

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6316

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

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MS. O'BRIEN

ON THE 16 DAY OF JANUARY , 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF BEASON ROAD, NORTH OF LA HIGHWAY 40, BEING 82302 HOLLIDAY ROAD, FOLSOM AND WHICH PROPERTY COMPRISES A TOTAL OF 1.04 ACRES OF LAND MORE OR LESS FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) & RO (RURAL OVERLAY TO AN MD-2 (MEDICAL CLINIC DISTRICT) & RO (RURAL OVERLAY) (WARD 2, DISTRICT 3). (2019-1693-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1693-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 A-1 (Suburban District) & RO (Rural Overlay to an MD-2 (Medical Clinic District) & RO (Rural Overlay), 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 A MD-2 (Medical Clinic District) & RO (Rural Overlay).

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 A-1 (Suburban District) & RO (Rural Overlay to an MD-2 (Medical Clinic District) & RO (Rural Overlay).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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 6 DAY OF FEBRUARY , 2020 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: JANUARY 8 , 2020

Published Adoption: \_\_\_\_\_, 2020

Delivered to Parish President: \_\_\_\_\_, 2020 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2020 at \_\_\_\_\_

## EXHIBIT "A"

### 2019-1693-ZC

THAT CERTAIN PIECE OR PARCEL OF GROUND, together with all the buildings improvements thereon and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 7, township 5 South, Range 11 East, St. Tammany Parish, Louisiana, described as follows:

From the  $\frac{1}{4}$  Corner common to Sections 6 & 7 Township 5 South Range 11 East, St. Tammany Parish Louisiana run South 89 degrees 38 minutes West, 2000.66 feet; thence South 00 degrees 38 minutes 26 seconds West 1399.2 feet; thence South 00 degrees 38 minutes 26 seconds West 200.00 feet to the Point of Beginning.

From the Point of Beginning continue South 00 degrees 38 minutes 26 seconds West, of 513.34 feet to a point; thence North 89 degrees 23 minutes 42 seconds West, 612.06 feet to a point; thence North 00 degrees 14 minutes 34 seconds East, 502.78 feet to a point; thence North 89 degrees 37 minutes 18 seconds East, 615.65 feet to the Point of Beginning. This tract contains 7.16 acres.

All according to a survey made by Land Surveying LLC, Bruce M. Butler III, Surveyor, dated December 21, 2012, a copy of which is annexed hereto.

The improvements thereon bear the Municipal No. 82302 Holiday Road (posted as Holliday Road), Folsom, Louisiana 70437.

The above described parcel is comprised of all of the first parcel and a portion of the second parcel acquired by Cash Sale Deed by Donor Cloghroe Farms, L.L.C. from Ann Billiot Caire on April 13, 2012 recorded as instrument number 1851658 in the records of the St Tammany Parish Clerk of Court, subject to the foregoing property description and annexed survey more precisely setting forth the metes and bounds of the property donated herein.

