

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6604

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MS. O'BRIEN

ON THE 4 DAY OF MARCH , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTHWEST CORNER OF JUDGE TANNER BOULEVARD AND LAKEVIEW CIRCLE; COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 1.11 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT MD-2 (MEDICAL CLINIC DISTRICT) TO AN PF-1 (PUBLIC FACILITIES DISTRICT) (WARD 4, DISTRICT 5). (2020-2175-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-2175-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-2 (Medical Clinic District) to a PF-1 (Public Facilities 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 PF-1 (Public Facilities 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-2 (Medical Clinic District) to an PF-1 (Public Facilities 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 DAY OF APRIL , 2021 ; 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: FEBRUARY 24 , 2021

Published Adoption: _____, 2021

Delivered to Parish President: _____, 2021 at _____

Returned to Council Clerk: _____, 2021 at _____

EXHIBIT "A"

2020-2175-ZC

THAT CERTAIN LOT OF GROUND SITUATED IN SECTION 37, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA, DESIGNATED AS LOT 8, LAKEVIEW REGIONAL MEDICAL CENTER, PHASE 3, IN ACCORDANCE WITH THE SUBDIVISION PLAN ENTITLED "LAKEVIEW REGIONAL MEDICAL CENTER, PHASE 3 (ALSO KNOWN AS LAKEVIEW REGIONAL MEDICAL OFFICE CAMPUS) LOCATED IN SECTION 37, T75, R11E ST. TAMMANY PARISH, LA." BY KREBS, LASALLE, LEMIEUX CONSULTANTS, INC., JOB NO, 401-0065, DATED APRIL 7, 2003, APPROVED BY THE ST. TAMMANY PARISH PLANNING COMMISSION, RECORDED ON MAY 16, 2003, IN MAP FILE NO. 2953, RECORDS OF ST. TAMMANY PARISH, LOUISIANA.

