

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6498 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: : LORINO/COOPER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

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 AT THE END OF KEYSTONE BOULEVARD, EAST OF HIGHWAY 190 EAST SERVICE ROAD; COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF .90 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT MD-3 (MEDICAL FACILITY DISTRICT) TO AN NC-5 (RETAIL AND SERVICE DISTRICT) (WARD 4, DISTRICT 5). (2020-1959-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-1959-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-3 (Medical Facility District) to an NC-5 (Retail and Service 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 NC-5 (Retail and Service 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-3 (Medical Facility District) to an NC-5 (Retail and Service 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

2020-1959-ZC

A CERTAIN PIECE OR PARCEL OF LAND BEING PARCEL A2 AND SITUATED TN SECTION 37, T-7-S, R-1 I-E, ST. TAMMANY PARISH, LOUISIANA ON A PLAN OF RESUBDIVISION OF JOHN F. BONNEAU, P.L.S., DATED APRIL 5, 2017 APPROVED BY THE ST TAMMANY PARISH PLANNING COMMISSION ON MAY 26, 2017 AND ATTACHED HERETO AND MADE A PART HERE OF, SAID PARCEL IS MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 27 AND 37 T-7-S, R-1 I-E, ST. TAMMANY PARISH, LOUISIANA, RUN SOUTH 45 DEGREES 00 MINUTES WEST FOR A DISTANCE OF 1329.0 FEET TO A POINT; THENCE RUN NORTH 81 DEGREES 06 MINUTES WEST FOR A DISTANCE OF 1705.0 FEET TO A POINT; THENCE RUN NORTH 08 DEGREES 38 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 1190.71 FEET TO A POINT; THENCE RUN SOUTH 81 DEGREES 06 MINUTES EAST FOR A DISTANCE OF 264.05 FEET TO A POINT; THENCE RUN SOUTH 81 DEGREES 20 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 630.00 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 11 MINUTES 14 SECONDS WEST (NORTH 00 DEGREES 10 MINUTES 52 SECONDS WEST TITLE) FOR A DISTANCE OF 185.42 FEET (185.55 FEET-TITLE) TO A POINT; THENCE RUN NORTH 01 DEGREES 52 MINUTES 56 SECONDS EAST (NORTH 01 DEGREES 51 MINUTES 48 SECONDS EAST-TITLE) FOR A DISTANCE OF 41.13 FEET TO A POINT; THENCE RUN NORTH 01 DEGREE 52 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 41.13 FEET TO A POINT THENCE RUN NORTH 00 DEGREES 41 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 239.07 FEET TO A POINT; THENCE RUN SOUTH 81 DEGREES 31 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 321.69 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, CONTINUE SOUTH 81 DEGREES 31 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 175.00 FEET TO A POINT; THENCE RUN SOUTH 08 DEGREES 43 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 225.00 FEET TO A POINT; THENCE RUN NORTH 81 DEGREES 31 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 175.00 FEET TO A POINT; THENCE RUN NORTH 08 DEGREES 43 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 225.00 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 0.90 ACRES MORE OR LESS.

