

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6121

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: LORINO/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

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

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

ON THE 3 DAY OF JANUARY , 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, Case No. 2018-1205-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 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 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"

### 2018-1205-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 41 SECONDS 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 31 SECONDS 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 41 MINUTES 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 41 SECONDS EAST FOR A DISTANCE OF 214.87 FEET TO A POINT ON A CURVE 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 31 MINUTES 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. 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

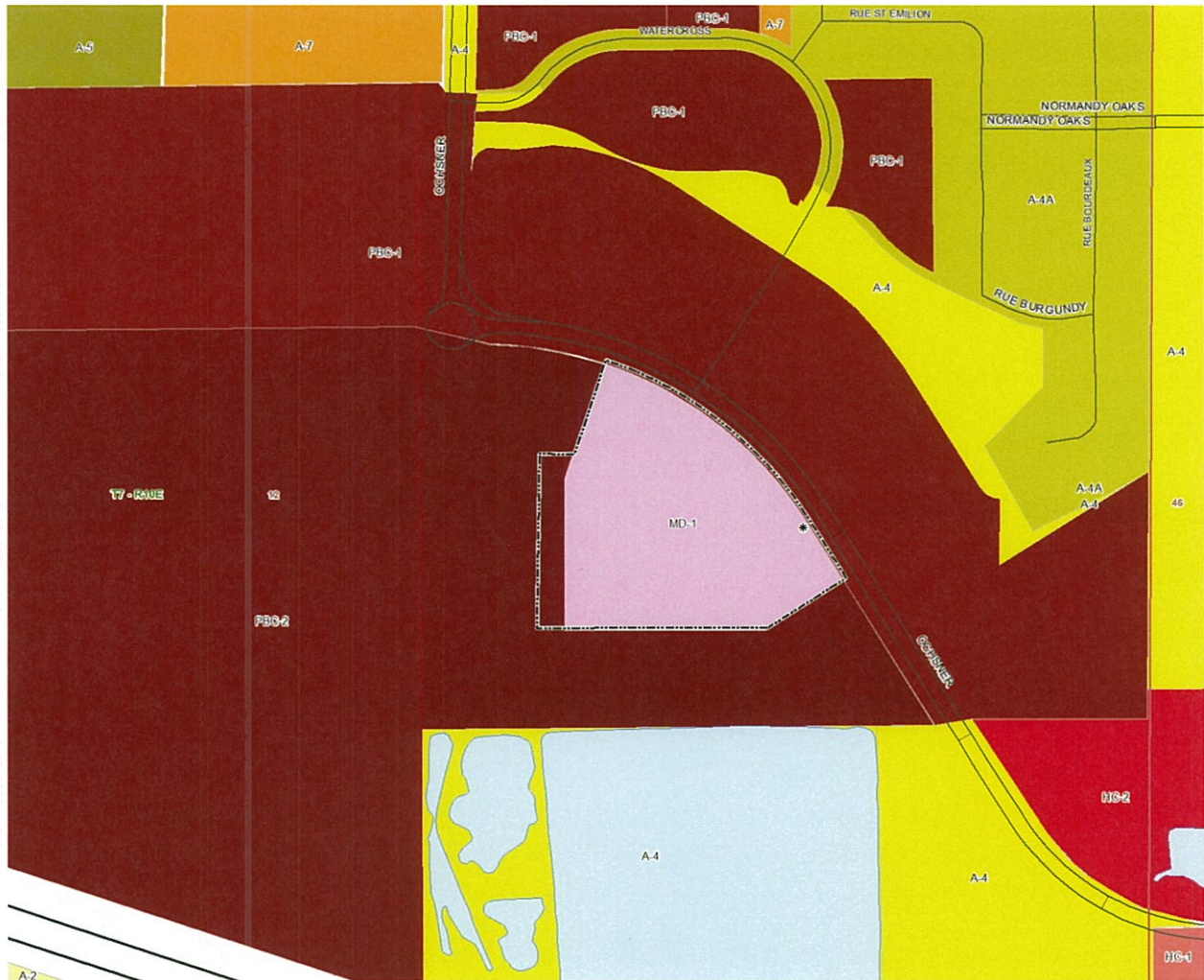
**PETITIONER:** Paul Mayronne

**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











2018-1205-ZC

A-7

A-4

PBC-1

A-7

A-4A

PBC-1

PBC-1

A-4

PBC-1

WATERCROSS

T7-R10E

12

MD-1

A-3

OCHSNER  
OCHSNER

PBC-2

HC-2

A-4

A-4

0 375 Feet

N



