

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5725

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

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. BELLISARIO

SECONDED BY: MR. TOLEDANO

ON THE 1 DAY OF DECEMBER, 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE END OF KEYSTONE BOULEVARD, EAST OF US HIGHWAY 190 EAST SERVICE ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 2.55 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT MD-3 (MEDICAL FACILITY DISTRICT) TO AN MD-1 (MEDICAL RESIDENTIAL DISTRICT), (WARD 4, DISTRICT 5). (2016-415-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-415-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 MD-3 (Medical Facility 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 MD-3 (Medical Facility 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 JANUARY , 2016 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

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

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: NOVEMBER 24 , 2016

Published Adoption: \_\_\_\_\_, 2016

Delivered to Parish President: \_\_\_\_\_, 2016 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2016 at \_\_\_\_\_

## Exhibit "A"

### 2016-415-ZC

ALL THAT CERTAIN TRACT OR PORTION OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 37, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, in that portion thereof being a Minor Subdivision as per Survey of John E. Bonneau & Associates, Inc., Survey No. 931256A, dated June 25, 2010, revised July 27, 2010, recorded as Clerk of Court Map File No. 4930A of the official records of St. Tammany Parish, Louisiana, wherein subject property is more fully described as follows, to-wit:

Parcel A, consisting of 2.55 acres, in a Minor Subdivision, being more fully described below, to-wit:

From the Section Corner common to Sections 27 & 37, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, thence go South 45 degrees 00 minutes West a distance of 1329.0 feet to a point; thence go North 81 degrees 06 minutes West a distance of 1705.0 feet to a point; thence go North 08 degrees 38 minutes 27 seconds East a distance of 1190.71 feet to a point; thence go South 81 degrees 06 minutes East a distance of 264.05 feet to a point; thence go South 81 degrees 20 minutes 32 seconds East a distance of 630.00 feet to an iron, thence go North 00 degrees 11 minutes 14 seconds West a distance of 185.42 feet to an iron; thence go North 01 degrees 52 minutes 56 seconds East a distance of 41.13 feet to an iron, being the southwesterly corner of Parcel A, and serving as the Point of Beginning.

From the Point of Beginning, thence go North 01 degrees 52 minutes 56 seconds East a distance of 41.13 feet to a point; thence go North 00 degrees 41 minutes 54 seconds East a distance of 239.07 feet to a point; thence go South 81 degrees 31 minutes 27 seconds East a distance of 496.69 feet to a point; thence go South 08 degrees 43 minutes 46 seconds West a distance of 225.00 feet to an iron; thence go North 81 degrees 31 minutes 27 seconds West a distance of 350.00 feet to an iron; thence go South 72 degrees 34 minutes 58 seconds West a distance of 120.74 feet back to the Point of Beginning.

