ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDII	MITCL	
ORDINANCE CALENDAR NO: 6121	ORDINANCE COUNCIL SERIES NO:	
COUNCIL SPONSOR: <u>LORINO/BRISTER</u>	PROVIDED BY: PLANNING DEVELOPMENT	
INTRODUCED BY: MR. CANULETTE	SECONDED BY: MR. SMITH	
ON THE 3 DAY OF JANUARY, 2019		
ZONING MAP OF ST. TAMMAN A CERTAIN PARCEL LOCATE OCHSNER, WEST OF LA HIGHW WHICH PROPERTY COMPRISE LAND MORE OR LESS, FROM RESIDENTIAL DISTRICT) &	CE AMENDING THE OFFICIAL Y PARISH, LA, TO RECLASSIFY ED ON THE SOUTH SIDE OF VAY 21, BEING PARCEL 7B1 AND S A TOTAL OF 10.71 ACRES OF ITS PRESENT MD-1 (MEDICAL PBC-2 (PLANNED BUSINESS CAL CLINIC DISTRICT), (WARD	
with law, <u>Case No. 2018-1205-ZC</u> , has recommendate Louisiana, that the zoning classification of the above	arish of St. Tammany after hearing in accordance anded to the Council of the Parish of St. Tammany, e referenced area be changed from its present MD-1 usiness Center) to an MD-2 (Medical Clinic District)	
Whereas, the St. Tammany Parish Council has h	neld its public hearing in accordance with law; and	
-	found it necessary for the purpose of protecting the ate the above described property as MD-2 (Medical	
THE PARISH OF ST. TAMMANY HEREBY C	ORDAINS, in regular session convened that:	
	bove described property is hereby changed from its C-2 (Planned Business Center) to an MD-2 (Medical	
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REPEAL: All ordinances or parts of Ordinances	s in conflict herewith are hereby repealed.	
* *	nance shall be held to be invalid, such invalidity shall on effect without the invalid provision and to this end if to be severable.	
EFFECTIVE DATE: This Ordinance shall become	me effective fifteen (15) days after adoption.	
MOVED FOR ADOPTION BY:	SECONDED BY:	
WHEREUPON THIS ORDINANCE WAS SUI FOLLOWING:	BMITTED 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 $\frac{7}{2}$ DAY OF <u>FEBRUARY</u> , $\frac{2019}{2}$; AND BECOMES ORDINANCE COUNCIL SERIES NO
MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN ATTEST:
THERESA L. FORD, COUNCIL CLERK
PATRICIA P. BRISTER, PARISH PRESIDENT
Published Introduction: <u>DECEMBER 26</u> , <u>2018</u>
Published Adoption:, <u>2019</u>
Delivered to Parish President:, 2019 at
Returned to Council Clerk:, <u>2019</u> at

Exhibit "A"