**Case No.:** 2019-1693-ZC

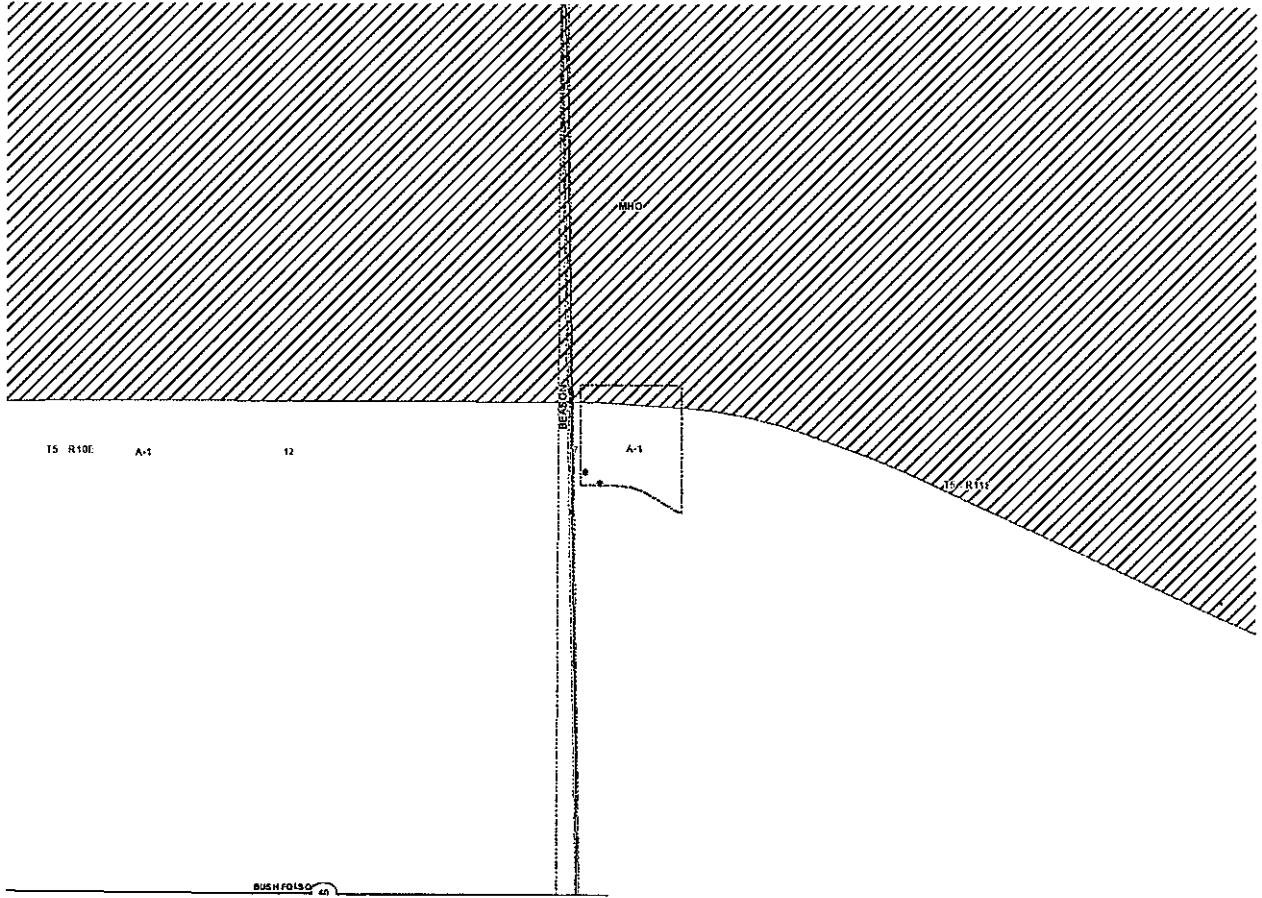
**PETITIONER:** Kristen O'Keefe

**OWNER:** New Heights Therapy Center, Inc.

**REQUESTED CHANGE:** From A-1 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay to MD-2 Medical Clinic District, MHO Manufactured Housing Overlay, and RO Rural Overlay

**LOCATION:** Parcel located on the east side of Beason Road, north of LA Highway 40, being 82302 Holiday Road, Folsom, S7, T5S, R11E, Ward 2, District 3

