

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6861 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BINDER/COOPER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 BOOTLEGGER 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.

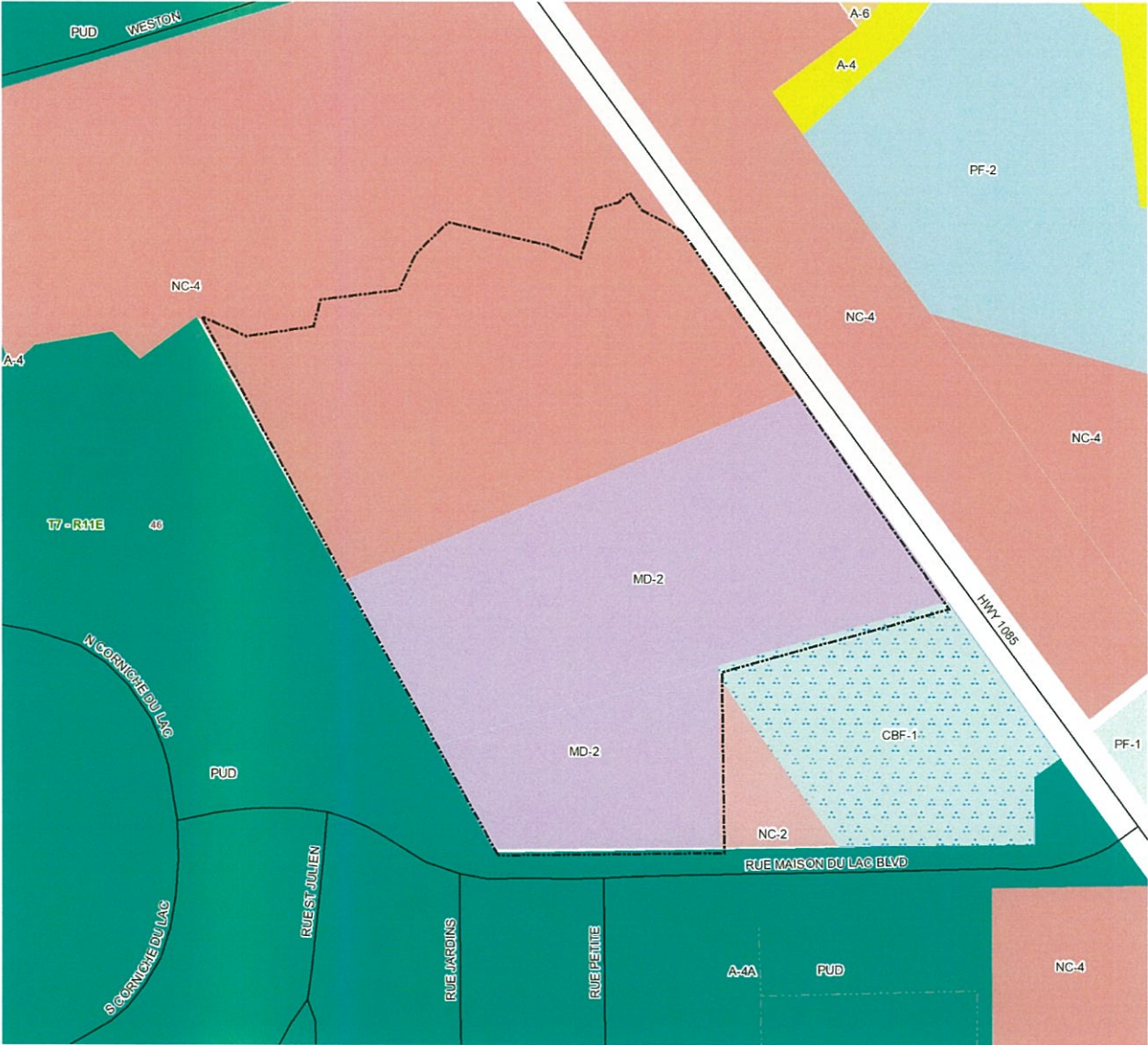
Case No: 2021-2604-ZC

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

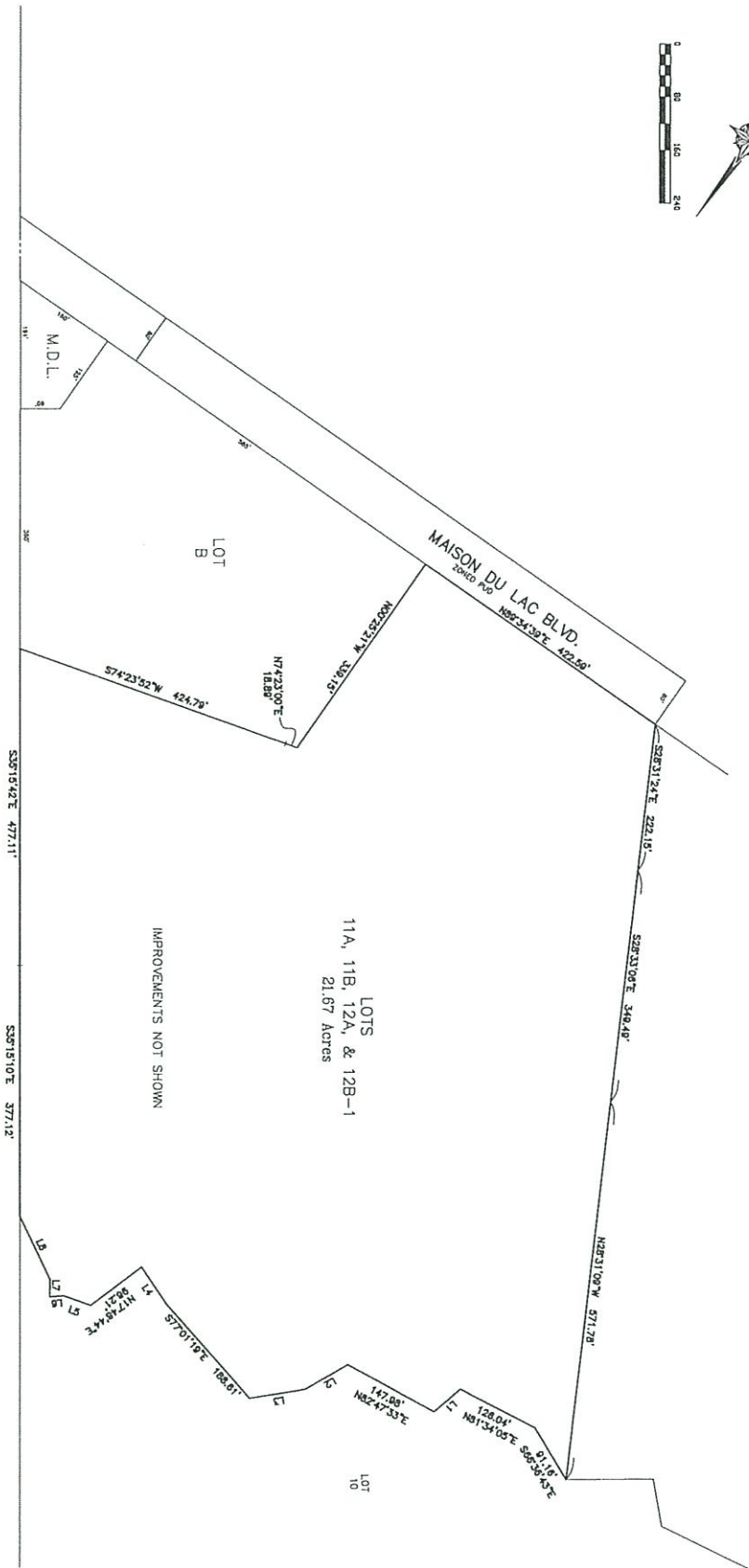
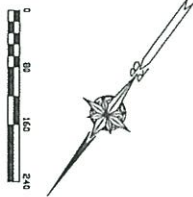
REQUESTED CHANGE: From NC-4 Neighborhood Institutional District and MD-2 Medical Clinic District to MD-3 Medical Facilities District

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



THAT THE LAND, PROPERTY, TRAILS, RIGHTS, EASEMENTS AND INTERESTS HEREIN SHOWN ARE THE PROPERTY OF THE LAND SURVEYOR, RANDALL W. BROWN & ASSOCIATES, INC., AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF RANDALL W. BROWN & ASSOCIATES, INC.

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

Sketch
RANDALL W. BROWN & ASSOCIATES, INC.
LA. SURVEYOR NO. 5008

Map 1: Scale 1:1000
Map 2: Scale 1:1000
Map 3: Scale 1:1000
Map 4: Scale 1:1000
Map 5: Scale 1:1000
Map 6: Scale 1:1000
Map 7: Scale 1:1000
Map 8: Scale 1:1000
Map 9: Scale 1:1000
Map 10: Scale 1:1000

NO.	DATE	DESCRIPTION
1	10/27/21	10/27/21
2	10/27/21	10/27/21
3	10/27/21	10/27/21
4	10/27/21	10/27/21
5	10/27/21	10/27/21
6	10/27/21	10/27/21
7	10/27/21	10/27/21
8	10/27/21	10/27/21
9	10/27/21	10/27/21
10	10/27/21	10/27/21

DESIGN BY: J.E.D.	CHECKED BY: R.W.B.
DATE: 10/27/21	SCALE: 1" = 40.7'
SURVEY NO. 21020	

LA. HWY. NO. 1085
(a.k.a. BOOTLEGGERS ROAD)

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



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: November 30, 2021
Case No.: 2021-2604-ZC
Posted: November 17, 2021

Meeting Date: December 7, 2021
Determination: Approved

GENERAL INFORMATION

PETITIONER: Jones Fussell, L.L.P. - Paul Mayronne
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 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish Road Surface: Asphalt Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction	Surrounding Use	Surrounding Zone
