

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6494

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. BINDER

SECONDED BY: MR. CANULETTE

ON THE 1 DAY OF OCTOBER , 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF HIGHLAND PARK PLAZA, WEST OF LOUISIANA HIGHWAY 21; COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 15 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT HC-2 (HIGHWAY COMMERCIAL DISTRICT) TO AN MD-3 (MEDICAL FACILITY DISTRICT). (WARD 1, DISTRICT 1). (2020-1949-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-1949-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 HC-2 (Highway Commercial District) to an MD-3 (Medical Facility 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-3 (Medical Facility 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 HC-2 (Highway Commercial District) to an MD-3 (Medical Facility 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 5 DAY OF NOVEMBER , 2020 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: SEPTEMBER 23 , 2020

Published Adoption: _____ , 2020

Delivered to Parish President: _____ , 2020 at _____

Returned to Council Clerk: _____ , 2020 at _____

EXHIBIT "A"

2020-1949-ZC

Boundary Survey of a certain tract or parcel of land situated in Section 47, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, being more particularly described as follows, to wit:

From the Section corner common to Sections 12, 45, and 46 of Township 7 South, Range 11 East, run south 89 degrees 22 minutes east a distance of 2,096.46 feet for a point of beginning.

From said point of beginning proceed south 89 degrees 22 minutes east a distance of 1,002.33 feet;

Thence south a distance of 651.92 feet;

Thence north 89 degrees 22 minutes west a distance of 1,002.33 feet;

Thence north a distance of 653.92 feet to the point of beginning, containing 15 acres.

TOGETHER WITH:

A nonexclusive servitude of right of way and passage over, upon and across the following described property to wit:

From the corner of common to sections 12, 45, and 46 of township 7 south, range 10 east, run south 89 degrees 22 minutes east a distance of 3,098.82 feet;

Thence south a distance of 591.92 feet for a point of beginning for said right of way;

From said point of beginning, run south 89 degrees 22 minutes east a distance of 702.39 feet to a point on the west right of way line of Louisiana Highway No. 21;

Thence along said right of way south 36 degrees 23 minutes west a distance of 73.93 feet;

Thence north 89 degrees 22 minutes west a distance of 658.54 feet;

Thence north 60 feet to the point of beginning.

