

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6125 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: LORINO/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

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

ON THE 3 DAY OF JANUARY , 2019

(2018-1219-ZC) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF LA HIGHWAY 59 & ON THE SOUTH SIDE OF LONESOME ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 24.85 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT NC-4 (NEIGHBORHOOD COMMERCIAL DISTRICT) TO AN MD-2 (MEDICAL CLINIC DISTRICT 22.45 ACRES) & NC-6 (PUBLIC, CULTURAL AND RECREATIONAL DISTRICT 2.4 ACRES), (WARD 4, DISTRICT 10). (2018-1219-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-1219-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 NC-4 (Neighborhood Commercial District) to an MD-2 (Medical Clinic District 22.45 acres) & NC-6 (Public, Cultural and Recreational District 2.4 acres) 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 22.45 acres) & NC-6 (Public, Cultural and Recreational District 2.4 acres).

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 Commercial District) to an MD-2 (Medical Clinic District 22.45 acres) & NC-6 (Public, Cultural and Recreational District 2.4 acres).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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, 2019; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MICHAEL R. LORINO, COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: DECEMBER 26, 2018

Published Adoption: \_\_\_\_\_, 2019

Delivered to Parish President: \_\_\_\_\_, 2019 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2019 at \_\_\_\_\_

## Exhibit "A"

### 2018-1219-ZC

A CERTAIN PIECE OR PORTION OF LAND SITUATED IN SECTION 36, TOWNSHIP 7 SOUTH, RANGE 11 EAST AND SECTION 1, TOWNSHIP 8 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA AND IS MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTION 1 TOWNSHIP 8 SOUTH, RANGE 11 EAST, SECTION 6, TOWNSHIP 8 SOUTH, RANGE 12 EAST, SECTION 31, TOWNSHIP 7 SOUTH, RANGE 12 EAST AND SECTION 36, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA, RUN SOUTH 00 DEGREES 10 MINUTES WEST FOR A DISTANCE OF 1325.7 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 57 MINUTES WEST FOR A DISTANCE OF 2147.2 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 03 MINUTES WEST FOR A DISTANCE OF 20.0 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 57 MINUTES WEST FOR A DISTANCE OF 872.4 FEET TO A POINT; THENCE RUN NORTH 24 DEGREES 33 MINUTES EAST FOR A DISTANCE OF 1270.48 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, RUN SOUTH 89 DEGREES 34 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 1028.74 FEET TO A POINT; THENCE RUN NORTH 22 DEGREES 58 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 1217.26 FEET TO A POINT ON LONESOME ROAD; THENCE RUN NORTH 89 DEGREES 32 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 698.94 FEET TO A POINT; THENCE RUN SOUTH 32 DEGREES 56 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 86.34 FEET TO A POINT; THENCE RUN SOUTH 24 DEGREES 25 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 588.86 FEET TO A POINT; THENCE RUN SOUTH 65 DEGREES 48 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 257.84 FEET TO A POINT ON LOUISIANA HIGHWAY 59; THENCE RUN SOUTH 24 DEGREES 26 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 444.10 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 22.45 ACRES MORE OR LESS.

A CERTAIN PIECE OR PORTION OF LAND SITUATED IN SECTION 36, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA AND IS MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTION 1 TOWNSHIP 8 SOUTH, RANGE 11 EAST, SECTION 6, TOWNSHIP 8 SOUTH, RANGE 12 EAST, SECTION 31, TOWNSHIP 7 SOUTH, RANGE 12 EAST AND SECTION 36, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA, RUN SOUTH 00 DEGREES 10 MINUTES WEST FOR A DISTANCE OF 1325.7 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 57 MINUTES WEST FOR A DISTANCE OF 2147.2 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 03 MINUTES WEST FOR A DISTANCE OF 20.0 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 57 MINUTES WEST FOR A DISTANCE OF 872.4 FEET TO A POINT; THENCE RUN NORTH 24 DEGREES 33 MINUTES EAST FOR A DISTANCE OF 1270.48 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 34 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 1028.74 FEET TO A POINT; THENCE RUN NORTH 22 DEGREES 58 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 1217.26 FEET TO A POINT ON LONESOME ROAD; THENCE RUN NORTH 89 DEGREES 32 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 698.94 FEET TO A POINT; THENCE RUN SOUTH 32 DEGREES 56 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 86.34 FEET TO A POINT; THENCE RUN SOUTH 24 DEGREES 25 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 195.00 FEET TO THE POINT OF BEGINNING A.

