

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6861

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: BINDER/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. LORINO

SECONDED BY: MR. TOLEDANO

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 WEST SIDE OF LOUISIANA HIGHWAY 1085, NORTH SIDE OF RUE MAISON DU LAC; COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 21.67 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT) AND MD-2 (MEDICAL CLINIC DISTRICT) TO AN MD-3 (MEDICAL FACILITIES DISTRICT) (WARD 1, DISTRICT 1) (2021-2604-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2604-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 MD-2 (Medical Clinic 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 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 NC-4 (Neighborhood Institutional District) and MD-2 (Medical Clinic 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 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: DECEMBER 29, 2021

Published Adoption: \_\_\_\_\_, 2022

Delivered to Parish President: \_\_\_\_\_, 2022 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2022 at \_\_\_\_\_

**EXHIBIT "A"**

**2021-2604-ZC**

COMMENCING FROM THE INTERSECTION OF THE NORTHERN RIGHT OF WAY LINE OF RUE MAISON DU LAC BOULEVARD AND THE WESTERN RIGHT OF WAY LINE OF LA HIGHWAY No. 1085 (AKA BOOTLEGGERS ROAD) AND SO SOUTH 89 DEGREES 34 MINUTES 56 SECONDS WEST A DISTANCE OF 744.81 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING GO SOUTH 89 DEGREES 34 MINUTES 39 SECONDS WEST A DISTANCE OF 422.59 FEET; THENCE NORTH 28 DEGREES 31 MINUTES 24 SECONDS WEST A DISTANCE OF 222.15 FEET; THENCE NORTH 28 DEGREES 33 MINUTES 06 SECONDS WEST A DISTANCE OF 349.49 FEET; THENCE NORTH 28 DEGREES 31 MINUTES 09 SECONDS WEST A DISTANCE OF 571.78 FEET; THENCE SOUTH 66 DEGREES 36 MINUTES 43 SECONDS EAST A DISTANCE OF 91.16 FEET; THENCE NORTH 81 DEGREES 34 MINUTES 05 SECONDS EAST A DISTANCE OF 126.04 FEET; THENCE NORTH 14 DEGREES 20 MINUTES 38 SECONDS EAST A DISTANCE OF 51.71 FEET; THENCE NORTH 82 DEGREES 47 MINUTES 33 SECONDS EAST A DISTANCE OF 147.98 FEET; THENCE NORTH 24 DEGREES 41 MINUTES 30 SECONDS EAST A DISTANCE OF 73.82 FEET; THENCE NORTH 45 DEGREES 43 MINUTES 24 SECONDS EAST A DISTANCE OF 84.83 FEET; THENCE SOUTH 77 DEGREES 01 MINUTES 19 SECONDS EAST A DISTANCE OF 188.61 FEET; THENCE SOUTH 69 DEGREES 15 MINUTES 46 SECONDS EAST A DISTANCE OF 67.06 FEET; THENCE NORTH 17 DEGREES 48 MINUTES 44 SECONDS EAST A DISTANCE OF 96.21 FEET; THENCE NORTH 74 DEGREES 33 MINUTES 14 SECONDS EAST A DISTANCE OF 42.89 FEET; THENCE NORTH 49 DEGREES 37 MINUTES 54 SECONDS EAST A DISTANCE OF 20.90 FEET; THENCE SOUTH 35 DEGREES 08 MINUTES 26 SECONDS EAST A DISTANCE OF 25.76 FEET; THENCE SOUTH 60 DEGREES 42 MINUTES 45 SECONDS EAST A DISTANCE OF 106.43 FEET; THENCE SOUTH 35 DEGREES 15 MINUTES 10 SECONDS EAST A DISTANCE OF 377.12 FEET; THENCE SOUTH 35 DEGREES 15 MINUTES 42 SECONDS EAST A DISTANCE OF 477.11 FEET; THENCE SOUTH 74 DEGREES 23 MINUTES 52 SECONDS WEST A DISTANCE OF 424.79 FEET; THENCE SOUTH 74 DEGREES 23 MINUTES 00 SECONDS WEST A DISTANCE OF 18.89 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 21 SECONDS EAST A DISTANCE OF 339.15 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 21.67 ACRES OF GROUND, MORE OR LESS.