Case No.: 2016-415-ZC

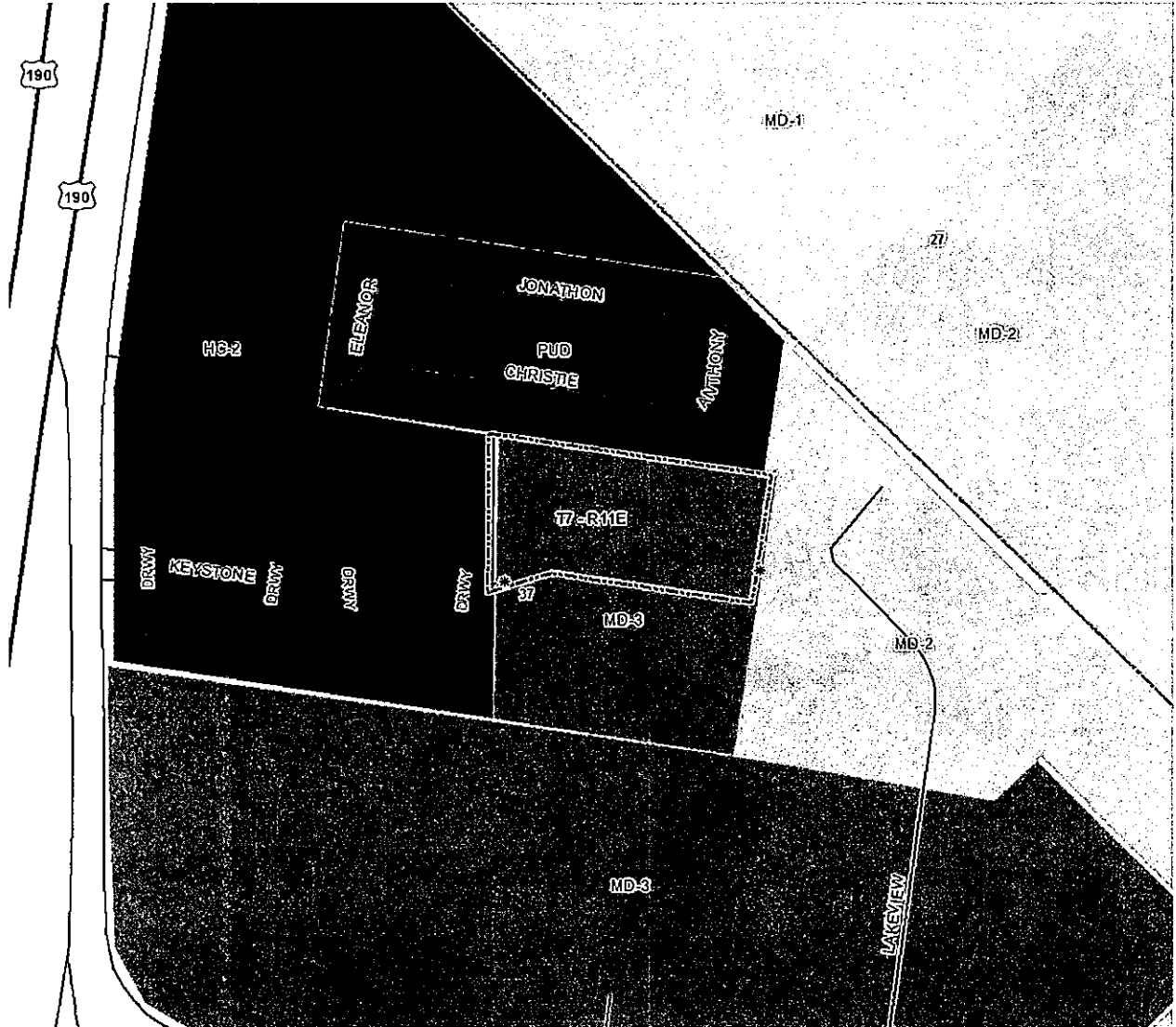
PETITIONER: Jeffrey D. Schoen

OWNER: NEWTRAC WEST, LLC - Emerson P. Loga

REQUESTED CHANGE: From MD-3 Medical Facility District to MD-1 Medical Residential District

LOCATION: Parcel located at the end of Keystone Blvd, east of US Highway 190 East Service Road ; S37, T7S, R11E; Ward 4, District 4