FROM THE POINT OF BEGINNING A, SOUTH 65 DEGREES 49 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 258.00 FEET TO A POINT ON LOUISIANA HIGHWAY 59; THENCE RUN SOUTH 24 DEGREES 26 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 392.83 FEET TO A POINT; THENCE RUN NORTH 65 DEGREES 48 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 257.84 FEET TO A POINT; THENCE RUN NORTH 24 DEGREES 25 MINUTES 32 SECONDS EAST BACK TO THE POINT OF BEGINNING A.

SAID PARCEL OF LAND CONTAINS 2.33 ACRES MORE OR LESS.

**Exhibit "A"**

**2018-1219-ZC cont'd**

A CERTAIN PIECE OR PORTION OF LAND SITUATED IN SECTION 36, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA AND IS MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SECTION CORNER COMMON TO SECTION 1 TOWNSHIP 8 SOUTH, RANGE 11 EAST, SECTION 6, TOWNSHIP 8 SOUTH, RANGE 12 EAST, SECTION 31, TOWNSHIP 7 SOUTH, RANGE 12 EAST AND SECTION 36, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA, RUN SOUTH 00 DEGREES 10 MINUTES WEST FOR A DISTANCE OF 1325.7 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 57 MINUTES WEST FOR A DISTANCE OF 2147.2 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 03 MINUTES WEST FOR A DISTANCE OF 20.0 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 57 MINUTES WEST FOR A DISTANCE OF 872.4 FEET TO A POINT; THENCE RUN NORTH 24 DEGREES 33 MINUTES EAST FOR A DISTANCE OF 1270.48 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 34 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 1028.74 FEET TO A POINT; THENCE RUN NORTH 22 DEGREES 58 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 1217.26 FEET TO A POINT ON LONESOME ROAD; THENCE RUN NORTH 89 DEGREES 32 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 698.94 FEET TO THE POINT OF BEGINNING B.

FROM THE POINT OF BEGINNING B, CONTINUE NORTH 89 DEGREES 32 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 80.16 FEET TO A POINT; THENCE RUN SOUTH 24 DEGREES 25 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 80.30 FEET TO A POINT; THENCE RUN NORTH 32 DEGREES 56 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 86.34 FEET BACK TO THE POINT OF BEGINNING B.

SAID PARCEL OF LAND CONTAINS 0.07 ACRES MORE OR LESS.