Case No.: 2020-1959-ZC

PETITIONER: Caesar Sweidan

OWNER: S. Sweidan Properties, LLC - Caesar Sweidan

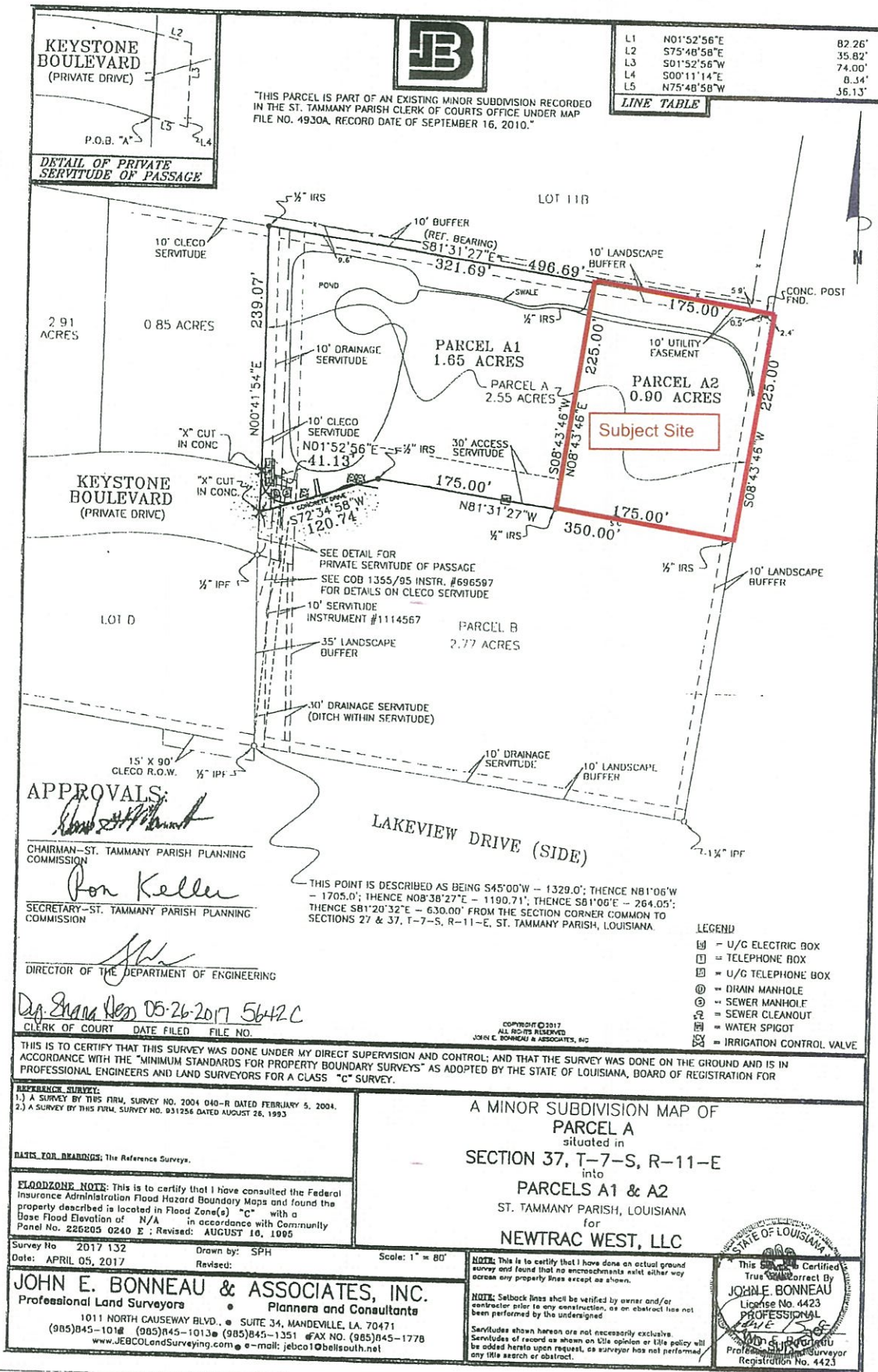
REQUESTED CHANGE: From MD-3 Medical Facility District to NC-5 Retail and Service District