Case No.: 2020-1949-ZC

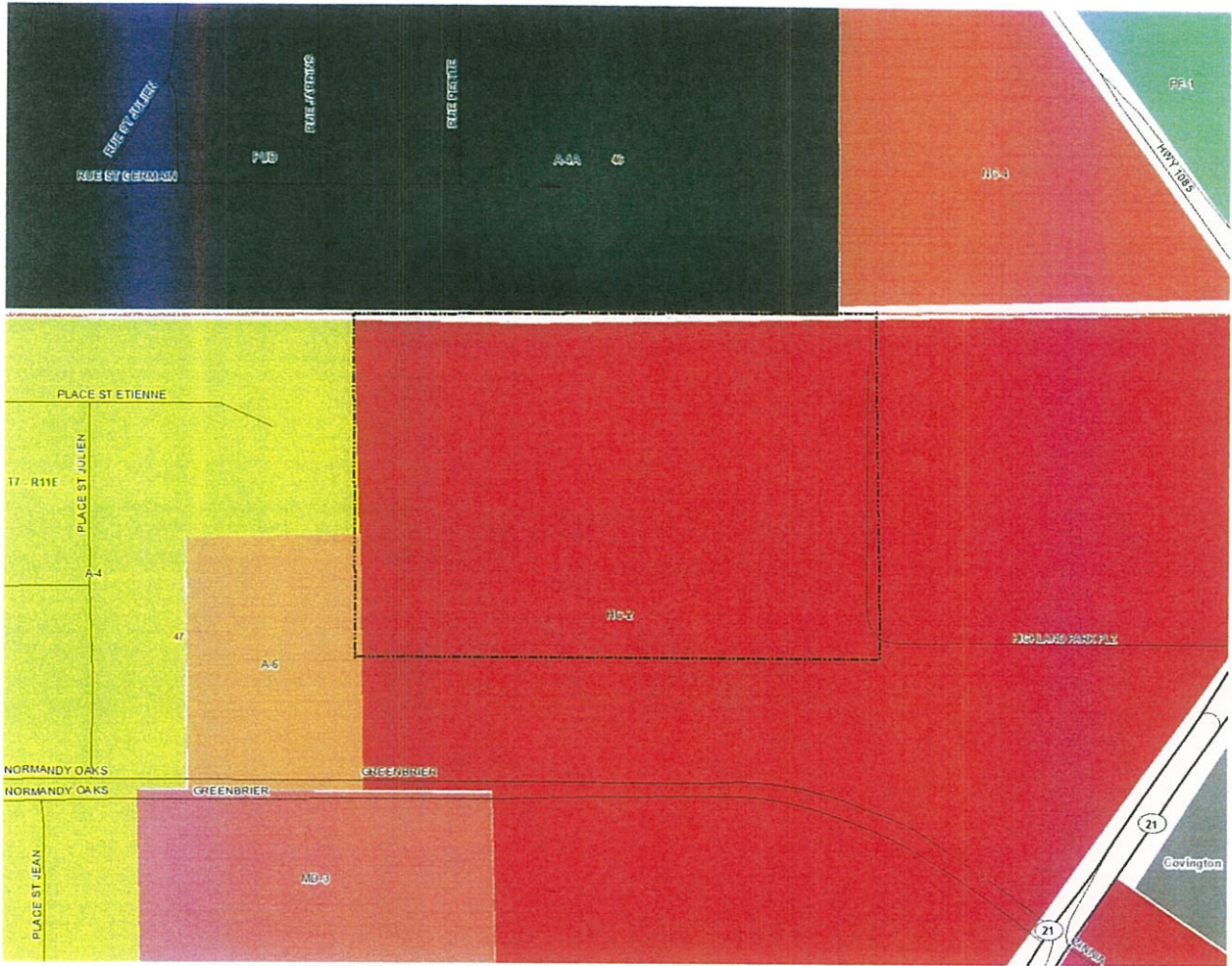
PETITIONER: Jones Fussell, L.L.P. - Paul Mayronne