**SIZE:** 1.04 acres





A-1

BEASON

A-1



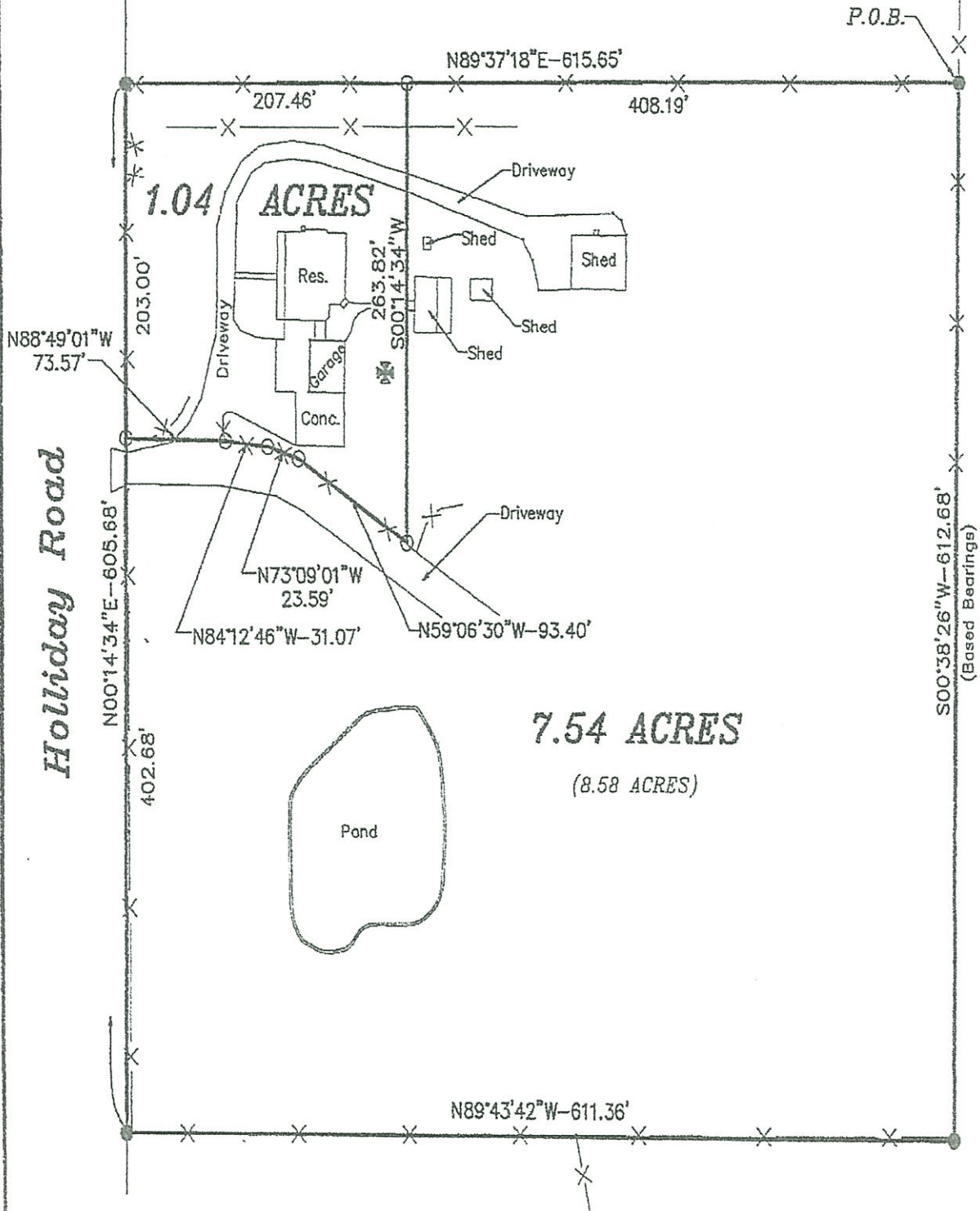


\*This Map is for Re-Zoning Purposes Only

Reference Survey:  
 1) Survey by Fontcuberta Surveys, Inc. dated 4-28-1999 Job No. 997419 (Based Bearings)  
 2) Survey by this Firm. dated 12-21-2012 Job No. 15794

A overhead powerline runs along the Westerly Boundary Line of Subject Properties

This point is S89°38'W, 2000.66'; S00°38'26"W, 1399.2'; S00°38'26"W, 200.00' from the 1/4 Corner common to Sections 6 & 7 T5S R11E, St. Tammany Parish, Louisiana



SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:1X1.

