES ONLY AND DOES NOT REFLECT A PHYSICAL SURVEY. BRUCE M. BUTLER, III PROFESSIONAL LAND SURVEYOR



This property is located in Flood Zone C, as per FEMA FIRM, Comm. Panel No. 225805 0150 C, map dated 10-17-1989. Building setback lines should be determined by owner or contractor prior to any construction.

**LS** Land Surveying, LLC  
 518 N. Columbia Street  
 Covington, LA 70433  
 (985) 842-6277 office (985) 840-0355 fax

MAP PREPARED FOR  
**St. John 1427, LLC**

SCALE: 1" = 300'	DRAWN BY
DATE: 6-15-2015	
Located in Section 14 Township 8 South, Range 11 East, St. Tammany Parish, Louisiana	
DRAWN NUMBER	16866

Point of Beginning (POB) is South 1534.00'; N76°02'09" W 1188.75'; N76°00'38" W 877.90' from the Section Corner common to Sections 11, 12, 13 & 14 T8S, R11E, St. Tammany Parish, Louisiana



ZC15-07-059

76014 20341 20355

SMITH

STAFFORD RD

1081

A-1

A-1A

T6-R11E

CB-1

TERRA MARIAE

QUEEN OF PEACE

MT CARMEL

QUEEN OF PEACE

RUE DE BAC

LOURDES

75581

75520

20408

617

613

609

607

614

610

211

215

218

210

538

534

530

510

526

230

233

245

249

257

265

0 670 Feet



**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** June 29, 2015  
**Case No.:** ZC15-07-059  
**Posted:** 06/16/15

**Meeting Date:** July 7, 2015  
**Determination:** Approved

**GENERAL INFORMATION**

**PETITIONER:** Kenneth C. Lopiccolo  
**OWNER:** Focus Worldwide Television Network INC  
**REQUESTED CHANGE:** From CB-1 (Community Based Facilities District) to MD-2 (Medical Clinic District)  
**LOCATION:** Parcel located on the east side of LA Highway 1081, north of Thibodeaux Road, south of Smith Road ; S14, T6S, R11E; Ward 3, District 2  
**SIZE:** 13.72 acres

**SITE ASSESSMENT**

**ACCESS ROAD INFORMATION**

**Type:** State **Road Surface:** 2 lane asphalt **Condition:** Good

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential/Church	A-1A (Suburban District)
South	Residential	CB-1 (Community Based Facilities District)
East	Undeveloped	CB-1 (Community Based Facilities District)
West	Residential	A-1(Suburban District)

**EXISTING LAND USE:**

**Existing development?** Yes **Multi occupancy development?** Yes

**COMPREHENSIVE PLAN:**

**Institutional** - Public uses such as churches, hospitals, health-related services, colleges and universities, police and fire stations, research institutes, schools, other community centers, and related uses.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning from CB-1 (Community Based Facilities District) to MD-2 (Medical Clinic District). The site is located on the east side of LA Highway 1081, north of Thibodeaux Road, south of Smith Road. The 2025 future land use plan calls for the site to be developed with institutional uses. Staff does not have any objections to the request.

Note that the site is currently developed with the St. Scholastica Priory and is proposed to be developed as a senior care facility.

**STAFF RECOMMENDATION:**

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