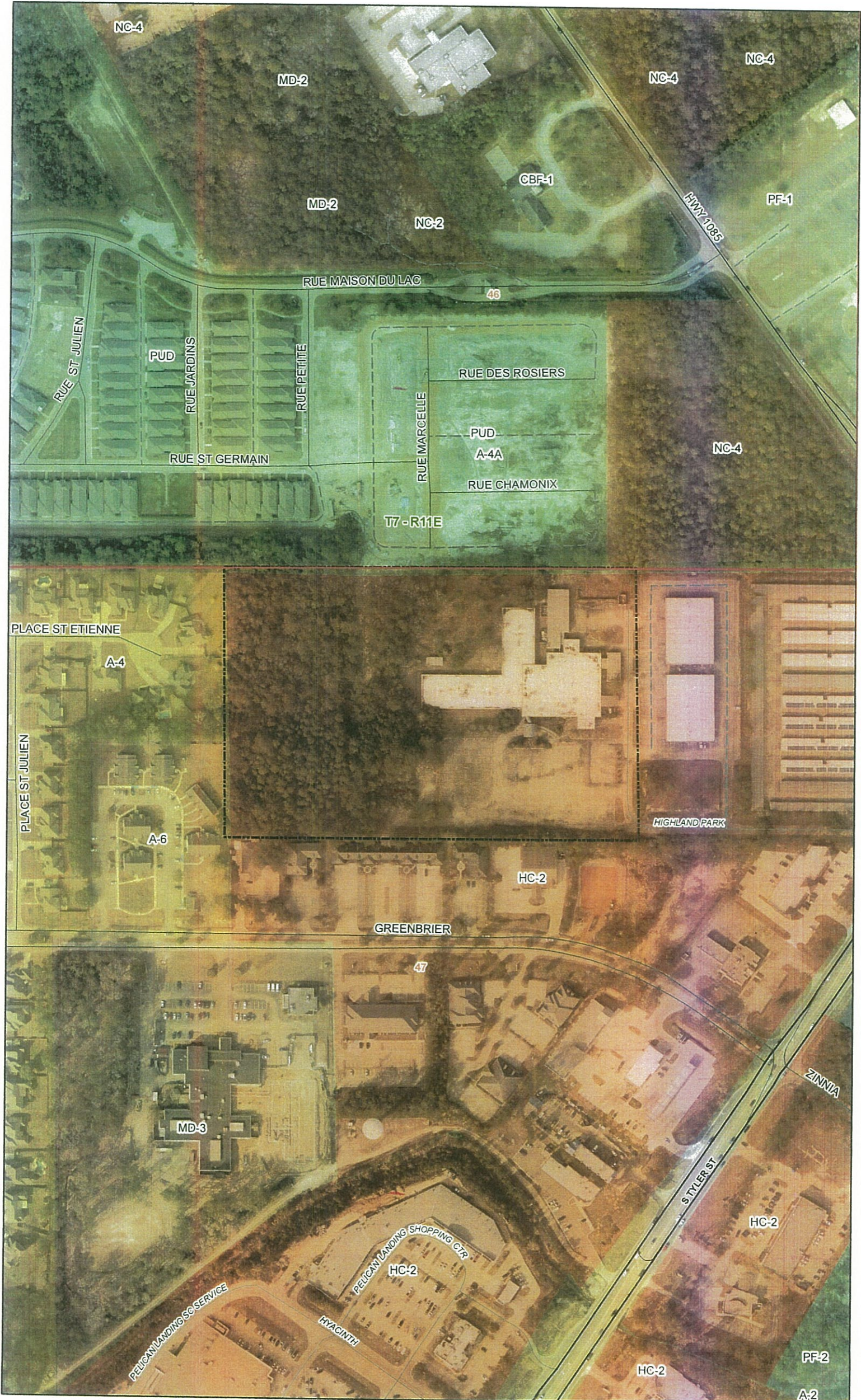
OWNER: Select Medical Property Ventures, LLC

REQUESTED CHANGE: From HC-2 Highway Commercial to MD-3 Medical Facility District

LOCATION: Parcel located on the north side of Highland Park Plaza, west of Louisiana Highway 21; Covington, S47, T7S, R11E, Ward 1, District 1

SIZE: 15 acres





ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: August 25, 2020
Case No.: 2020-1949-ZC
Posted: August 21, 2020

Meeting Date: September 1, 2020
Determination: Approved

GENERAL INFORMATION

PETITIONER: Jones Fussell, L.L.P. - Paul Mayronne
OWNER: Select Medical Property Ventures, LLC
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GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 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	PUD – Maison Du Lac
South	Commercial	HC-2 Highway Commercial
East	Commercial	HC-2 Highway Commercial
West	Undeveloped	A-4 Single-Family Residential and A-6 Multi-Family Residential

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 classification from HC-2 Highway Commercial District to MD-3 Medical Facility District. The site is located on the north side of Highland Park Plaza, west of Louisiana Highway 21, Covington. The 2025 Future Land Use Plan designates the site to be developed with institutional uses.

The subject site is currently developed with an unoccupied hospital and medical complex. The property’s current HC-2 Highway Commercial zoning designation allows for moderately scaled retail and service uses. The applicant is requesting to rezone the 15-acre site to MD-3 Medical Facility District to accommodate a proposed behavioral healthcare facility. Staff has determined that the requested MD-3 Medical Facility District will permit uses that have been traditionally associated with the site and that are closely related to the medical office complex to the east. As such, staff is not opposed to the request.