

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6881 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. DEAN SECONDED BY: MR. FITZGERALD

ON THE 6 DAY OF JANUARY , 2022

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF HIGHWAY 1085 AND SOUTH OF BRICKER ROAD; COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 15.46 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT) AND PF-2 (PUBLIC FACILITIES DISTRICT) TO AN MD-1 (MEDICAL FACILITIES DISTRICT) (WARD 1, DISTRICT 1) (2021-2272-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2272-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 NC-4 (Neighborhood Institutional District) and PF-2 (Public Facilities District) to an MD-1 (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-1 (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 NC-4 (Neighborhood Institutional District) and PF-2 (Public Facilities District) to an MD-1 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF FEBRUARY, 2022; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: JANUARY 19, 2022

Published Adoption: _____, 2022

Delivered to Parish President: _____, 2022 at _____

Returned to Council Clerk: _____, 2022 at _____

EXHIBIT "A"

2021-2272-ZC

A CERTAIN PIECE OR PARCEL OF LAND SITUATED IN SECTION 46, T-7-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA AND IS MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 46, T-7-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA, RUN SOUTH 89 DEGREES 23 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 3897.31 FEET TO A POINT; THENCE RUN NORTH 35 DEGREES 27 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 1158.09 FEET TO THE POINT OF BEGINNING PARCEL 1.

FROM THE POINT OF BEGINNING PARCEL 1, RUN NORTH 35 DEGREES 27 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 1157.70 FEET TO A POINT; THENCE RUN NORTH 32 DEGREES 36 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 99.76 FEET TO A POINT; THENCE RUN NORTH 36 DEGREES 25 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 91.72 FEET TO A POINT; THENCE RUN NORTH 77 DEGREES 13 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 27.44 FEET TO A POINT; THENCE RUN SOUTH 45 DEGREES 23 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 133.62 FEET TO A POINT; THENCE RUN NORTH 83 DEGREES 38 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 27.28 FEET TO A POINT; THENCE RUN NORTH 15 DEGREES 56 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 46.38 FEET TO A POINT; THENCE RUN NORTH 33 DEGREES 42 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 35.94 FEET TO A POINT; THENCE RUN NORTH 83 DEGREES 44 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 99.51 FEET TO A POINT; THENCE RUN SOUTH 69 DEGREES 31 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 31.96 FEET TO A POINT; THENCE RUN SOUTH 22 DEGREES 18 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 66.90 FEET TO A POINT; THENCE RUN SOUTH 36 DEGREES 53 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 27.46 FEET TO A POINT; THENCE RUN NORTH 86 DEGREES 24 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 41.44 FEET TO A POINT; THENCE RUN NORTH 52 DEGREES 13 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 80.86 FEET TO A POINT; THENCE RUN SOUTH 10 DEGREES 32 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 104.84 FEET TO A POINT; THENCE RUN NORTH 87 DEGREES 51 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 32.25 FEET TO A POINT; THENCE RUN SOUTH 64 DEGREES 49 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 37.98 FEET TO A POINT; THENCE RUN NORTH 74 DEGREES 54 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 18.07 FEET TO A POINT; THENCE RUN SOUTH 69 DEGREES 00 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 23.64 FEET TO A POINT; THENCE RUN SOUTH 29 DEGREES 09 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 20.95 FEET TO A POINT; THENCE RUN NORTH 46 DEGREES 58 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 48.46 FEET TO A POINT; THENCE RUN SOUTH 43 DEGREES 02 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 126.03 FEET TO A POINT; THENCE RUN SOUTH 65 DEGREES 58 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 31.60 FEET TO A POINT; THENCE RUN SOUTH 15 DEGREES 10 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 44.70 FEET TO A POINT; THENCE RUN NORTH 45 DEGREES 08 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 49.05 FEET TO A POINT; THENCE RUN SOUTH 53 DEGREES 24 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 57.63 FEET TO A POINT; THENCE RUN NORTH 86 DEGREES 54 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 72.66 FEET TO A POINT; THENCE RUN SOUTH 21 DEGREES 53 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 30.40 FEET TO A POINT; THENCE RUN SOUTH 72 DEGREES 12 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 22.51 FEET TO A POINT; THENCE RUN SOUTH 64 DEGREES 45 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 41.62 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 11 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 49.34 FEET TO A POINT; THENCE RUN SOUTH 87 DEGREES 11 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 9.46 FEET TO A POINT; THENCE RUN NORTH 46 DEGREES 14 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 45.35 FEET TO A POINT; THENCE RUN SOUTH 80 DEGREES 37 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 73.75 FEET TO A POINT; THENCE RUN NORTH 11 DEGREES 42 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 37.53 FEET TO A POINT; THENCE RUN NORTH 40 DEGREES 30 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 76.85 FEET TO A POINT; THENCE RUN SOUTH 53 DEGREES 21 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 62.18 FEET TO A POINT; THENCE RUN SOUTH 16 DEGREES 26 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 53.67 FEET TO A POINT; THENCE RUN NORTH 41 DEGREES 38 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 81.21 FEET TO A POINT; THENCE RUN SOUTH 62 DEGREES 11 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 110.99 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 32 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 27.45 FEET TO A POINT; THENCE RUN NORTH 35 DEGREES 54 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 21.76 FEET TO A POINT; THENCE RUN SOUTH 61 DEGREES 55 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 57.23 FEET TO A POINT; THENCE RUN SOUTH 08 DEGREES 41 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 35.09 FEET TO A POINT; THENCE RUN SOUTH 52 DEGREES 52 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 66.23 FEET TO A POINT; THENCE RUN SOUTH 07 DEGREES 55 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 23.25 FEET TO A POINT; THENCE RUN SOUTH 47 DEGREES 58 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 51.62 FEET TO A POINT; THENCE RUN SOUTH 85 DEGREES 37 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 31.70 FEET TO A POINT; THENCE RUN NORTH 57 DEGREES 25 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 35.00 FEET TO A POINT; THENCE RUN SOUTH 77 DEGREES 54 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 65.82 FEET TO A POINT; THENCE RUN SOUTH 68 DEGREES 07 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 40.06 FEET TO A POINT; THENCE RUN SOUTH 51 DEGREES 17 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 981.03 FEET BACK TO THE POINT OF BEGINNING PARCEL 1.