Case No.: 2020-2175-ZC

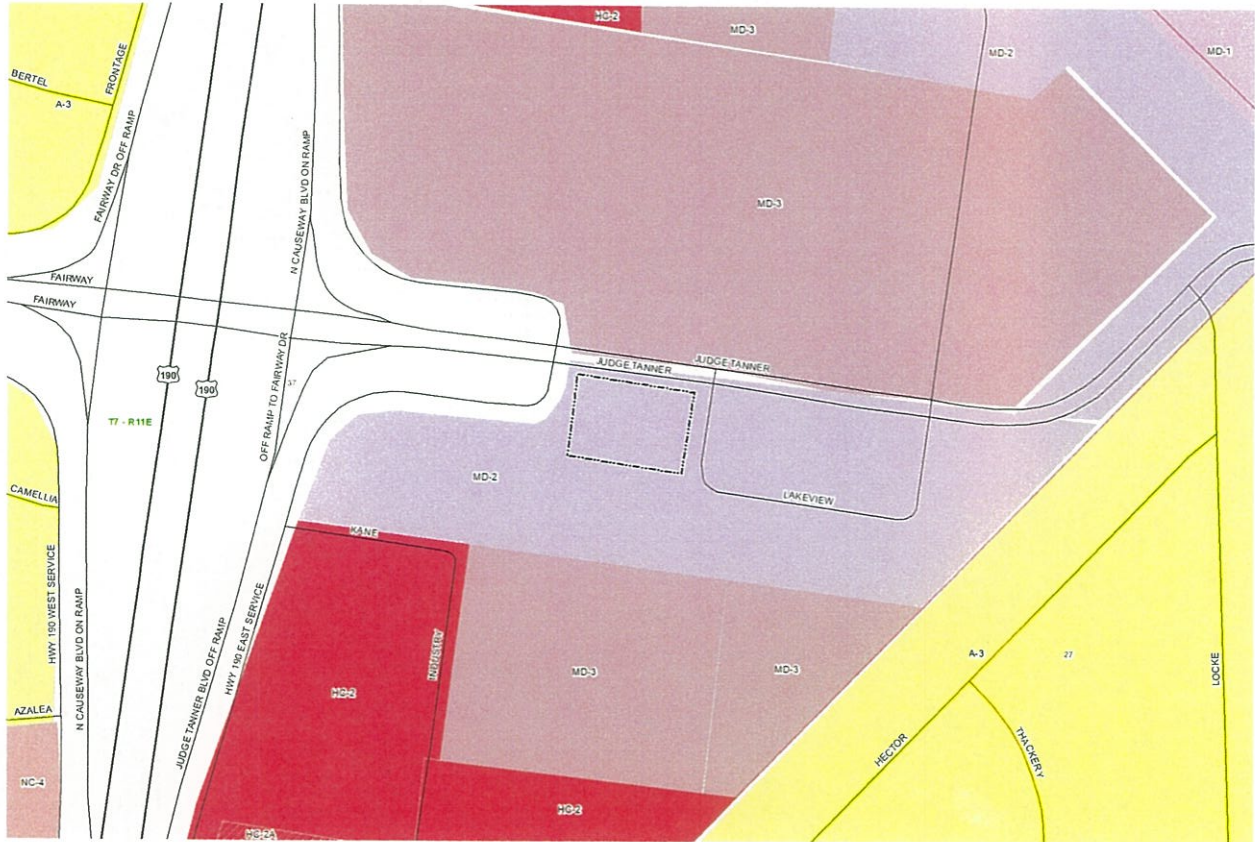
PETITIONER: Dan Storey

