

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6328

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 6 DAY OF FEBRUARY , 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF HOLIDAY SQUARE BOULEVARD, EAST OF CELLULAR LANE, NORTH OF INTERSTATE-12, BEING 101 HOLIDAY SQUARE BOULEVARD, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 3.901 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT HC-3 (HIGHWAY COMMERCIAL DISTRICT) TO AN MD-1 (MEDICAL RESIDENTIAL DISTRICT) (WARD 3, DISTRICT 5). (2019-1716-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1716-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 HC-3 (Highway Commercial District) to an MD-1 (Medical Residential 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 Residential 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 HC-3 (Highway Commercial District) to an MD-1 (Medical Residential 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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 5 DAY OF MARCH, 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 29, 2020

Published Adoption: _____, 2020

Delivered to Parish President: _____, 2020 at _____

Returned to Council Clerk: _____, 2020 at _____

EXHIBIT "A"

2019-1716-ZC

A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON, DESIGNATED AS TRACT I OF THE TAMMANY MIDDLE, L.L.C.

SUBDIVISION, PHASE I, CONSISTING 3.901 ACRES OR 169,930 SQ. FET., TOGETHER WITH ALL RIGHTS, WAYS, PRIVILEGES, SERVITUDES, AND APPURTENANCES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, LOCATED IN SECTION 15, T-7-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA, AND BEING MORE PARTICULARLY DESCRIBED AND SHOWN ON A PLAT BY ACADIA LAND SURVEYING, L.L.C. DATED JANUARY 19, 2005, RECORDED ON JANUARY 28, 2005, AT MAP FILE NO. 3751, OF THE OFFICAL RECORDS OF ST. TAMMANY PARISH, LOUISIANA.

TOGETHER WITH ANY RIGHT, TITLE AND INTEREST PERTAINING TO AND/OR IN FAVOR OF THE ABOVE PROPERTY AS MORE PARTICULARLY SET FORTH AND DESCRIBED IN THAT CERTAIN "REESTABLISHMENT OF SERVITUDE OF RIGHT OF WAY FOR ACCESS AND UTILITIES" DATED JANUARY 24, 1986, RECRODED IN CONVEYANCE BOOK 1244, FOLIO 776 OF THE OFFICIAL RECORDS OF ST. TAMMANY PARISH, LOUISIANA.