North	Undeveloped	NC-4 Neighborhood Institutional District
South	Residential and Civic	NC-2 Indoor Retail and Service District CBF-1 Community-Based Facilities District PUD Planned Unit Development Overlay
East	Undeveloped	NC-4 Neighborhood Institutional District
West	Residential and Undeveloped	PUD Planned Unit Development Overlay

EXISTING LAND USE:

Existing development: Yes 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.

Single Family Residential – Conservation - These planned districts would include clustered single-family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from NC-4 Neighborhood Institutional District and MD-2 Medical Clinic District to MD-3 Medical Facilities District. The site is located on the west side of Louisiana Highway 1085, north side of Rue Maison Du Lac, Covington. The 2025 Future Land Use Plan designates the site to be developed as a planned district with residential uses and conservation areas.

The purpose of the existing NC-4 Neighborhood Institutional District is to allow for neighborhood scale commercial uses within a close proximity to existing residential uses. The purpose of the existing MD-2 Medical Clinic District is to provide for the location of small-scale medical or veterinary care for localized populations. The purpose of the requested MD-3 Medical Facility District is to provide for the location of medical and veterinarian facilities for regional populations.

The site is adjacent to property that is zoned NC-4 Neighborhood Institutional District to the north and the east, CBF-1 Community Based Facilities District and NC-2 Indoor Retail and Service District to the south, and a residential Planned Unit Development (PUD) to the west. The site is also abutting the Timber Branch waterway to the north.

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.

Zoning		Max Height	Max. Building Size	Allowable Uses
Existing	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
Existing	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
Proposed	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