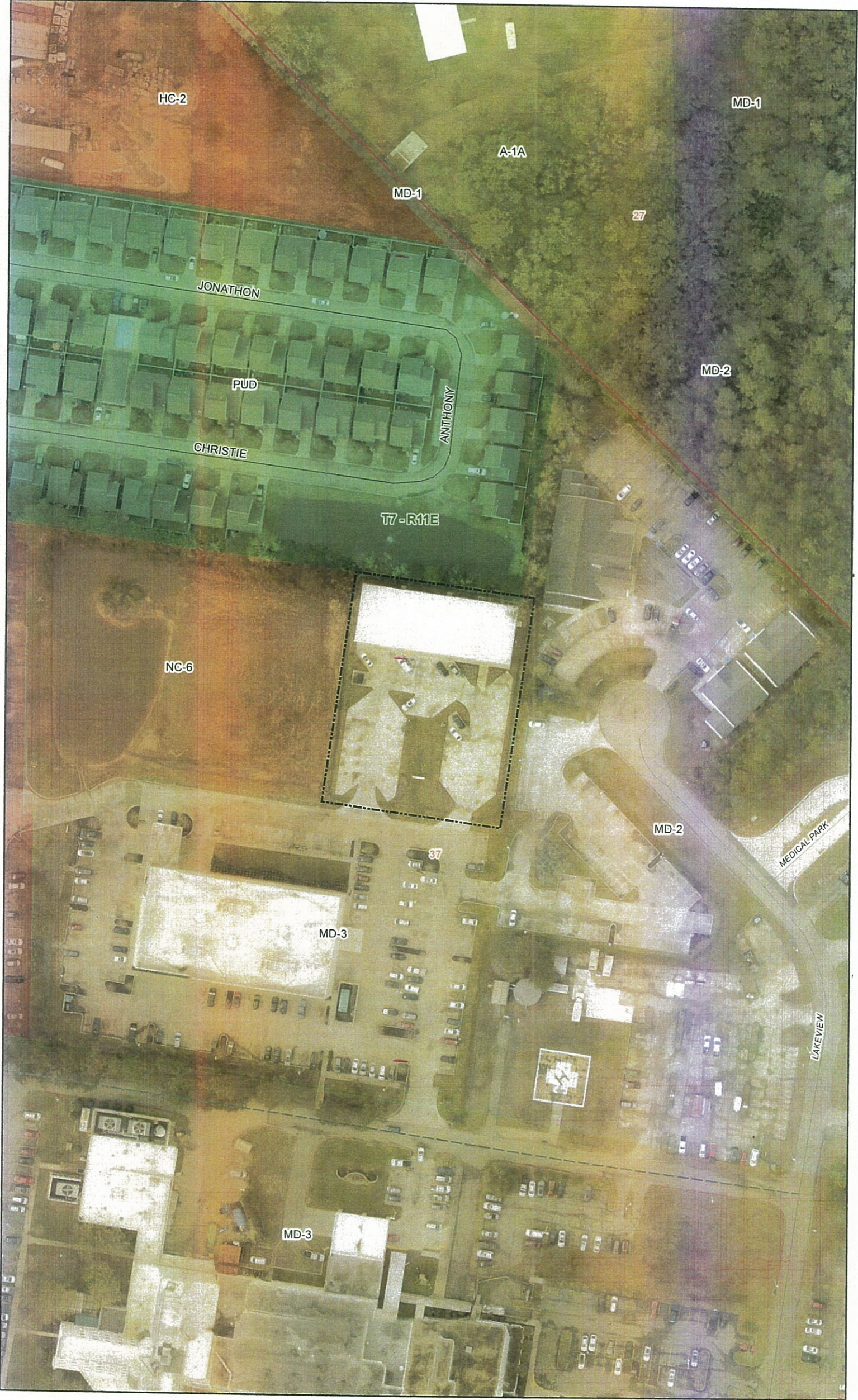
LOCATION: Parcel located at the end of Keystone Boulevard, east of Highway 190 East Service Road, Covington

SIZE: .90 acres



2020-1959-ZC





Administrative Comment
ZONING STAFF REPORT

Date: August 25, 2020
Case No.: 2020-1959-ZC
Posted: August 19, 2020

Meeting Date: September 1, 2020
Determination: Approved as Amended: NC-5 Retail and Service District

GENERAL INFORMATION

PETITIONER: Caesar Sweidan
OWNER: S. Sweidan Properties, LLC - Caesar Sweidan
REQUESTED CHANGE: From MD-3 Medical Facility District to HC-2 Highway Commercial District
LOCATION: Parcel located at the end of Keystone Boulevard, east of Highway 190 East Service Road, Covington
SIZE: .90 acres

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 – Fairway Garden Homes
South	Medical	MD-3 Medical Facility District
East	Medical	MD-2 Medical Facility District
West	Medical	HC-2 Highway Commercial

EXISTING LAND USE:

Existing development: Yes

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.

Mixed Use – Commercial – Conservation - These planned districts would include mixed uses, except for residential 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 classification from MD-3 Medical Facility District to HC-2 Highway Commercial District. The site is located at the end of Keystone Boulevard, east of Highway 190 East Service Road, Covington. The 2025 Future Land Use Plan designates the site to be developed as a planned district with a mix of commercial uses that vary in intensity and size.

The subject property is currently developed with an existing multi-tenant medical clinic building. The purpose of the current MD-3 Medical Facility District is to provide for the location of medical and veterinarian facilities. The purpose of the requested HC-2 Highway Commercial District is to provide for the location of moderately scaled retail, office and service uses. As this property is located adjacent to several existing medical uses that maintain a variety of medical zoning designations, staff has determined that the MD-3 zoning designation is appropriate for the area. Additionally, staff has concluded that the allowable uses within the HC-2 zoning designation are incompatible with the adjacent medical facilities. As such, staff suggests that the applicant revise the request to a less intense NC-5 Retail and Service District. This zoning designation is more consistent with the existing corridor and will permit professional and medical offices that are congruent with the existing building size.