SAID PARCEL OF LAND CONTAINS 15.46 ACRES MORE OR LESS.

Case No.: 2021-2272-ZC

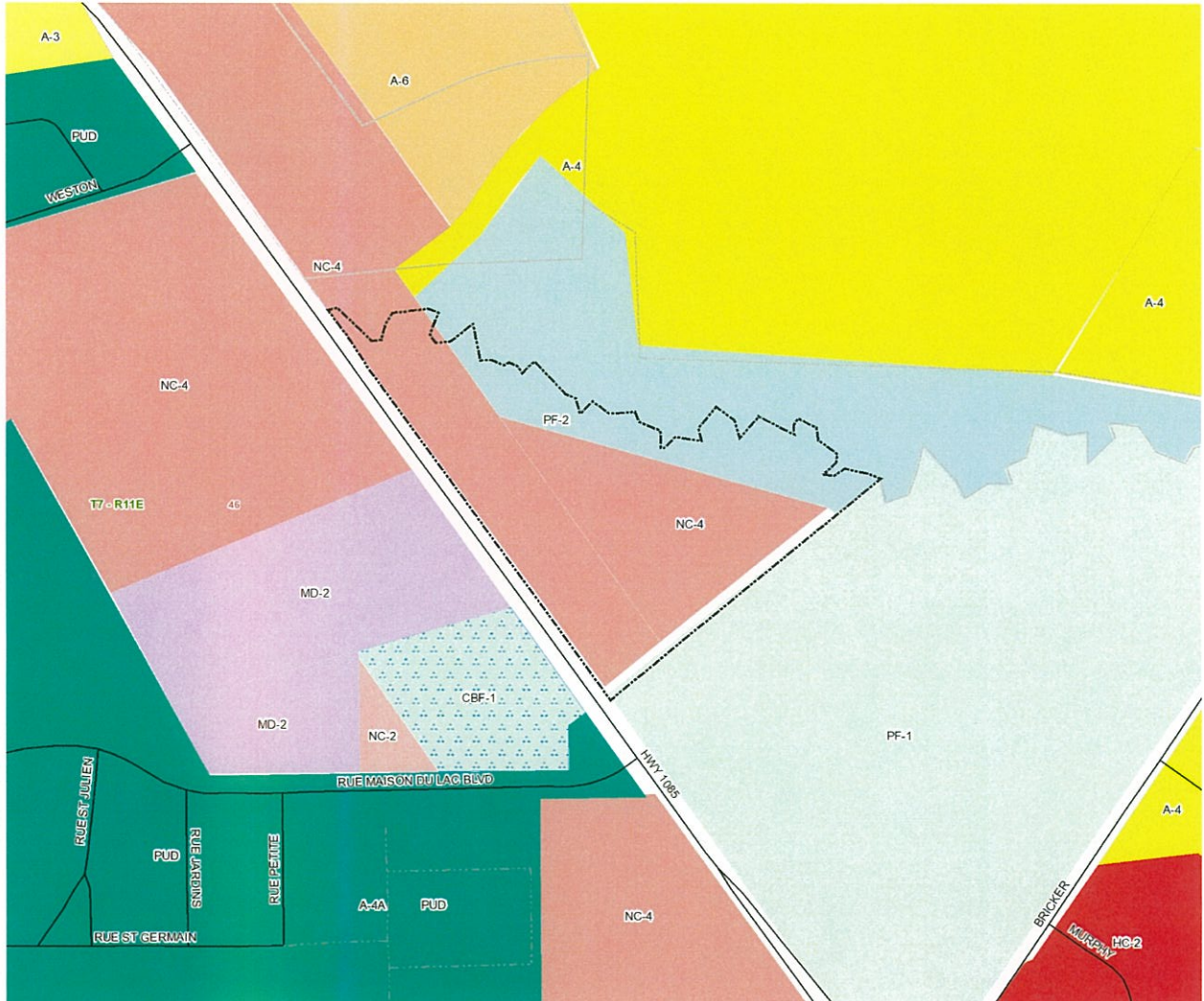
PETITIONER: All State Financial Company

OWNER: All State Financial Company