Case No.: 2019-1716-ZC

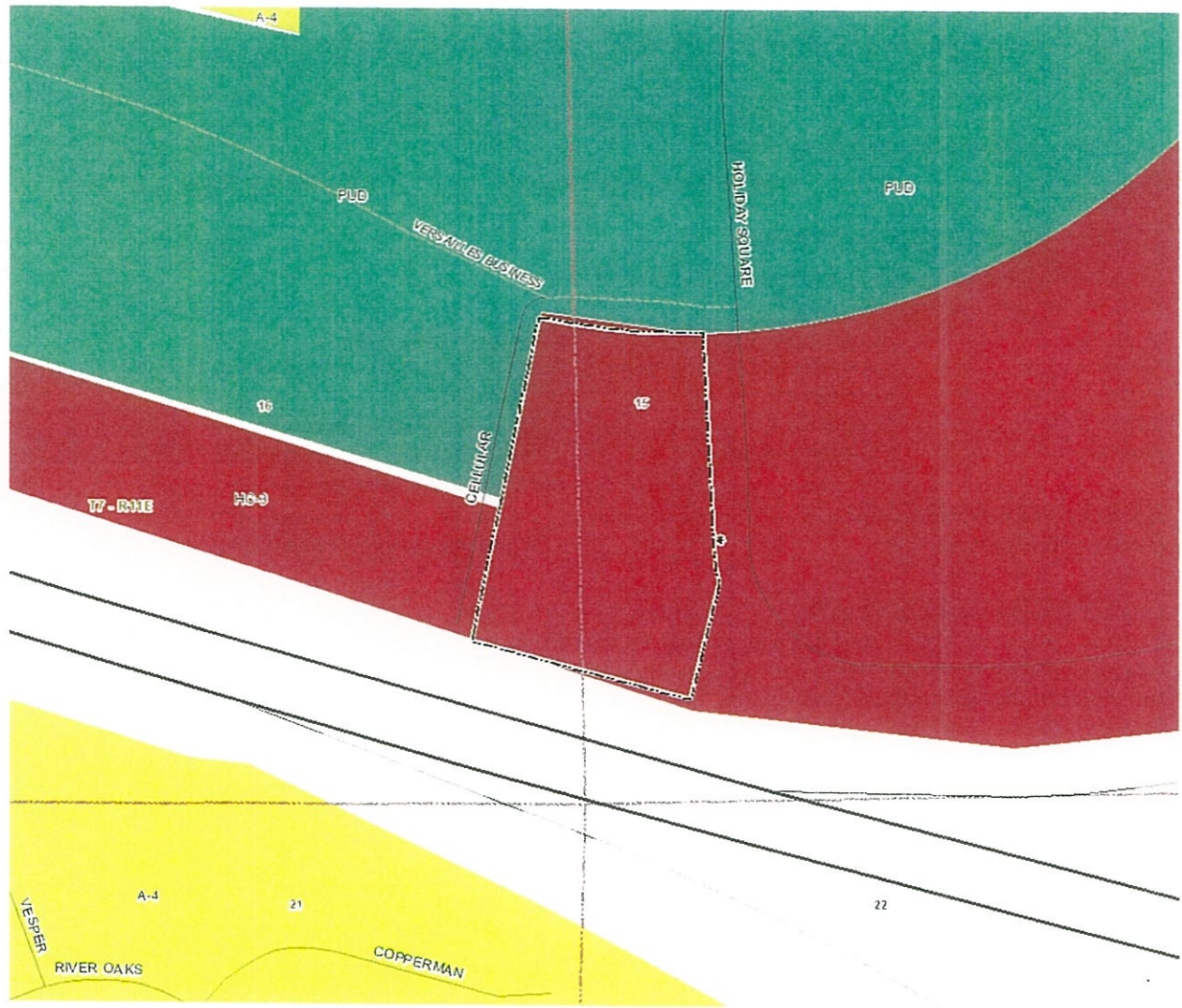
PETITIONER: Mike Sarona

OWNER: PHVIF Covington, LLC – Kevin Cadin

REQUESTED CHANGE: From HC-3 Highway Commercial District to MD-1 Medical Residential District

LOCATION: Parcel located on the west side of Holiday Square Boulevard, east of Cellular Lane, north of Interstate-12, being 101 Holiday Square Boulevard, Covington, S15, T7S, R11E, Ward 3, District 5