**Case No:** 2021-2604-ZC

**OWNER:** Healthcare Rentals II, LLC - Jared Caruso-Riecke, CommCare Corporation – Dawn Harvey Psarellis, and RLPG, LLC – Paul Gagliano

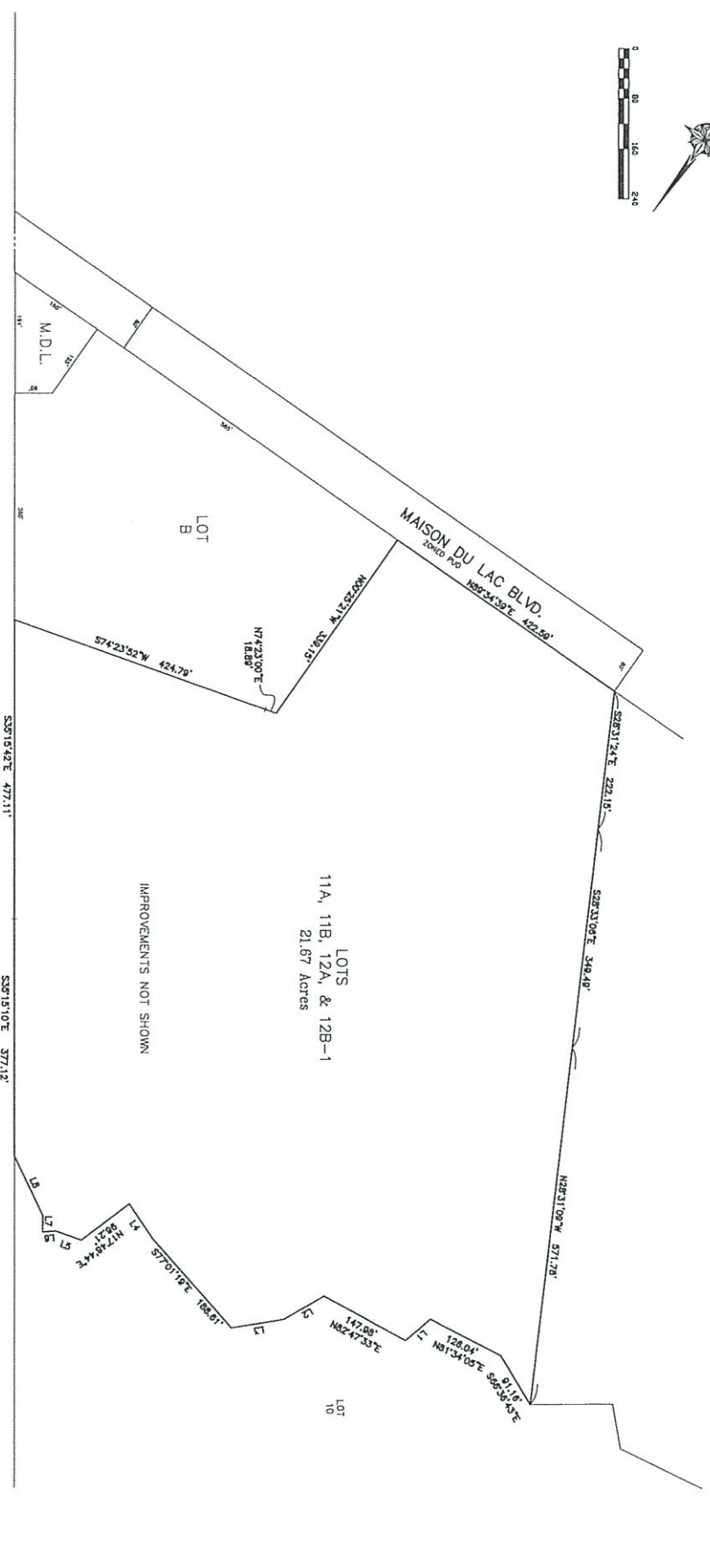
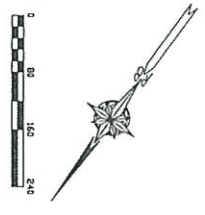
**REQUESTED CHANGE:** From NC-4 Neighborhood Institutional District and MD-2 Medical Clinic District to MD-3 Medical Facilities District

**LOCATION:** Parcel located on the west side of Louisiana Highway 1085, north side of Rue Maison Du Lac; Covington; S46, T7S, R11E; Ward 1, District 1

**SIZE:** 21.67



Sketch of  
 STHS OUTPATIENT FACILITY  
 ST. TAMMANY PARISH, LOUISIANA  
**2021-2604-ZC**



**STATE NOTICE: PROPERTY OWNERS**  
 THIS SURVEY HAS BEEN FILED FOR THE PUBLIC RECORD IN THE PUBLIC RECORDS OF THE STATE OF LOUISIANA. ANY PERSONS WHOSE INTERESTS IN THE PROPERTY ARE AFFECTED BY THIS SURVEY ARE ADVISED THAT THEY SHOULD CONTACT THE SURVEYOR TO VERIFY THE ACCURACY OF THE SURVEY AND TO OBTAIN A COPY OF THE SURVEY MAP. ANY PERSONS WHOSE INTERESTS IN THE PROPERTY ARE AFFECTED BY THIS SURVEY ARE ADVISED THAT THEY SHOULD CONTACT THE SURVEYOR TO VERIFY THE ACCURACY OF THE SURVEY AND TO OBTAIN A COPY OF THE SURVEY MAP. ANY PERSONS WHOSE INTERESTS IN THE PROPERTY ARE AFFECTED BY THIS SURVEY ARE ADVISED THAT THEY SHOULD CONTACT THE SURVEYOR TO VERIFY THE ACCURACY OF THE SURVEY AND TO OBTAIN A COPY OF THE SURVEY MAP.

sketch  
 RANDALL W. BROWN & ASSOCIATES, INC.  
 228 W. CAUSEWAY APPROACH, MANDEVILLE, LA 70448

Map: 1 inch equals 200 feet. Horizontal and vertical curve data are shown. All bearings and distances are in feet and decimal fractions thereof. The survey was conducted on 11/11/2021. The survey was completed on 11/11/2021.