SIZE: 2.55 acres



**KEYSTONE BOULEVARD**  
(PRIVATE DRIVE)

2016-415-ZC

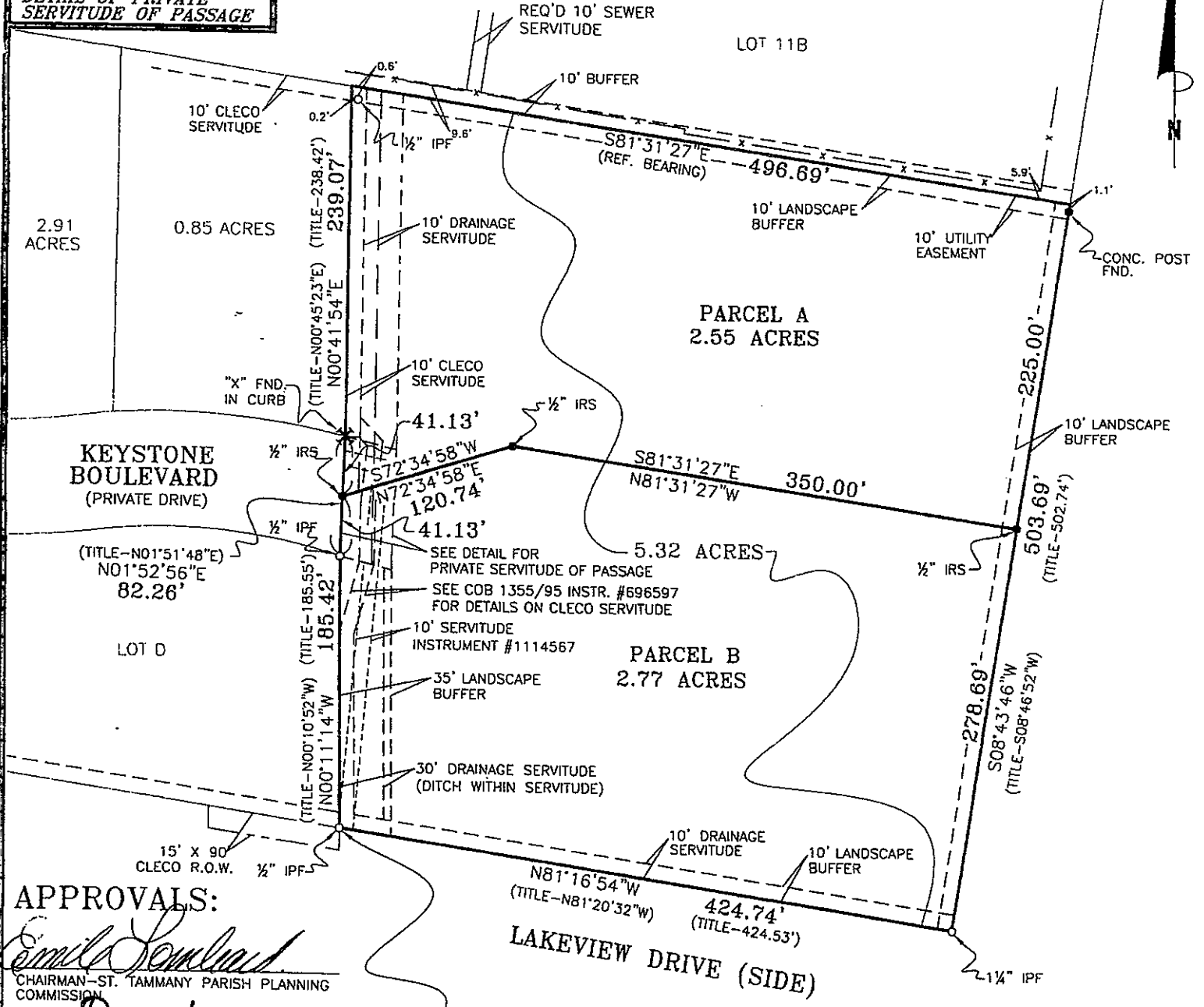


L1	N01°52'56"E (N01°51'48"E-TITLE)	82.26'
L2	S75°48'58"E	35.82'
L3	S01°52'56"W	74.00'
L4	S00°11'14"E	8.34'
L5	N75°48'58"W	36.13'

**LINE TABLE**

A MINOR SUBDIVISION MAP OF  
A 5.32 ACRE PARCEL OF LAND INTO PARCELS A & B  
SITUATED IN SECTION 37, TOWNSHIP 7 SOUTH, RANGE 11 EAST,  
ST. TAMMANY PARISH, LOUISIANA.