SIZE: 3.901 acres

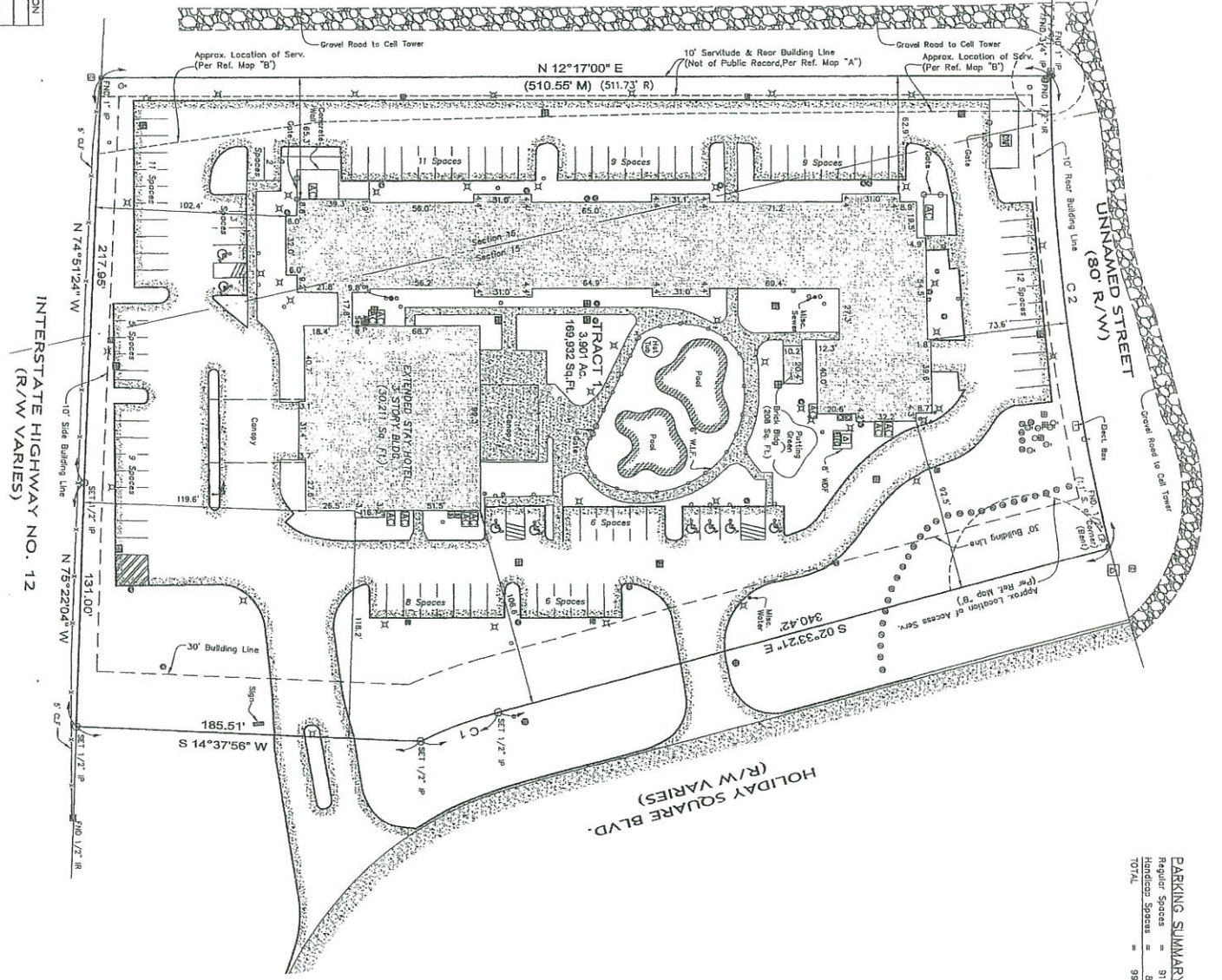
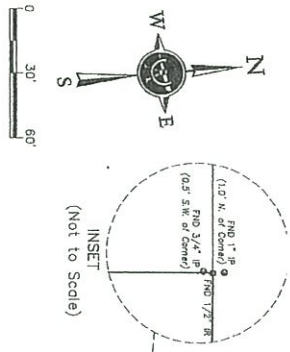


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NO.	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	259.00	44.72	44.85	S 08°00'52" E
C2	1103.45	255.79	255.21	S 84°21'26" E

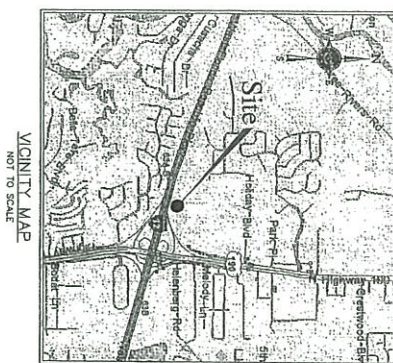
LEGEND

○	Found Iron Pipe/Reel
○	3/4" 1/2" Iron Pipe
○	Found Highway Monument
○	Found Mounted Transformer
○	Water Meter
○	Water Valve
○	Water Foulant
○	Gas Meter
○	Sewer Manhole
○	Sewer Cleanout
○	Drain Inlet
○	Sign
○	Ballast
○	Air Conditioner Unit
○	Axon Light
○	Chain Link Fence
○	Weighted Iron Fence
○	Wood Fence
○	Flag Pole
○	Dumpster
○	Electrical Box
○	Water Box
○	Electric Switch Box
○	Cable Pedestal
○	Wood Post
○	Irrigation Control Valve
○	Concrete
○	Found
○	Handicap Parking
○	Concrete Pavement