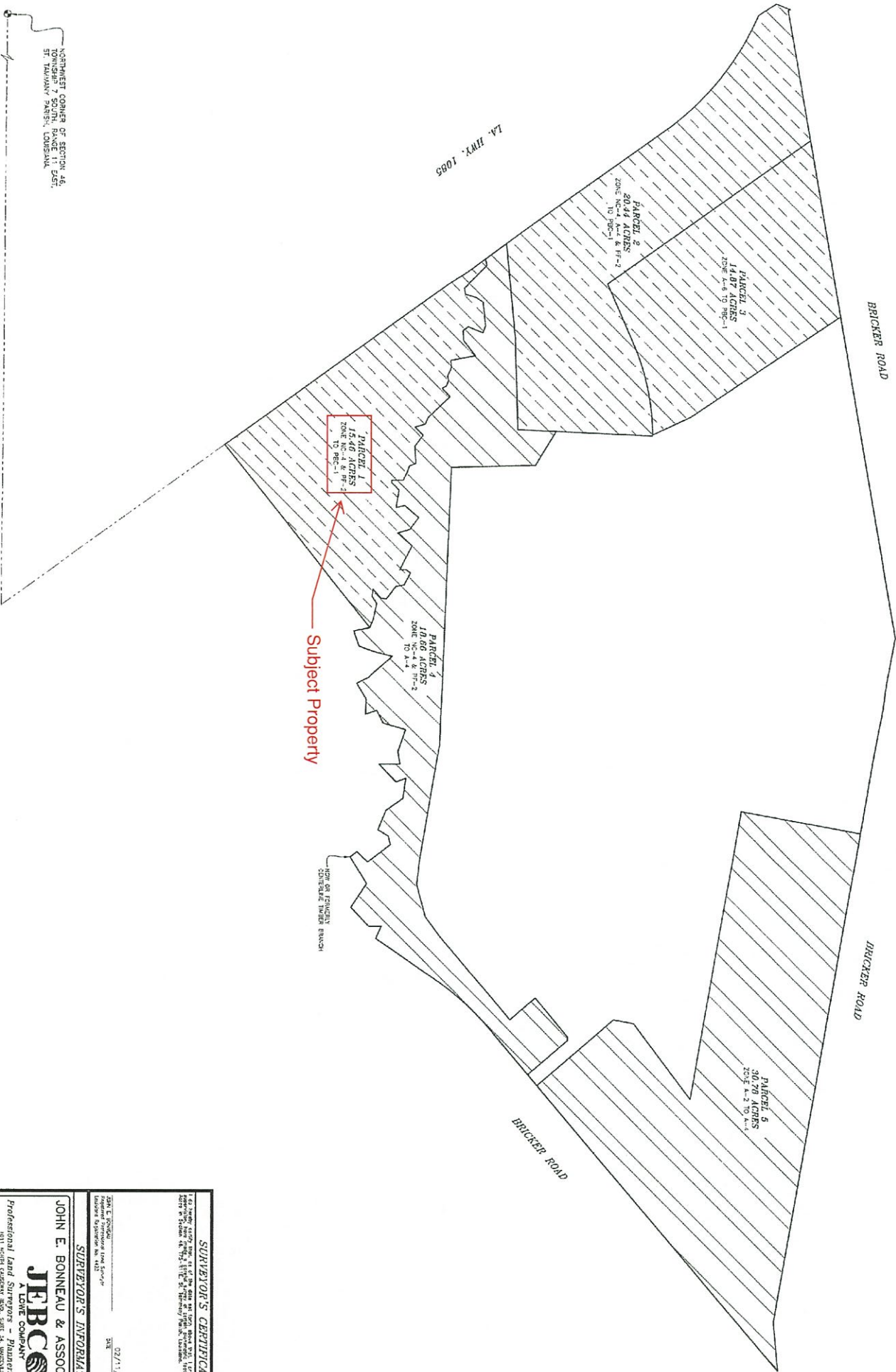
REQUESTED CHANGE: From NC-4 Neighborhood Institutional District and PF-2 Public Facilities District to MD-1 Medical Facilities District