(Must verify prior to Construction)  
 Building Setbacks  
 Front:  
 Side:  
 Rear:  
 Side Street:

LEGEND:

- = Fnd. 1/2" Iron Rod
- = Set 1/2" Iron Rod
- ⊗ = Septic
- X— = Fence

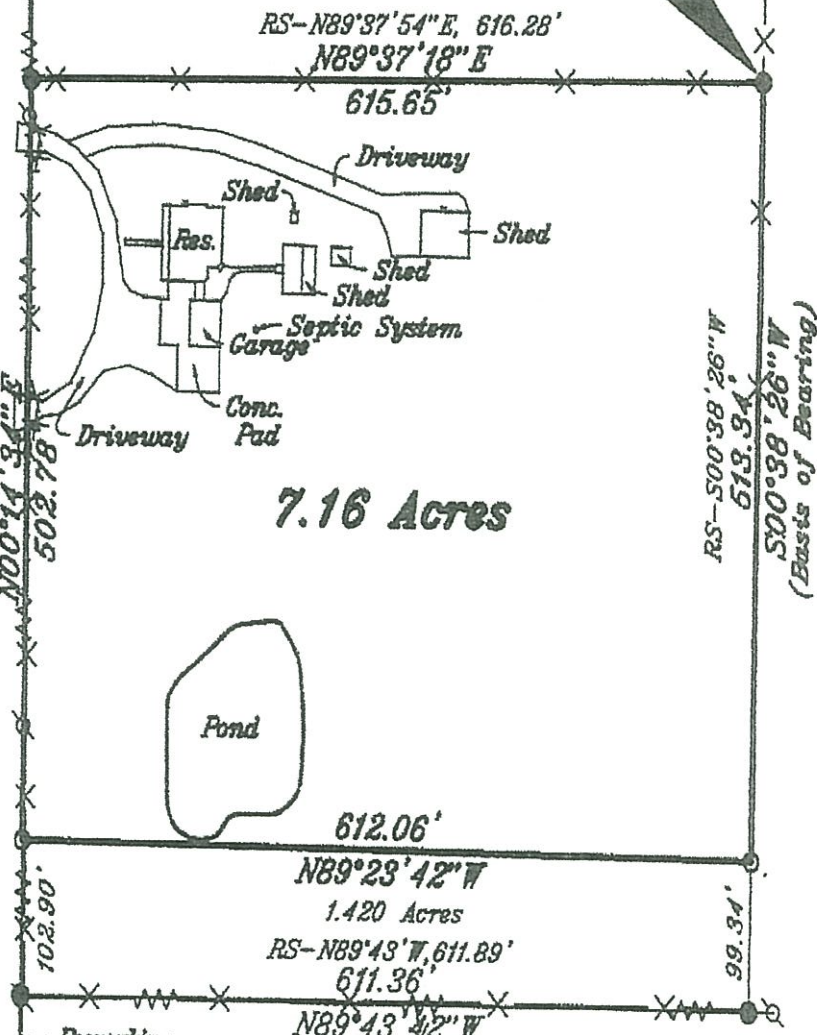


Reference Survey:  
 Survey prepared by  
 Fontcuberta Surveys,  
 Inc. dated April 28, 1999  
 Job No. 997419

Building setback lines  
 should be determined  
 by owner or contractor  
 prior to any construction

This point is S89°38'W, 2000.66';  
 S00°38'26"W, 1399.2'; S00°38'26"W,  
 200.00' from the 1/4 Corner common to  
 Sections 6 & 7 T5S R11E, St. Tammany  
 Parish, Louisiana

Holiday Road  
 RS-N00°14'34"E  
 502.78'



This property is located in  
 Flood Zone C as per FEMA  
 FIRM Comm. Panel No.  
 225205 0025 B, map  
 dated 3-1-1984

- Legend:
- 1/2" Rebar Found
  - ✕ Fence
  - ⊗ Powerpole
  - 1/2" Rebar Set

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE.  
 SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY  
 WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS  
 PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS  
 MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED  
 PEDESTALS.  
 THIS MAP IS IN ACCORDANCE WITH THE MINIMUM STANDARD DETAILED  
 REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY  
 AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46: LXI.

