ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6121

COUNCIL SPONSOR: LORINO/BRISTER

ORDINANCE COUNCIL SERIES NO:

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY:

SECONDED BY:

ON THE 3 DAY OF $\underline{JANUARY}$, $\underline{2019}$

(2018-1205-ZC) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF OCHSNER, WEST OF LA HIGHWAY 21, BEING PARCEL 7B1 AND WHICH PROPERTY COMPRISES A TOTAL OF 10.71 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT MD-1 (MEDICAL RESIDENTIAL DISTRICT) & PBC-2 (PLANNED BUSINESS CENTER) TO AN MD-2 (MEDICAL CLINIC DISTRICT), (WARD 1, DISTRICT 1). (2018-1205-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, <u>Case No. 2018-1205-ZC</u>, 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 MD-1 (Medical Residential District) & PBC-2 (Planned Business Center) 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 MD-1 (Medical Residential District) & PBC-2 (Planned Business Center) 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 $\underline{7}$ DAY OF <u>FEBRUARY</u>, <u>2019</u>; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MICHAEL R. LORINO, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Intr	oduction:	DECEMBER	26	, <u>2018</u>

Published Adoption: _____, 2019

Delivered to Parish President: _____, 2019 at _____

Returned to Council Clerk: _____, 2019 at _____

2018-1205-ZC

A CERTAIN PIECE OR PARCEL OF LAND BEING PARCEL 7B1 SITUATED IN SECTION 12, T-7-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA AND IS MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 12, 45 & 46, T-7-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA, RUN IS REPORTED TO BE SOUTH 89 DEGREES 35 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 842.45 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 32 MINUTES 41SECONDS WEST FOR A DISTANCE OF 1185.42 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF OCHSNER BOULEVARD EXTENSION; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING COURSES: SOUTH 01 DEGREE 37 MINUTES 31SECONDS WEST FOR A DISTANCE OF 1175.35 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 23.83 FEET, A CHORD BEARING OF SOUTH 10 DEGREES 43 MINUTES 38 SECONDS WEST AND A CHORD LENGTH OF 23.73 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 135.00 FEET, AN ARC LENGTH OF 52.96 FEET, A CHORD BEARING OF SOUTH 31 DEGREES 04 MINUTES 07 SECONDS WEST AND A CHORD LENGTH OF 52.62 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 105.00 FEET, AN ARC LENGTH OF 181.48 FEET, A CHORD BEARING OF SOUTH 07 DEGREES 12 MINUTES 24 SECONDS EAST AND A CHORD LENGTH OF 159.72 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 19.79 FEET, A CHORD BEARING OF SOUTH 08 DEGREES 41MINUTES 03 SECONDS EAST AND A CHORD LENGTH OF 19.59 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 700.00 FEET, AN ARC LENGTH OF 173.75 FEET, A CHORD BEARING OF SOUTH 12 DEGREES 36 MINUTES 08 SECONDS WEST AND A CHORD LENGTH OF 173.30 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 28 MINUTES 41SECONDS EAST FOR A DISTANCE OF 214.87 FEET TO A POINT ON A CUR VE TO THE LEFT (COUNTERCLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 800.00 FEET, AN ARC LENGTH OF 273.51 FEET, A CHORD BEARING OF NORTH 24 DEGREES 31MINUTES 11 SECONDS EAST AND A CHORD LENGTH OF 272.18 FEET TO A POINT; THENCE RUN SOUTH 01 DEGREE 39 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 127.52 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY, RUN SOUTH 88 DEGREES 20 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 226.27 FEET TO THE POINT OF **BEGINNING.**