**DETAIL OF PRIVATE SERVITUDE OF PASSAGE**



**APPROVALS:**

*Emile Soudant*  
CHAIRMAN-ST. TAMMANY PARISH PLANNING COMMISSION

*Ron Kelle*  
SECRETARY-ST. TAMMANY PARISH PLANNING COMMISSION

*[Signature]*  
DIRECTOR OF ENGINEERING

THIS POINT IS DESCRIBED AS BEING S45°00'W - 1329.0'; THENCE N81°06'W - 1705.0'; THENCE N08°38'27"E - 1190.71'; THENCE S81°06'E - 264.05'; THENCE S81°20'32"E - 630.00' FROM THE SECTION CORNER COMMON TO SECTIONS 27 & 37, T-7-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA.

*Angela C. Stecker* 9-16-2010 4930 A  
CLERK OF COURT DATE FILED FILE NO.

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JOHN E. BONNEAU & ASSOCIATES

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.

**REFERENCE SURVEY:**  
1.) A SURVEY BY THIS FIRM, SURVEY NO. 2004 040-R DATED FEBRUARY 5, 2004.  
2.) A SURVEY BY THIS FIRM, SURVEY NO. 931256 DATED AUGUST 26, 1993.

**BASIS FOR BEARINGS:** The Reference Surveys.

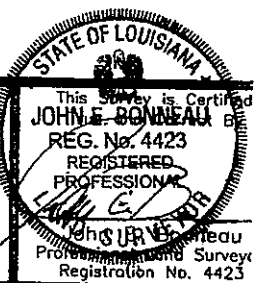
**FLOODZONE NOTE:** This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0240 E; Revised: AUGUST 18, 1995

A MINOR SUBDIVISION MAP OF  
A 5.32 ACRE PARCEL OF LAND INTO PARCELS A &  
situated in  
SECTION 37, T-7-S, R-11-E  
ST. TAMMANY PARISH, LOUISIANA  
for  
**NEWTRAC WEST, LLC**

Survey No. 931256 A Drawn by: SPH Scale: 1" = 80'  
Date: JUNE 25, 2010 Revised: 7/27/10(OFFICE)

