

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6728

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO /COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. DAVIS

SECONDED BY: MR. TOLEDANO

ON THE 8 DAY OF JULY , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF SOUTH ROBIN ROAD, EAST OF SAFE HAVEN PARKWAY, NORTH OF US HIGHWAY 190; LACOMBE AND WHICH PROPERTY COMPRISES A TOTAL OF 2.20 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT PF-2 (PUBLIC FACILITIES DISTRICT) TO AN MD-3 (MEDICAL FACILITIES DISTRICT) (WARD 4, DISTRICT 7) (2021-2357-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2357-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 PF-2 (Public Facilities District) to an MD-3 (Medical 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 MD-3 (Medical 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 PF-2 (Public Facilities District) to an MD-3 (Medical 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 5 DAY OF AUGUST, 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: JUNE 30, 2021

Published Adoption: _____, 2021

Delivered to Parish President: _____, 2021 at _____

Returned to Council Clerk: _____, 2021 at _____

EXHIBIT "A"

2021-2357-ZC

A certain tract of land situated in Section 42, Township 8 South, Range 12 East, St. Tammany Parish, Louisiana, and more fully described as follows:

Commencing from the Corner common to Sections 17, 42, and 43 of Township 8 South, Range 12 East, St. Tammany Parish, Louisiana, and run South 60 degrees 11 minutes 36 seconds West for a distance of 3061.84 feet to the Point of Beginning.

From the Point of Beginning proceed North 35 degrees 48 minutes 05 seconds West for a distance of 140 feet to a Point; thence proceed North 54 degrees 11 minutes 55 seconds East for a distance of 685.89 feet to a Point; thence proceed South 35 degrees 48 minutes 05 seconds East for a distance of 140 feet to a Point; thence proceed South 54 degrees 11 minutes 55 seconds West for a distance of 685.89 feet back to the Point of Beginning.

Said tract of land contains 2.20 acres more or less.

All as more fully shown on the Minor Resubdivision Plat survey of Kelly J. McHugh and Associates, Inc., Job No. 18-417, dated March 11, 2019, recorded as Clerk of Court Map File No. 5834D.

Case No.: 2021-2357-ZC

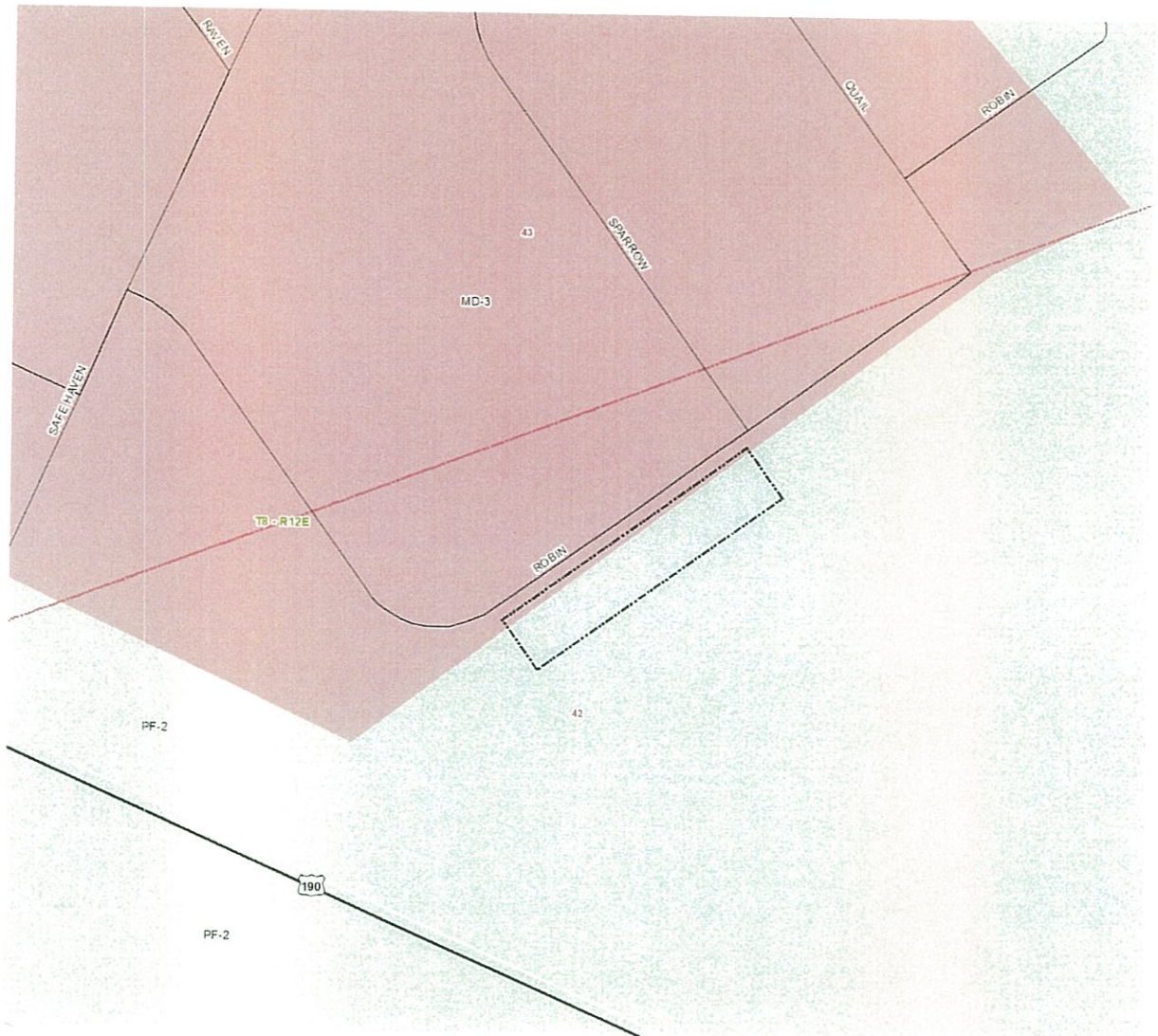
PETITIONER: Family Promise of St. Tammany Inc.