NO.	DATE	DESCRIPTION
1	11/11/2021	FIELD SURVEY
2	11/11/2021	OFFICE CALCULATIONS
3	11/11/2021	PREPARE SURVEY MAP
4	11/11/2021	FILE SURVEY MAP
5	11/11/2021	ISSUE SURVEY MAP
6	11/11/2021	REVISIONS
7	11/11/2021	REVISIONS
8	11/11/2021	REVISIONS
9	11/11/2021	REVISIONS
10	11/11/2021	REVISIONS
11	11/11/2021	REVISIONS
12	11/11/2021	REVISIONS
13	11/11/2021	REVISIONS
14	11/11/2021	REVISIONS
15	11/11/2021	REVISIONS
16	11/11/2021	REVISIONS
17	11/11/2021	REVISIONS
18	11/11/2021	REVISIONS
19	11/11/2021	REVISIONS
20	11/11/2021	REVISIONS

DESIGNER: J.E.D.  
 CHECKED BY: RMB  
 DATE: 11-11-2021  
 SCALE: 1" = 200'  
 SURVEY NO.: 21090

REVISION DATE:

VARIOUS PARCELS FOR  
 STHS OUTPATIENT FACILITY  
 ST. TAMMANY PARISH, LOUISIANA

RANDALL W. BROWN & ASSOCIATES, INC.  
 PROFESSIONAL LAND SURVEYORS  
 228 W. CAUSEWAY APPROACH, MANDEVILLE, LA 70448  
 (985) 824-5388 • INFO@BROWNSURVEYS.COM

SHEET

2021-2604-ZC

A-3

HIGHLAND

PUD

WESTON

HWY 1085

A-6

A-4

NC-4

PF-2

NC-4

46

NC-4

T7-R11E

MD-2

MD-2

CBF-1

PF-1

NC-2  
RUE MAISON DU LAC

PUD

RUE ST JULIEN

RUE JARDINS

RUE PETITE

RUE MARCELLE

PUD

NC-4

RUE ST GERMAIN

A-4A

RUE CHAMONIX

PLACE ST ETIENNE

A-4

47

MD-3

HIGHLAND PARK

HC-2



**ADMINISTRATIVE COMMENT**

**Case No.: 2021-2604-ZC -Cont'd**

Staff has determined that while the requested MD-3 Medical Facilities District could create an increase in the intensity of uses or traffic in the immediate area, the subject site is appropriately located on a major collector roadway. In addition, the required site and structure and landscaping regulations will require landscaped buffers and setbacks to protect the Timber Branch waterway to the north and the existing residential subdivision to the west.

<b>Zoning</b>		<b>Max Height</b>	<b>Max. Building Size</b>	<b>Allowable Uses</b>
<b>Existing</b>	NC-4 Neighborhood Institutional District	35 ft.	12,500 sq. ft.	All uses permitted in the NC-1, NC-2, and NC-3 Districts; Dance Studios; Music Studios; Gyms; Educational learning studios; Churches, temples, synagogues, and mosques; Religious educational facilities; Clubs and lodges; Fraternal and religious institutions; Child Day Care Centers; Nursery Schools
<b>Existing</b>	MD-2 Medical Clinic District	No portion of a building or dwelling located within 100 ft. of a residential zoned property shall exceed 30 ft. in height; In no case shall any building or dwelling exceed <u>50 ft.</u> in height	The lot coverage of all principal & accessory buildings on a zoning lot shall not exceed 50 percent of the total area of the lot.	Clinics, limited to 100 outpatients per day or less; Veterinary clinics (less than 3,000 square feet); Medical laboratories related to an adjacent medical facility, not greater than 3,000 square feet; Nursing homes; Convalescent homes
<b>Proposed</b>	MD-3 Medical Facility District	No portion of a building or dwelling located within 100 ft. of a residential zoned property shall exceed 30 ft. in height; In no case shall any building or dwelling exceed <u>70 ft.</u> in height	The lot coverage of all principal & accessory buildings on a zoning lot shall not exceed 50 percent of the total area of the lot.	Medical laboratories related to an adjacent medical facility, greater than 3,000 square feet; Hospitals; Veterinary clinics (greater than 3,000 square feet); Behavioral healthcare facility