FROM THE POINT OF BEGINNING, RUN SOUTH 88 DEGREES 20 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 105.94 FEET TO A POINT; THENCE RUN NORTH 18 DEGREES 39 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 286.42 FEET TO A POINT ON A CURVE ON THE SOUTHERN RIGHT OF WAY LINE OF OCHSNER BLVD. EXT; THENCE RUN ALONG A CURVE TO THE RIGHT NON TANGENT ALONG THE SOUTHERN RIGHT OF WAY OF OCHSNER BLVD. EXT. HAVING A RADIUS OF 1100.00 FEET, ARC LENGTH OF 754.46 CHORD BEARING SOUTH 51 DEGREES 58 MINUTES 40 SECONDS EAST CHORD LENGTH OF 739.76 FEET TO A POINT; THENCE CONTINUE ALONG THE SOUTHERN RIGHT OF WAY OF OCHSNER BLVD. EXT. SOUTH 32 DEGREES 19 MINUTES 44 SECONDS EAST A DISTANCE OF 202.80 FEET TO A POINT: THENCE LEAVING SAID SOUTHERN RIGHT OF WAY OF OCHSNER BLVD. EXT. SOUTH 32 DEGREES 19 MINUTES 44 SECONDS EAST A DISTANCE OF 202.80 FEET TO A POINT: THENCE LEAVING SAID SOUTHERN RIGHT OF WAY OF OCHSNER BLVD. EXT. RUN SOUTH 57 DEGREES 40 MINUTES 32 SECONDS WEST A DISTANCE OF 265.00 FEET TO A POINT; THENCE RUNS NORTH 89 DEGREES 57 MINUTES 06 SECONDS WEST A DISTANCE FO 664.81 FEET TO A POINT; THENCE RUN NORTH A DISTANCE OF 499.88 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 10.71 ACRES MORE OR LESS.