PARKING SUMMARY:

Regular Spaces	= 91
Handicap Spaces	= 8
TOTAL	= 99



GENERAL NOTES:

- 1) Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel No. 225205 0240 E for St. Tammany Parish, Louisiana, last revised July 15, 1995, the property shown on this drawing is in a Flood Hazard Zone. The Flood Hazard Zone is shown on the drawing and flood hazard information should be obtained from the Engineering Division of the Department of Public Works.
- 2) Zoning: (00-C-3 = Highway Commercial) Zoning information should be verified with City/Parish Planning Commission.
- 3) Reference Map: (A) Map Showing Survey of a 33,323 Acre Tract of Land, into Tracts 1, 2-A & 2-B, by Acadia Land Surveying, L.L.C., Dated 1-19-2004. (B) Survey map of Proposed Servitude, by John E. Bonnaire & Associates, Inc., Last Revised dated 4-26-06.
- 4) Bearings are based on reference map "X" (above). Distances are U.S. Survey Feet.
- 5) No attempt has been made by Landsource, Inc., to verify title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property other than that furnished by the client or his representative.
- 6) Utilities: The underground utilities shown herein have been located from utility features, and/or previous construction drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown on or at the exact location indicated. The surveyor was not physically located the underground utilities, except for some special utility features.
- 7) Station lines were digitized from U.S.G.S. Quadrangle maps. They are shown for reference only and were not field verified at the time of this survey.

MAP SHOWING ALTA / ACISM SURVEY OF TRACT 1 PHASE 1
 BEING A PORTION OF TAMMANY MIDDLE LLC SUBDIVISION, PHASE 1 LOCATED IN SECTIONS 15 & 16, T-7-S, R-11-E, GREENSBURG AND DISTRICT, CITY OF COVINGTON, ST. TAMMANY PARISH, LOUISIANA FOR BENOIT INTERSTATE CONSTRUCTION