MAP PREPARED FOR **Cloghroe Farms, LLC**

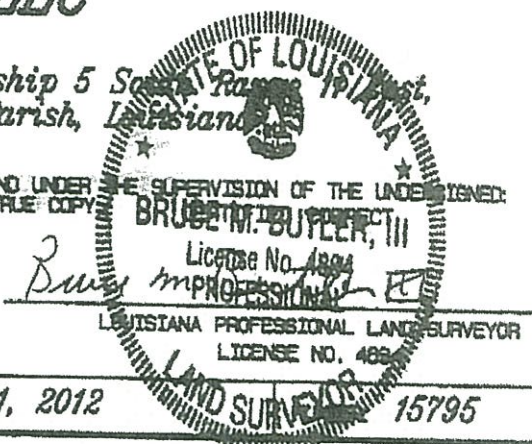
SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 7 Township 5 South Range 11 East,  
 St. Tammany Parish, Louisiana

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.  
 SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY

**LAND SURVEYING LLC**

518 N. Columbia Street, Covington, LA 70433  
 (985) 892-6271 office (985) 898-0355 fax

Revised: Jan. 14, 2013

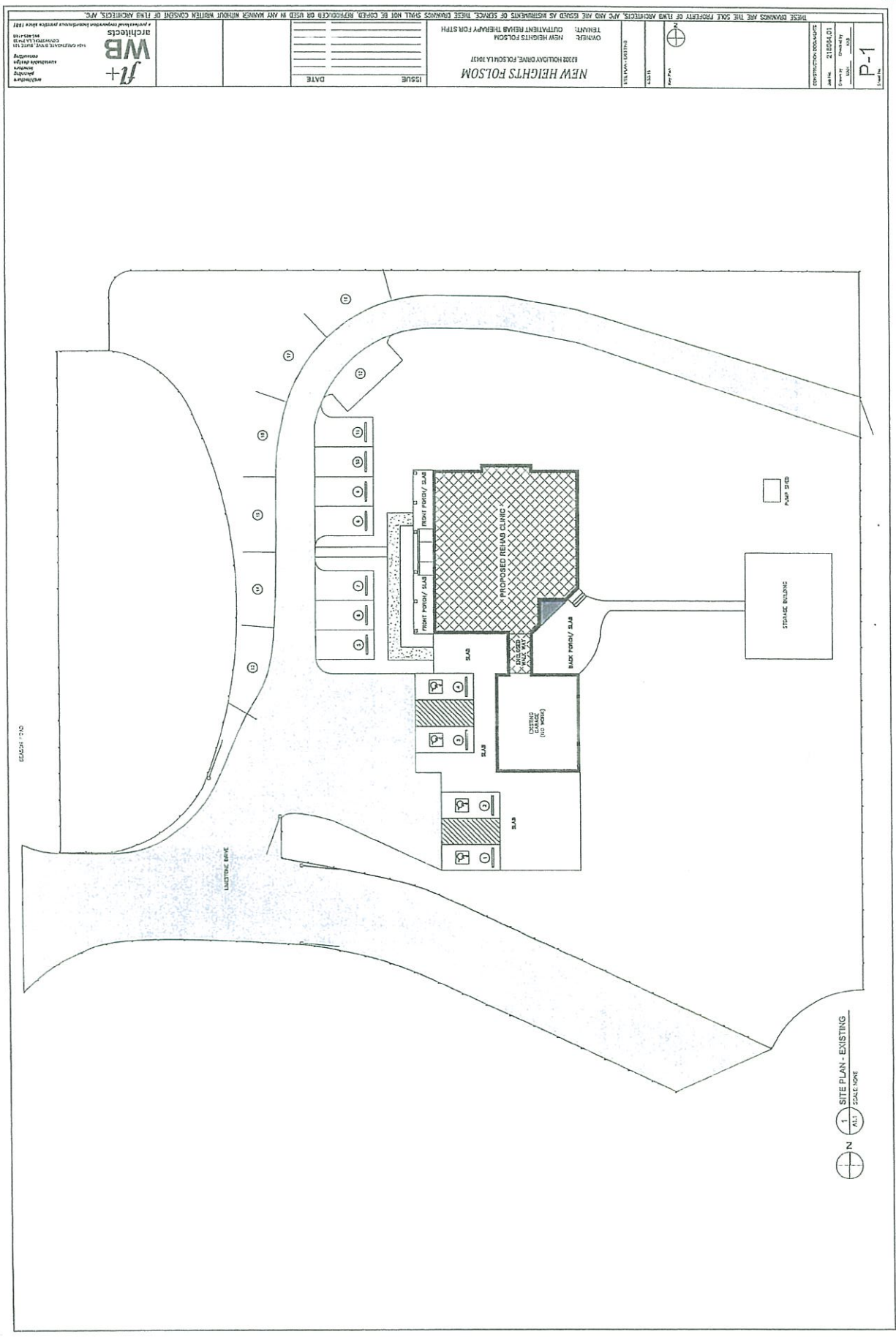


SCALE: 1" = 150'

DATE: December 21, 2012

15795

2019-1693-ZC



Architects  
WB  
f+  
architects  
1000 CENTRAL EXPRESSWAY  
SUITE 200  
DALLAS, TX 75201  
PHONE: 214.760.1111  
WWW.WBFA+ARCHITECTS.COM

OWNER: NEW HEIGHTS POLSOM  
TENANT: OUTPATIENT REIMAG THERAPY FOR STPH  
8338 HOLLIDAY DRIVE, FORTSCALA, TX 75119

DATE: \_\_\_\_\_  
ISSUE: \_\_\_\_\_

CONSTRUCTION INFORMATION  
JOB NO: 210304-01  
SHEET: 001 OF 001  
DATE: 03/20/19

P-1  
Scale: 1/8" = 1'-0"

THESE DRAWINGS ARE THE SOLE PROPERTY OF FWB ARCHITECTS, APC AND ARE LOANED AS INSTRUMENTS OF SERVICE. THESE DRAWINGS SHALL NOT BE COPIED, REPRODUCED OR USED IN ANY MANNER WITHOUT WRITTEN CONSENT OF FWB ARCHITECTS, APC.



**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** 11/25/2019  
**Case No.:** 2019-1693-ZC  
**Posted:** 11/19/2019

**Meeting Date:** December 3, 2019  
**Determination:** Approved

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**GENERAL INFORMATION**

**PETITIONER:** Kristen O'Keefe  
**OWNER:** New Heights Therapy Center, Inc.  