2018-1205-ZC

A CERTAIN PIECE OR PARCEL OF LAND BEING PARCEL 7B1 SITUATED IN SECTION 12, T-7-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA AND IS MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 12, 45 & 46, T-7-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA, RUN IS REPORTED TO BE SOUTH 89 DEGREES 35 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 842.45 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 32 MINUTES 41SECONDS WEST FOR A DISTANCE OF 1185.42 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF OCHSNER BOULEVARD EXTENSION; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING COURSES: SOUTH 01 DEGREE 37 MINUTES 31SECONDS WEST FOR A DISTANCE OF 1175.35 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 23.83 FEET, A CHORD BEARING OF SOUTH 10 DEGREES 43 MINUTES 38 SECONDS WEST AND A CHORD LENGTH OF 23.73 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 135.00 FEET, AN ARC LENGTH OF 52.96 FEET, A CHORD BEARING OF SOUTH 31 DEGREES 04 MINUTES 07 SECONDS WEST AND A CHORD LENGTH OF 52.62 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 105.00 FEET, AN ARC LENGTH OF 181.48 FEET, A CHORD BEARING OF SOUTH 07 DEGREES 12 MINUTES 24 SECONDS EAST AND A CHORD LENGTH OF 159.72 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 19.79 FEET, A CHORD BEARING OF SOUTH 08 DEGREES 41MINUTES 03 SECONDS EAST AND A CHORD LENGTH OF 19.59 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 700.00 FEET, AN ARC LENGTH OF 173.75 FEET, A CHORD BEARING OF SOUTH 12 DEGREES 36 MINUTES 08 SECONDS WEST AND A CHORD LENGTH OF 173.30 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 28 MINUTES 41SECONDS EAST FOR A DISTANCE OF 214.87 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 800.00 FEET, AN ARC LENGTH OF 273.51 FEET, A CHORD BEARING OF NORTH 24 DEGREES 31MINUTES 11 SECONDS EAST AND A CHORD LENGTH OF 272.18 FEET TO A POINT; THENCE RUN SOUTH 01 DEGREE 39 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 127.52 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY, RUN SOUTH 88 DEGREES 20 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 226.27 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, RUN SOUTH 88 DEGREES 20 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 105.94 FEET TO A POINT; THENCE RUN NORTH 18 DEGREES 39 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 286.42 FEET TO A POINT ON A CURVE ON THE SOUTHERN RIGHT OF WAY LINE OF OCHSNER BLVD. EXT; THENCE RUN ALONG A CURVE TO THE RIGHT NON TANGENT ALONG THE SOUTHERN RIGHT OF WAY OF OCHSNER BLVD. EXT. HAVING A RADIUS OF 1100.00 FEET, ARC LENGTH OF 754.46 CHORD BEARING SOUTH 51 DEGREES 58 MINUTES 40 SECONDS EAST CHORD LENGTH OF 739.76 FEET TO A POINT; THENCE CONTINUE ALONG THE SOUTHERN RIGHT OF WAY OF OCHSNER BLVD. EXT. SOUTH 32 DEGREES 19 MINUTES 44 SECONDS EAST A DISTANCE OF 202.80 FEET TO A POINT: THENCE LEAVING SAID SOUTHERN RIGHT OF WAY OF OCHSNER BLVD. EXT. RUN SOUTH 57 DEGREES 40 MINUTES 32 SECONDS WEST A DISTANCE OF 265.00 FEET TO A POINT; THENCE RUNS NORTH 89 DEGREES 57 MINUTES 06 SECONDS WEST A DISTANCE FO 664.81 FEET TO A POINT; THENCE RUN NORTH A DISTANCE OF 499.88 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 10.71 ACRES MORE OR LESS.

Case No.: 2018-1205-ZC

PETITIONER: Paul Mayronne

OWNER: Forest Manor LLC - David Stallard

REQUESTED CHANGE: From MD-1 Medical Residential District & PBC-2 Planned Business Center to MD-2

