ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6728	ORDINANCE COUNCIL SERIES NO:	
COUNCIL SPONSOR: LORINO /COOPER	PROVIDED BY: PLANNING DEVELOPMENT	
INTRODUCED BY:	SECONDED BY:	
ON THE 8 DAY OF JULY, 2021		
OF ST. TAMMANY PARISH, PARCEL LOCATED ON THE ROAD, EAST OF SAFE HA HIGHWAY 190; LACOMBE AN A TOTAL OF 2.20 ACRES O ITS PRESENT PF-2 (PUBLIC	G THE OFFICIAL ZONING MAP LA, TO RECLASSIFY A CERTAIN E EAST SIDE OF SOUTH ROBIN EVEN PARKWAY, NORTH OF US ED WHICH PROPERTY COMPRISES F LAND MORE OR LESS, FROM E FACILITIES DISTRICT) TO AN DISTRICT) (WARD 4, DISTRICT 7)	
law, <u>Case No. 2021-2357-ZC</u> , has recommended that the zoning classification of the above refer	Parish of St. Tammany after hearing in accordance with to the Council of the Parish of St. Tammany Louisiana, enced area be changed from its present PF-2 (Public es District) see Exhibit "A" for complete boundaries;	
WHEREAS, the St. Tammany Parish Councand	cil has held its public hearing in accordance with law;	
•	has found it necessary for the purpose of protecting the gnate the above described property as MD-3 (Medical	
THE PARISH OF ST. TAMMANY HEREBY	ORDAINS, in regular session convened that:	
SECTION I: The zoning classification of the present PF-2 (Public Facilities District) to an MD	e above described property is hereby changed from its 0-3 (Medical Facilities District).	
SECTION II: The official zoning map of the to incorporate the zoning reclassification specified	Parish of St. Tammany shall be and is hereby amended d in Section I hereof	
REPEAL: All ordinances or parts of Ordinance	ces in conflict herewith are hereby repealed.	
· · · · · · · · · · · · · · · · · · ·	dinance shall be held to be invalid, such invalidity shall iven effect without the invalid provision and to this end red to be severable.	
EFFECTIVE DATE: This Ordinance shall be	come effective fifteen (15) days after adoption.	
MOVED FOR ADOPTION BY:	SECONDED BY:	
WHEREUPON THIS ORDINANCE WAS S FOLLOWING:	UBMITTED TO A VOTE AND RESULTED IN THE	
YEAS:		
NAYS:		

ABSTAIN:
ABSENT:
THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE $\underline{5}$ DAY OF $\underline{\text{AUGUST}}$, $\underline{2021}$; 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: $\underline{\text{JUNE } 30}$, $\underline{2021}$
Published Adoption:, <u>2021</u>
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

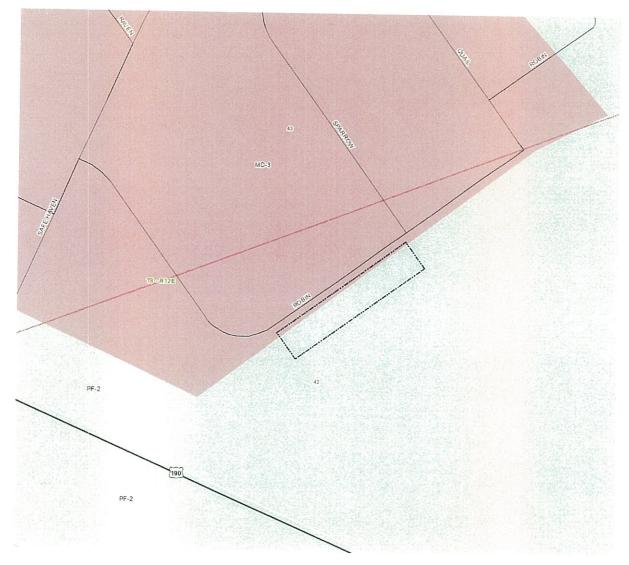
PETITIONER: Family Promise of St. Tammany Inc.

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





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

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

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
Residential A-2 Suburban District

EXISTING LAND USE:

West

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	Permitted Uses	Purpose
	Height		
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.