OWNER: St. Tammany Parish Government

REQUESTED CHANGE: From PF-2 Public Facilities District to MD-3 Medical Facilities District

LOCATION: Parcel located on the east side of South Robin Road, east of Safe Haven Parkway, north of US Highway 190; Lacombe; S42 & S43, T8S, R12E; Ward 4, District 7

SIZE: 2.20 acres





CARDINAL

RAVEN

PATRICIA P BRISTER SAFE HAVEN

DOVE

43

MD-3

SPARROW

QUAIL

T8 - R12E

ROBIN

PF-2

42

190

PF-2

TAMMANY TRACE

AREA 3
GROUP CAMP

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: May 25, 2021
Case No.: 2021-2357-ZC
Posted: May 21, 2021

Meeting Date: June 1, 2021
Determination: Approved

GENERAL INFORMATION

PETITIONER: Family Promise of St. Tammany Inc.

OWNER: St. Tammany Parish Government

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GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State

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	NC-1 Professional Office District
South	Residential	A-2 Suburban District
East	Undeveloped	NC-2 Indoor Retail and Service District and A-3 Suburban District
West	Residential	A-2 Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

Conservation – Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage land resources so that they remain in good condition for future generations (often simple referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from PF-2 Public Facilities District to MD-3 Medical Facilities District. The site is located on the east side of South Robin Road, east of Safe Haven Parkway, north of US Highway 190; Lacombe. The 2025 Future Land Use Plan designates the site to be developed with historic, scenic, or otherwise serviceable buildings and landscape which focus on conversation techniques.

The subject property is part of the Northlake Behavioral Health System, and more specifically the St Tammany Parish Safe Haven development. The existing PF-2 Public Facilities District allows for the location of public or non-profit facilities. The proposed MD-3 Medical District allows for the location of medical and veterinarian facilities for regional populations. The majority of the Northlake Behavioral Health System is zoned MC-3 to accommodate the on-site medical uses. A change in zoning will allow Safe Haven to expand its services in the future.

Zoning	Max Height	Permitted Uses	Purpose
Existing PF-2	45 ft.	State or federal wildlife management areas; State parks and commemorative areas; Local, state, or national parks; Privately owned conservation areas; Habitat and wetland mitigation banks; Passive Recreational Facilities; Marinas and boat launches; Pavilions for environmental education	To provide for the location of public or nonprofit facilities dedicated to conservation, environmental education, or outdoor activities.
Requested MD-3	70 ft.	Medical laboratories related to an adjacent medical facility, greater than 3,000 square feet; Hospitals; Veterinary clinics (greater than 3,000 sq. ft.); Behavioral healthcare facility	To provide for the location of medical and veterinarian facilities for regional populations. Properties should be located adjacent to, or with adequate access to, the major street network.