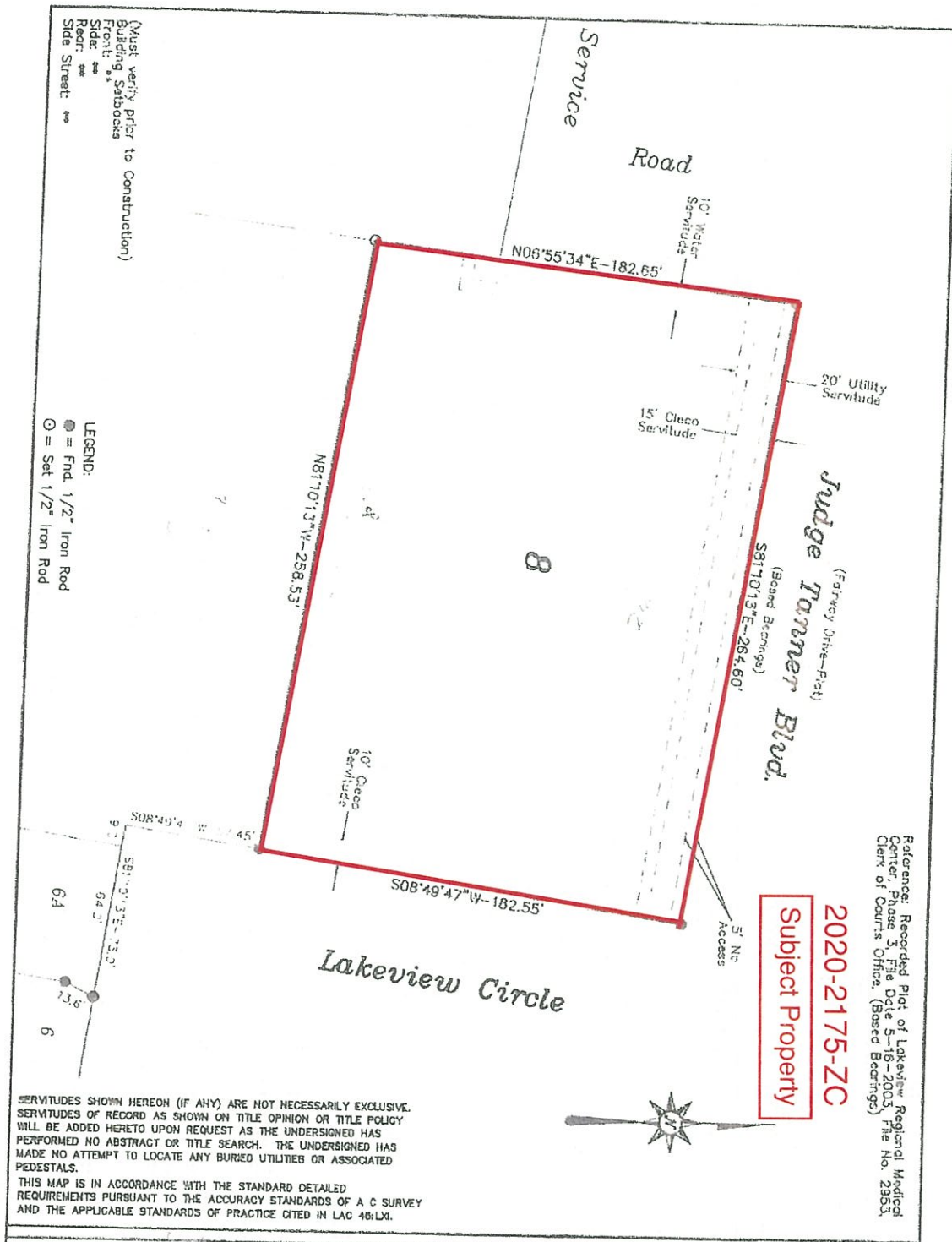
OWNER: EPIC Development, Inc.