**Case No.:** 2018-1219-ZC

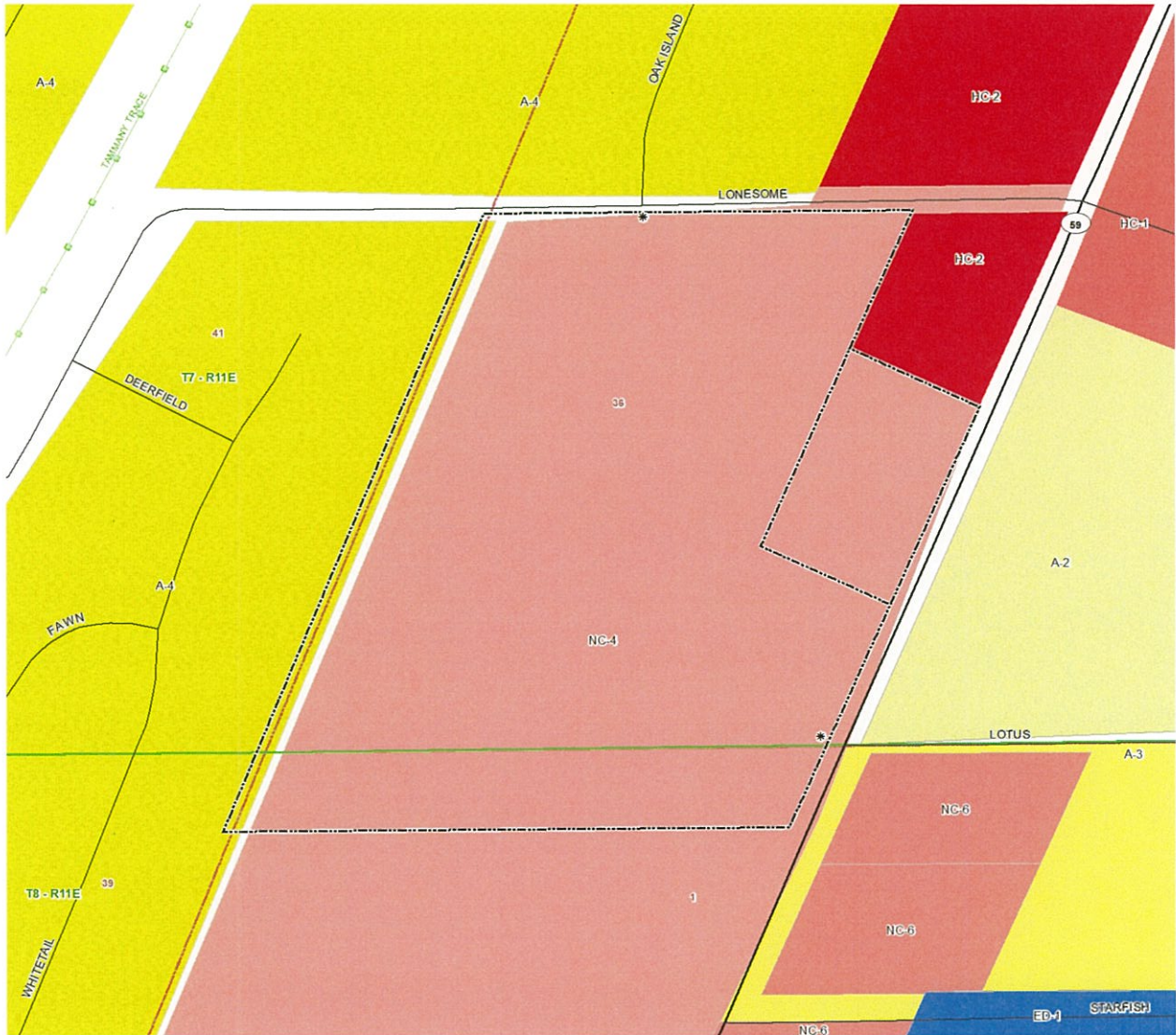
**PETITIONER:** Paul J. Mayronne

**OWNER:** PTP Properties, LLC - Carrie Deane Prieto Segrave, Don Scot Prieto, James Kent Jackson & Janet Ruth Jackson

**REQUESTED CHANGE:** From NC-4 Neighborhood Institutional District to MD-2 Medical Clinic District (22.45 acres) & N-6 Public, Cultural and Recreational District (2.4 acres)

**LOCATION:** Parcel located on the west side of LA Highway 59 & on the south side of Lonesome Road ; S36 & 1, T7S & 8S, R11E; Ward 4, District 10