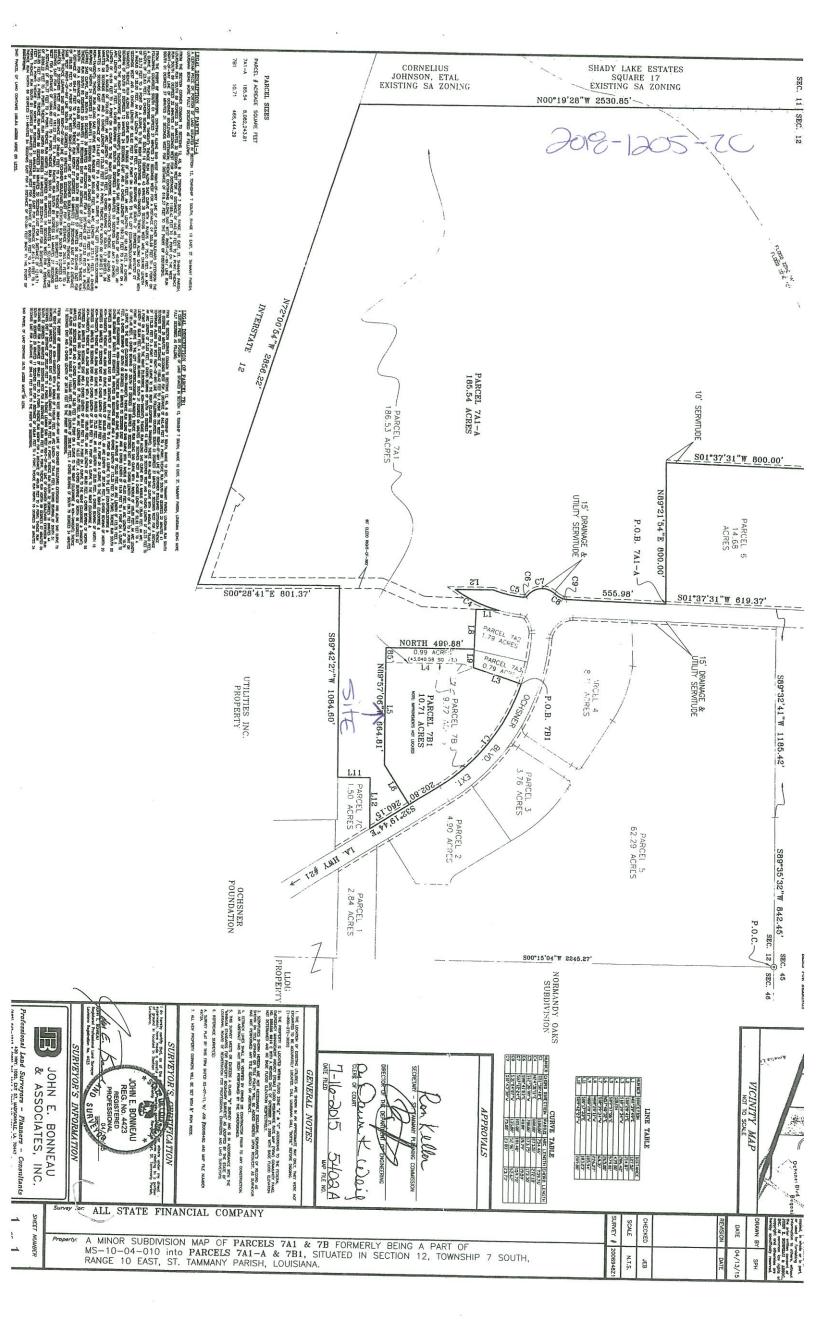
Medical Clinic District

LOCATION: Parcel located on the south side of Ochsner, west of LA Highway 21, being Parcel 7B1; S12, T7S,

R10E; Ward 1, District 1

SIZE: 10.71 acres







ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 10/26/2018 **Case No.:** 2018-1205-ZC

Posted:10/19/18

Meeting Date: 11/7/2018 Determination: Approved

GENERAL INFORMATION

PETITIONER: Paul Mayronne

OWNER: Forest Manor LLC - David Stallard

REQUESTED CHANGE: From MD-1 Medical Residential District & PBC-2 Planned Business Center to MD-2

Medical Clinic District

LOCATION: Parcel located on the south side of Ochsner, west of LA Highway 21, being Parcel 7B1; S12, T7S,

R10E; Ward 1, District 1

SIZE: 10.71 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish Road Surface: 4 lane asphalt Condition: Good

LAND USE CONSIDERATIONS SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	Surrounding Use	Surrounding Zone
North	Undeveloped	PBC-1 Planned Business Center
South	Undeveloped & Ponds	PBC-2 Planned Business Center
East	Doctor's offices	PBC-1 Planned Business Center
West	Bank	PBC-2 Planned Business Center

EXISTING LAND USE:

Existing development: Yes Multi occupancy development: Yes

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 from MD-1 Medical Residential District & PBC-2 Planned Business Center to MD-2 Medical Clinic District. This site is located on the south side of Ochsner, west of LA Highway 21, being Parcel 7B1. The 2025 future land use plan calls for the area to be developed as a planned district with single family uses and conservation areas. The site is currently developed with a Nursing Home/Assisted living facility. Staff does not have any objections to the request, considering that permitted uses listed under MD-2 are compatible with the surrounding zoning districts in the area.

The objective of the requested zoning change is to allow for an expansion of the existing facility.

STAFF RECOMMENDATION:

The staff recommends that the request for a MD-2 Medical Clinic District designation be approved.