Case No.: 2018-1205-ZC

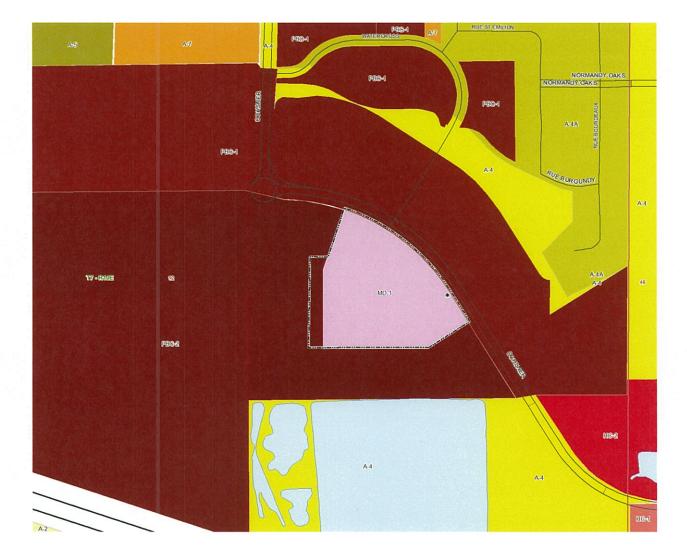
PETITIONER: Paul Mayronne

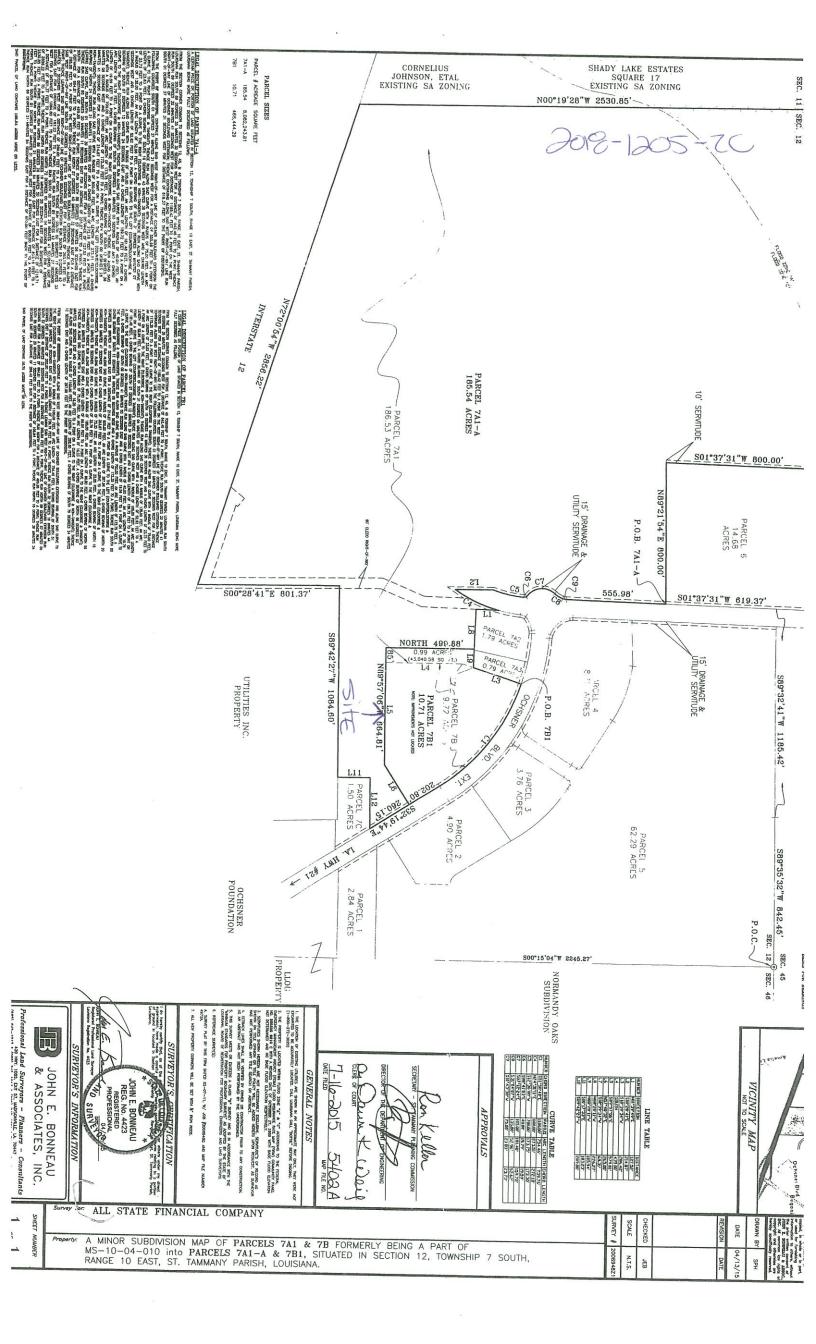
OWNER: Forest Manor LLC - David Stallard

REQUESTED CHANGE: From MD-1 Medical Residential District & PBC-2 Planned Business Center to MD-2 Medical Clinic District

LOCATION: Parcel located on the south side of Ochsner, west of LA Highway 21, being Parcel 7B1; S12, T7S, R10E; Ward 1, District 1

SIZE: 10.71 acres







ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 10/26/2018 Case No.: 2018-1205-ZC Posted:10/19/18 Meeting Date: 11/7/2018 Determination: Approved

GENERAL INFORMATION

PETITIONER: Paul Mayronne

OWNER: Forest Manor LLC - David Stallard

REQUESTED CHANGE: From MD-1 Medical Residential District & PBC-2 Planned Business Center to MD-2 Medical Clinic District

LOCATION: Parcel located on the south side of Ochsner, west of LA Highway 21, being Parcel 7B1; S12, T7S, R10E; Ward 1, District 1

SIZE: 10.71 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 4 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS SURROUNDING LAND USE AND ZONING:

DirectionSurrounding UseNorthUndevelopedSouthUndeveloped & PondsEastDoctor's officesWestBank

EXISTING LAND USE:

Existing development: Yes

PBC-1 Planned Business Center PBC-2 Planned Business Center PBC-1 Planned Business Center PBC-2 Planned Business Center

Surrounding Zone

Multi occupancy development: Yes

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 MD-1 Medical Residential District & PBC-2 Planned Business Center to MD-2 Medical Clinic District. This site is located on the south side of Ochsner, west of LA Highway 21, being Parcel 7B1. The 2025 future land use plan calls for the area to be developed as a planned district with single family uses and conservation areas. The site is currently developed with a Nursing Home/Assisted living facility. Staff does not have any objections to the request, considering that permitted uses listed under MD-2 are compatible with the surrounding zoning districts in the area.

The objective of the requested zoning change is to allow for an expansion of the existing facility.

STAFF RECOMMENDATION:

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