**SIZE:** 24.85 acres







A-4  
2018-1219-ZC

A-4

RIVER BIRCH

LORIO

A-4

OAK ISLAND

HC-2

LONESOME

41

T7-R11E

36

HC-2

DEERFIELD

A-4

WHITETAILED

A-3

NC-4

LOTUS

39

NC-6

1

T8-R11E

59

NC-6

A-3

STARFISH

NC-6

ED-1

PUD

0 375 Feet

N

## ADMINISTRATIVE COMMENT

### ZONING STAFF REPORT

Date: 10/26/2018  
Case No.: 2018-1219-ZC  
Posted: 10/19/18

Meeting Date: 11/7/2018  
Determination: Approved to HC-2 & Amended to NC-6

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### GENERAL INFORMATION

**PETITIONER:** Paul J. Mayronne

**OWNER:** PTP Properties, LLC - Carrie Deane Prieto Segrave, Don Scot Prieto, James Kent Jackson & Janet Ruth Jackson

**REQUESTED CHANGE:** From NC-4 Neighborhood Institutional District to MD-2 Medical Clinic District (22.45 acres) & HC-2 Highway Commercial District (2.4 acres)

**LOCATION:** Parcel located on the west side of LA Highway 59 & on the south side of Lonesome Road ; S36 & 1, T7S & 8S, R11E; Ward 4, District 10

**SIZE:** 24.85 acres

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### GENERAL INFORMATION

#### ACCESS ROAD INFORMATION

**Type:** Parish & State

**Road Surface:** 3 lane asphalt & 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 & Commercial	A-4 Single Family Residential & HC-2 Highway Commercial Districts
South	Undeveloped	NC-4 Neighborhood Institutional District
East	Commercial & Undeveloped	HC-1 Highway Commercial, A-2 Suburban & NC-6 Public, Cultural & Recreational Districts
West	Residential	A-4 Single Family Residential District

##### EXISTING LAND USE:

**Existing development:** No

**Multi occupancy development:** Yes

##### COMPREHENSIVE PLAN:

**Residential Infill** – New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

**Commercial Infill** – New commercial uses developed on undeveloped tracts within existing commercial districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

**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.

**Mixed Use – Other – Conservation** – These planned districts would include mixed uses – at varying densities - and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

##### STAFF COMMENTS:

The petitioner is requesting to change the zoning from NC-4 Neighborhood Institutional District to MD-2 Medical Clinic District (22.45 acres) & HC-2 Highway Commercial District (2.4 acres). This site is located on the west side of LA Highway 59 & on the south side of Lonesome Road. The 2025 future land use plan calls for the majority of the site to be developed with residential uses and for the portion of the land facing Hwy 59, to be developed with commercial uses.

##### Zoning History:

- Prior to the comprehensive rezoning, the property was zoned SA Suburban Agricultural in the rear, along Lonesome Road, and C-2 Highway Commercial along Hwy 59 (see attached map).
- Through the comprehensive rezoning process, staff recommended that the rear portion of the property be rezoned to A-3 Suburban District, and the front along Hwy 59, be rezoned to NC-4.
- In 2010, the Council, thought the approval of the comprehensive rezoning of the southeast study area, granted the rezoning of the entire site to NC-4.
- In 2016, the Council approved rezoning of the corner of Lonesome Road & Hwy 59 to HC-2 Highway Commercial District.



## **ADMINISTRATIVE COMMENT**

### **ZONING STAFF REPORT – Cont'd**

**Case No.:** 2018-1219-ZC

In light of the zoning history of the property, Staff is not opposed to the requested zoning change to MD-2, considering that some of the permitted uses under the MD-2 Zoning District, such as medical and veterinary clinics, are also permitted under the NC-4 zoning district. Also, the uses allowed under the MD-2 Zoning District are, for the most part, compatible with the surrounding area.

In regards to the request to rezone the 2.4 acre portion of the property to HC-2, staff feels that there is no compelling reason to allow for the site to be developed with more intensive commercial uses.

### **STAFF RECOMMENDATION:**

The staff recommends that the request for a MD-2 Medical Clinic District be approved and the request for a HC-2 Highway Commercial District designation be denied.