REQUESTED CHANGE: From MD-2 Medical Clinic District to PF-1 Public Facilities District

LOCATION: Parcel located on the southwest corner of Judge Tanner Boulevard and Lakeview Circle; Covington

SIZE: 1.11 acres





MAP PREPARED FOR **LAKEVIEW REGIONAL MEDICAL CENTER**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN LOT 8, LAKEVIEW REGIONAL MEDICAL CENTER PHASE 3, ST. TAMMANY PARISH, LOUISIANA

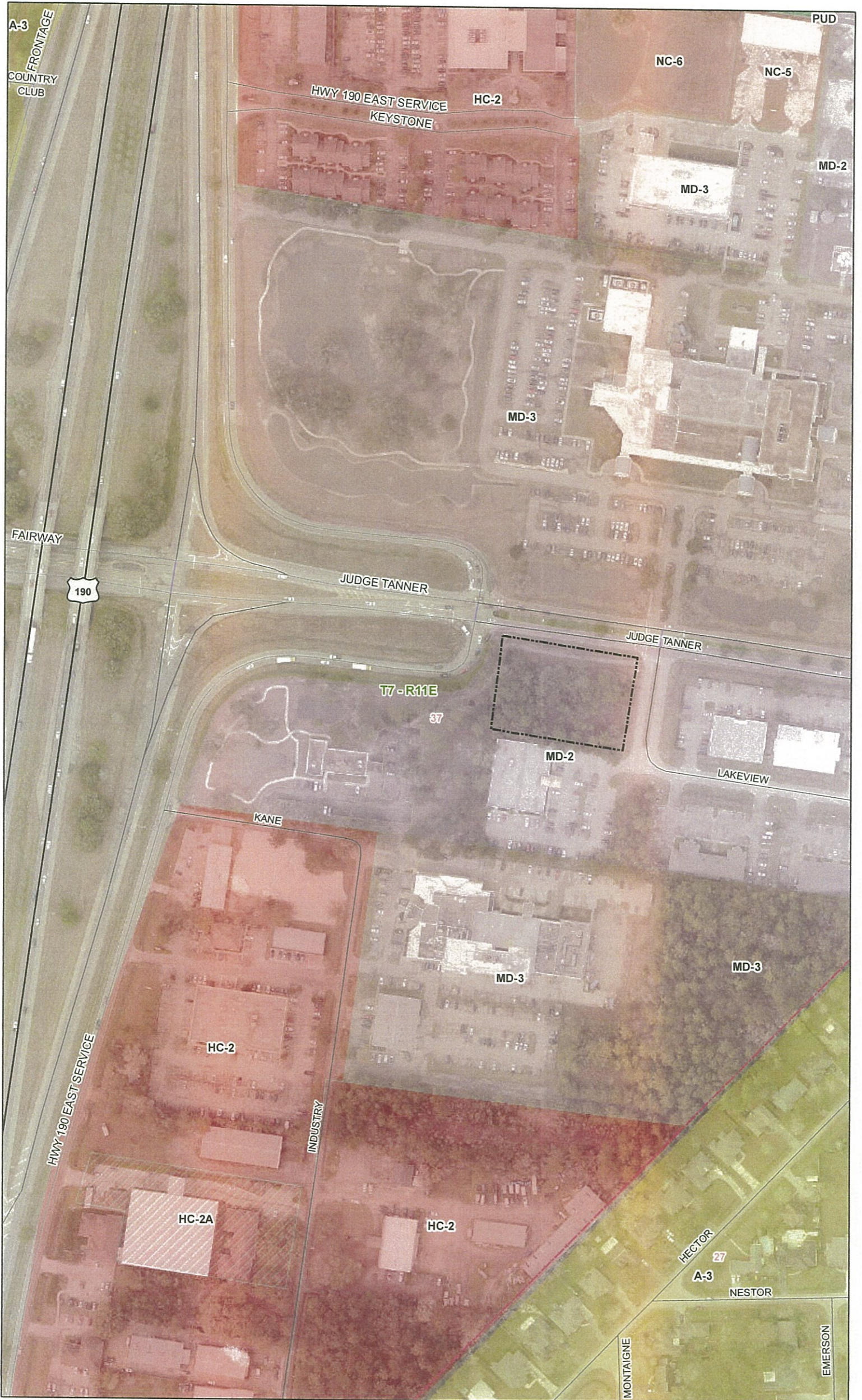
THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED. SIGNATURE AND STAMPED SEAL MUST BE IN PED OF THIS PLAT IS NOT A TRUE COPY.

LAND SURVEYING LLC
 518 N. Columbia Street, Covington, LA 70433
 (985) 892-6277 office (985) 898-0355 fax
 landsurvey@bellsouth.net email

BRUCE M. BUTLER, III
 CERTIFIED PROFESSIONAL SURVEYOR
 1-17-2020
 LOUISIANA PROFESSIONAL SURVEYOR
 LICENSE NO. 10911

SCALE: 1" = 50'	DATE: 1-15-2020	NUMBER: 19668
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Terr3/LakeviewRegionalLot8



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: January 25, 2021
Case No.: 2020-2175-ZC
Posted: January 22, 2021

Meeting Date: February 2, 2021
Determination: Approved

GENERAL INFORMATION

PETITIONER: Dan Storey

OWNER: EPIC Development, Inc.

REQUESTED CHANGE: From MD-2 Medical Clinic District to PF-1 Public Facilities District

LOCATION: Parcel located on the southwest corner of Judge Tanner Boulevard and Lakeview Circle;
Covington

SIZE: 1.11 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane Concrete

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Medical	MD-3 Medical Facility District
South	Medical	MD-2 Medical Clinic District
East	Medical	MD-2 Medical Clinic District
West	Medical	MD-2 Medical Clinic District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

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 – 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 classification from MD-2 Medical Clinic District to PF-1 Public Facilities District. The site is located on the southwest corner of Judge Tanner Boulevard and Lakeview Circle, Covington. The 2025 Future Land Use Plan designates the site to be developed as a Planned District with a mix of uses at varying densities.

The site is flanked on all sides by property that is zoned to accommodate medical uses of various degrees of intensity. The purpose of the requested PF-1 Public Facilities District is to provide for the location of governmental and institutional uses. Note that the reason for the request is to allow for the construction of a fire station.