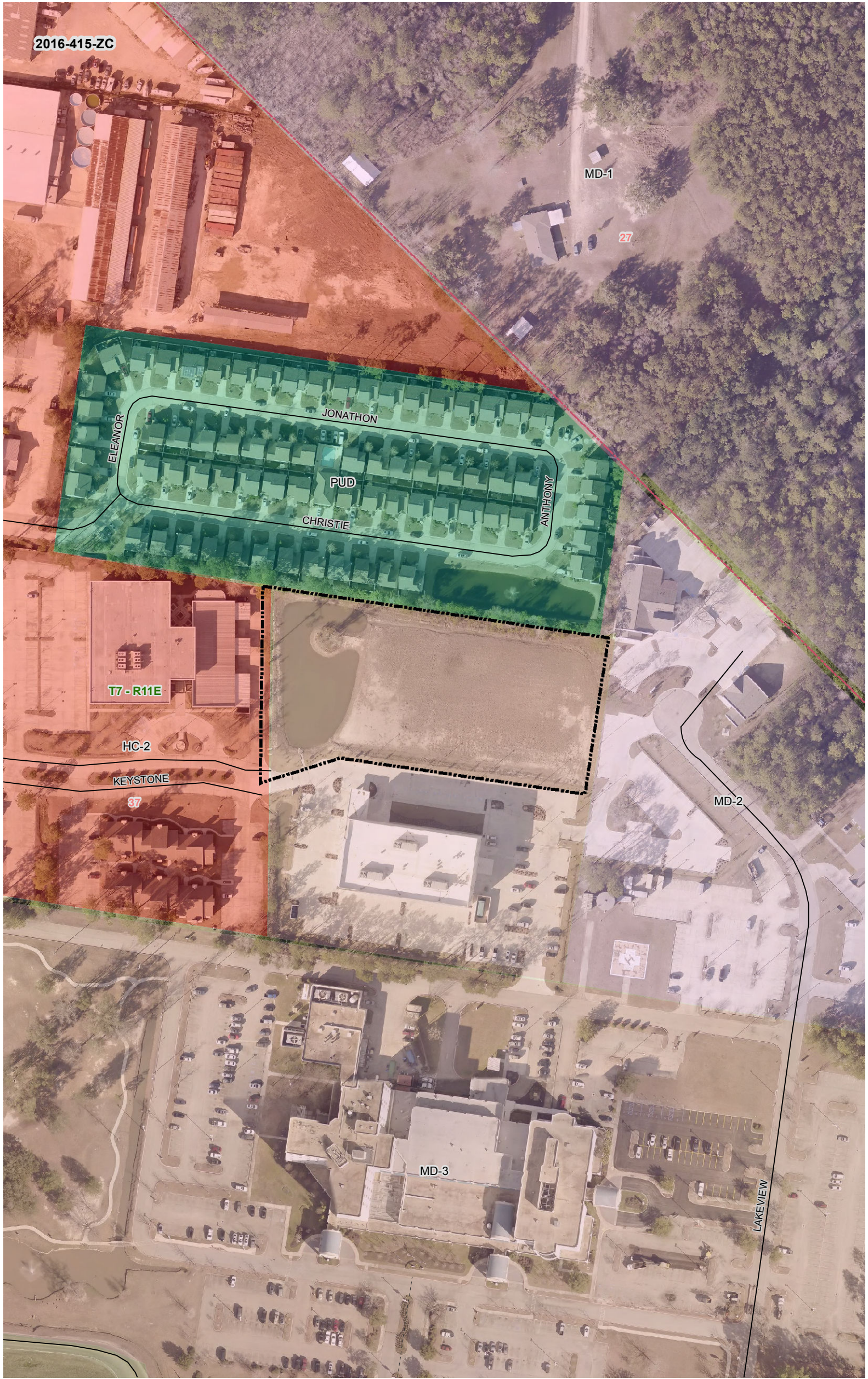
**JOHN E. BONNEAU & ASSOCIATES, INC.**  
Professional Land Surveyors • Planners and Consultants  
420 HWY. 1085, EXIT #57 • MADISONVILLE, LA. 70447  
(985)845-1010 • (985)845-1013 • (985)845-1351 • FAX NO. (985)845-1778  
www.JEBCOLandSurveying.com • e-mail: jebco1@bellsouth.net

**NOTE:** This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.  
**NOTE:** Setback lines shall be verified by owner and/or contractor prior to any construction, as an abstract has not been performed by the undersigned.  
Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.





2016-415-ZC



0 300 Feet





# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

Date: 10/21/2016  
Case No.: 2016-415-ZC  
Posted: 10/11/2016

Meeting Date: 11/2/2016  
Determination: Approved

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### GENERAL INFORMATION

**PETITIONER:** Jeffrey D. Schoen

**OWNER:** NEWTRAC WEST, LLC - Emerson P. Loga

**REQUESTED CHANGE:** From MD-3 Medical Facility District to MD-1 Medical Residential District

**LOCATION:** Parcel located at the end of Keystone Blvd, east of US Highway 190 East Service Road ; S37, T7S, R11E; Ward 4, District 4

**SIZE:** 2.55 acres

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### GENERAL INFORMATION

#### ACCESS ROAD INFORMATION

Type: private

Road Surface: 2 lane Concrete

Condition: Good

#### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	PUD Planned Unit Development
South	Commercial	MD-3 Medical Facility District
East	Commercial	MD-2 Medical Clinic District
West	Commercial	HC-2 Highway Commercial District

#### EXISTING LAND USE:

Existing development: No

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.

**Mixed Use – Commercial – Conservation** - These planned districts would include mixed uses, except for residential uses, – at varying densities - and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from MD-3 Medical Facility District to MD-1 Medical Residential District. This site is located at the end of Keystone Blvd, east of US Highway 190 East Service Road. The 2025 Future land Use plan calls for the area to be developed as a planned district with a mix of commercial uses. Staff has no objection to the request considering that the area is developed with a mix of commercial and medical uses.

#### STAFF RECOMMENDATION:

The staff recommends that the request for a MD-1 Medical Residential District designation be approved.