LOCATION: Parcel located on the east side of Highway 1085 and south of Bricker Road; Covington; S46, T7S, R11E; Ward 1, District 1

SIZE: 15.46 acres



2021-2272-ZC



NORTHWEST CORNER OF SECTION 46, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

SURVEYOR'S CERTIFICATION

I, JOHN E. BONNEAU, Surveyor, do hereby certify that the above described land is the property of the State of Louisiana, and that the same is situated in Section 46, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana.

DATE: 02/11/21

SURVEYOR'S INFORMATION

JOHN E. BONNEAU
Professional Surveyor License Number: 1418

JOHN E. BONNEAU & ASSOCIATES, INC.
A LOWE COMPANY

JEBCCO

Professional Land Surveyors - Planners - Consultants

1411 North Causeway, Box 507, Slidell, LA 70458
Phone: (504) 885-1111
www.jebcco.com



DATE	02/11/21
CHECKED	JEB
SCALE	1" = 200'
SURVEY #	21-140035
PERSON	JEB
DATE	
PERSON	
DATE	
PERSON	

Survey for:	ALL STATE FINANCIAL
Property:	A REZONING MAP OF 196.37 ACRES SITUATED IN SECTION 46, T7S-R11E, ST. TAMMANY PARISH, LOUISIANA.
SKETCH NUMBER	1 OF 1

A-6

A-4

NC-4

46

PF-2

T7-R11E

NC-4

2021-2272-ZC

NC-4

MD-2

HWY 1085

CBF-1

PF-1

MD-2

NC-2

RUE MAISON DU LAC

PUD

RUE PETITE

RUE DES ROSIERS

PUD

NC-4

RUE ST GERMAIN

RUE MARCELLE

RUE CHAMONIX

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: November 1, 2021
Case No.: 2021-2272-ZC
Posted: October 29, 2021

Meeting Date: November 8, 2021
Determination: Approved

GENERAL INFORMATION

PETITIONER: All State Financial Company
OWNER: All State Financial Company
REQUESTED CHANGE: From NC-4 Neighborhood Institutional District and PF-2 Public Facilities District to MD-1 Medical Facilities District
LOCATION: Parcel located on the east side of Highway 1085 and south of Bricker Road; Covington; S46, T7S, R11E; Ward 1, District 1
SIZE: 15.46 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	Undeveloped	NC-4 Neighborhood Institutional District A-6 Multiple-Family Residential District
South	Civic	PF-1 Public Facilities District
East	Undeveloped	PF-2 Public Facilities District
West	Commercial	NC-4 Neighborhood Institutional District MD-2 Medical Clinic District CBF-1 Community-Based Facilities 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 NC-4 Neighborhood Institutional District and PF-2 Public Facilities District to MD-1 Medical Facilities District. The site is located on the east side of Highway 1085 and south of Bricker Road; 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, and conservation areas.

The majority of the subject property is currently zoned NC-4. The purpose of NC-4 Neighborhood Institutional District is to allow for the location of uses which provide a service at the neighborhood level but could result in a large influx of customers or clientele at a specific time because of scheduled gatherings, classes or meetings. The northern portion of the subject site, which for the most part contains an area of the Timber Branch flood plain is zoned PF-2 Public Facilities. The purpose of PF-2 Public Facilities District is to provide for the location of public or non-profit owned facilities dedicated to historic, conservation, environmental education or outdoor activities.

The requested zoning change to MD-1 Medical Facilities District will allow for the location of medical uses designated for long-term care and housing of individuals with ongoing medical conditions such as nursing homes and assisted living facilities. The site is abutting the Timber Branch waterway and large parcels of undeveloped land that are zoned NC-4 and A-4 Single Family Residential to the north. The site is adjacent to medical uses that are zoned MD-2 to the west and institutional uses that are zoned PF-1 & CBF-1 Community Based Facilities to the south.

Considering the location of the site along a major collector roadway, the low intensity of allowable uses under the MD-1 zoning district and the variety of abutting zoning classifications and uses, staff has determined the requested MD-1 Medical Facilities District will not create an increase in the intensity of uses or traffic in the immediate area.