ADVANCE ISSUE NOV. 15, 2012

DAVID L. PATTERSON, P.L.S.
 L.A. REGISTRATION NO. 04784

DATE: 11-6-2012
 JOB #: 12-650-01
 C.D.P.
 CNO. BY: D.L.P.
 SHEET NO. 01

2019-1716-ZC

2019-1716-ZC

AVENUE PALAIS ROYAL

AVENUE DE BELLEVUE

A-4

PUD

PUD

CELLULAR

HC-3

HOLIDAY SQUARE

16

15

T7S - R11E

21

COPPERMAN

A-4

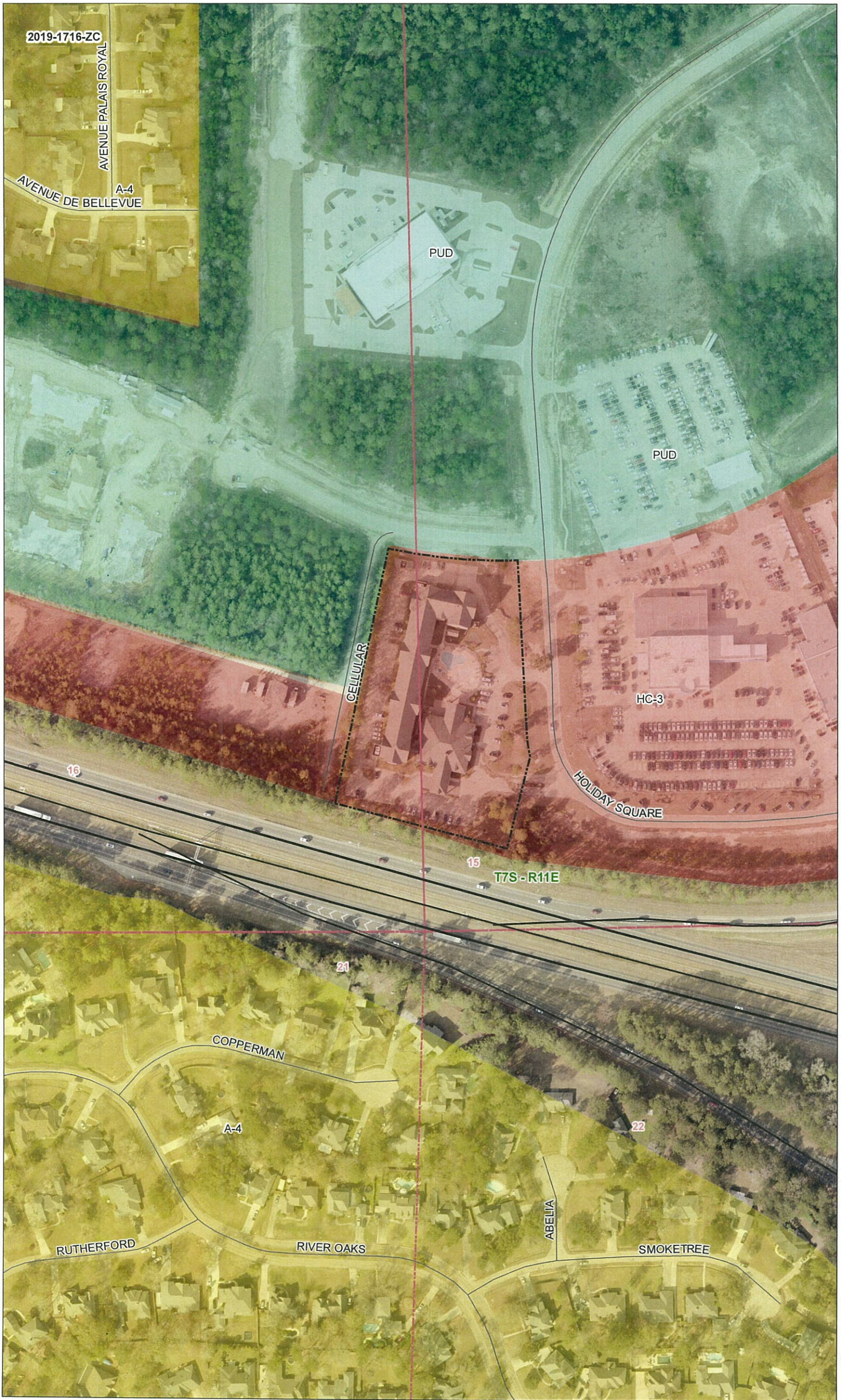
22

RUTHERFORD

RIVER OAKS

ABELIA

SMOKETREE



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: December 27, 2019
Case No.: 2019-1716-ZC
Posted: December 18, 2019

Meeting Date: January 7, 2020
Determination: Approved

GENERAL INFORMATION

PETITIONER: Mike Sarona

OWNER: PHVIF Covington, LLC – Kevin Cadin

REQUESTED CHANGE: From HC-3 Highway Commercial District to MD-1 Medical Residential District

LOCATION: Parcel located on the west side of Holiday Square Boulevard, east of Cellular Lane, north of Interstate-12, being 101 Holiday Square Boulevard, Covington, S15, T7S, R11E, Ward 3, District 5

SIZE: 3.901 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 Land	PUD Planned Unit Development Overlay
South	Interstate 12	Interstate 12
East	Commercial	HC-3 Highway Commercial
West	Undeveloped Land	HC-3 Highway Commercial and 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.

Commercial Infill – New commercial uses developed on undeveloped tracts within existing commercial districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from HC-3 Highway Commercial District to MD-1 Medical Residential District. The site is located on the west side of Holiday Square Boulevard, east of Cellular Lane, north of Interstate-12, being 101 Holiday Square Boulevard, Covington. The 2025 Future Land Use Plan calls for the site do be developed with commercial uses within existing commercial districts that are compatible with existing surrounded uses and provide for public benefits.

The site is currently developed with a hotel. The zoning change is being requested to allow for the existing building to be use as an assisted living facility.

Staff is not opposed to the request as the purpose of the MD-1 district is to provide for the location of long-term care and housing of individuals with medical conditions. The request is compliant with the site’s comprehensive plan designation which calls for residential, commercial and institutional uses. Also, the petitioned site is surrounded by more intensive commercial uses to the north and the east sides.