**REQUESTED CHANGE:** From A-1 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay to MD-2 Medical Clinic District, MHO Manufactured Housing, and RO Rural Overlay  
**LOCATION:** Parcel located on the east side of Beason Road, north of LA Highway 40, being 82302 Holliday Road, Folsom, S7, T5S, R11E, Ward 2, District 3  
**SIZE:** 1.04 acres

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**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 and Residential	A-1 Suburban Residential District, MHO Manufactured Housing Overlay, RO Rural Overlay
South	Residential	A-1 Suburban Residential District, MHO Manufactured Housing Overlay, RO Rural Overlay
East	Undeveloped and Residential	A-1 Suburban Residential District, MHO Manufactured Housing Overlay, RO Rural Overlay
West	Agricultural	A-1 Suburban Residential District, MHO Manufactured Housing Overlay, RO Rural Overlay

**EXISTING LAND USE:**

**Existing development:** Yes                                      **Multi occupancy development:** No

**COMPREHENSIVE PLAN:**

**Residential/ Agricultural** - Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses – widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning from A-1 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay to MD-2 Medical Clinic District, MHO Manufactured Housing, and RO Rural Overlay. The petitioned property is located on the east side of Beason Road, north of LA Highway 40, being 82302 Holiday Road, Folsom. The 2025 future land use plan designates this site to be developed with residential and agricultural uses which preserve the countryside.

Note that the reason for the request is to allow for a 1,800 sq. ft. physical therapy clinic.

Staff is not in favor of the request as the petitioned property is flanked by existing single-family residential zoning designations. The request for a MD-2 Medical Clinic District will allow for medical uses in a traditionally residential neighborhood.