

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5942 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BLANCHARD/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. BELLISARIO SECONDED BY: MS. O'BRIEN

ON THE 1 DAY OF FEBRUARY , 2018

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE END OF TERRA MARIAE BOULEVARD, EAST OF LA HIGHWAY 1081 AND WHICH PROPERTY COMPRISES A TOTAL OF 2.32 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT CB-1 COMMUNITY BASED FACILITIES DISTRICT) TO AN MD-2 (MEDICAL CLINIC DISTRICT), (WARD 3, DISTRICT 2). (2017-852-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-852-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 CB-1 Community Based Facilities District) to an MD-2 (Medical Clinic 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-2 (Medical Clinic 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 CB-1 Community Based Facilities District) to an MD-2 (Medical Clinic 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 DAY OF MARCH , 2018 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

S. MICHELE BLANCHARD, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JANUARY 24 , 2018

Published Adoption: _____, 2018

Delivered to Parish President: _____, 2018 at _____

Returned to Council Clerk: _____, 2018 at _____

EXHIBIT "A"

2017-852-ZC

ONE CERTAIN PARCEL OF GROUND, situated in Parish of St. Tammany, State of Louisiana, located in Section 14, Township 6 South, Range 11 East, and being more fully described as follows:

From the Section Corner common to Sections 11, 12, 13 and 14, Township 6 South, Range 11 East, go South 1886.30 feet and South 89 degrees 18 minutes 50 seconds West 1788.19 feet to a ½ inch iron rod and the POINT OF BEGINNING.

From the POINT OF BEGINNING, go South 89 degrees 17 minutes 49 seconds West 170.54 feet to a ½ inch iron rod; thence North 00 degrees 48 minutes 05 seconds West 43.09 feet to a ½ inch iron rod; thence South 89 degrees 18 minutes 43 seconds West 29.96 feet to a ½ inch iron rod; thence South 00 degrees 41 minutes 28 seconds East 43.15 feet to a ½ inch iron rod; thence South 89 degrees 19 minutes 16 seconds West 172.13 feet to a ½ inch iron rod; thence North 00 degrees 41 minutes 10 seconds West 299.93 feet to a ½ inch iron rod on the south right of way line of Terra Mariae Boulevard; thence North 89 degrees 17 minutes 59 seconds East 189.63 feet along said right of way line to a ½ inch iron; thence South 62 degrees 12 minutes 10 seconds East 204.90 feet along said right of way line to a 1/2 inch iron rod; thence South 01 degrees 31 minutes 55 seconds East 202.20 feet to the POINT OF BEGINNING

Case No.: 2017-852-ZC

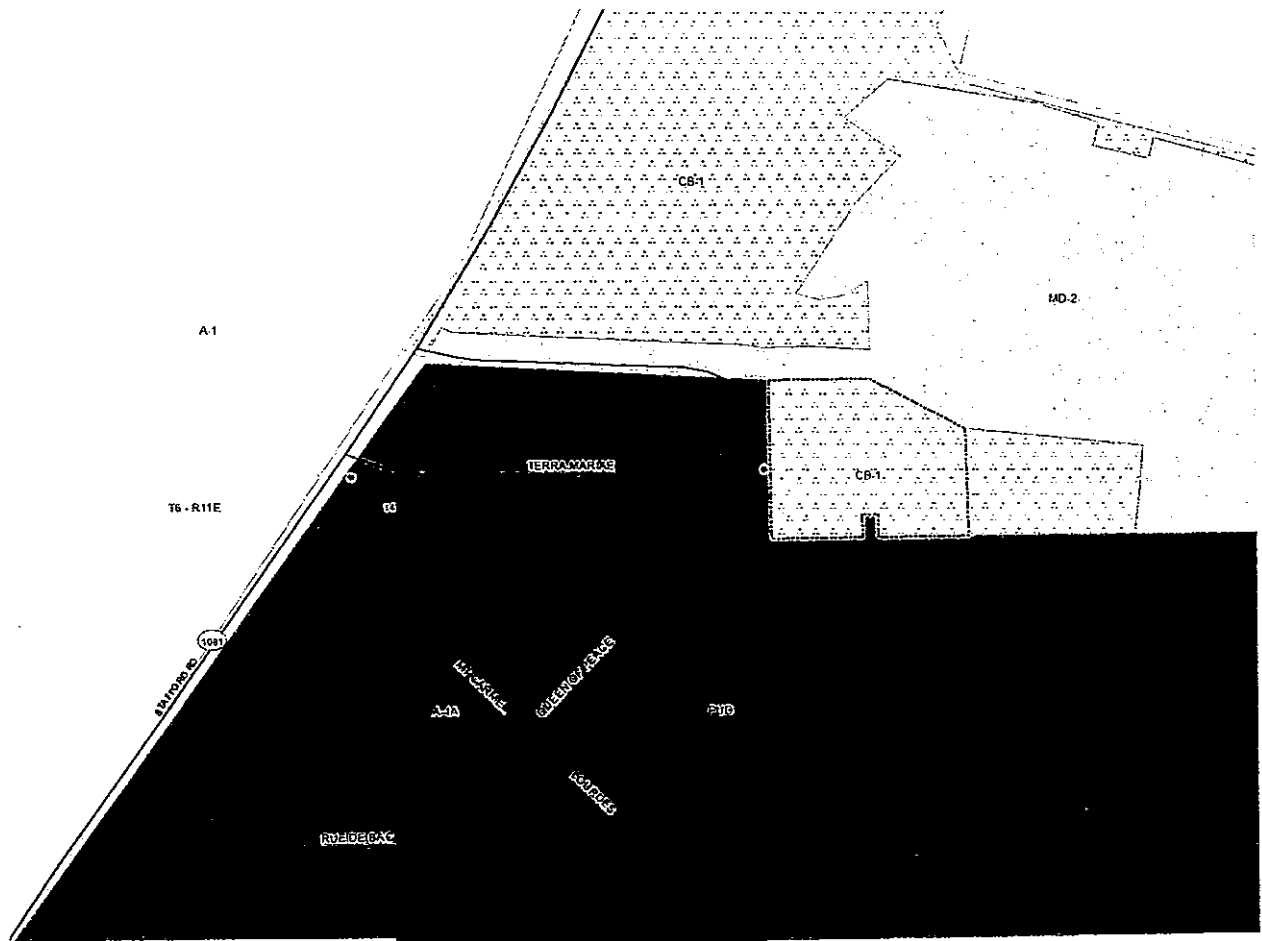
PETITIONER: St. John 1427, LLC - Kenneth Lopiccolo

OWNER: Gary Richardson

REQUESTED CHANGE: From CB-1 Community Based Facilities District to MD-2 Medical Clinic District

LOCATION: Parcel located at the end of Terra Mariae Blvd, east of LA Highway 1081; S14, T6S, R11E; Ward 3, District 2

SIZE: 2.32 acres



A-1

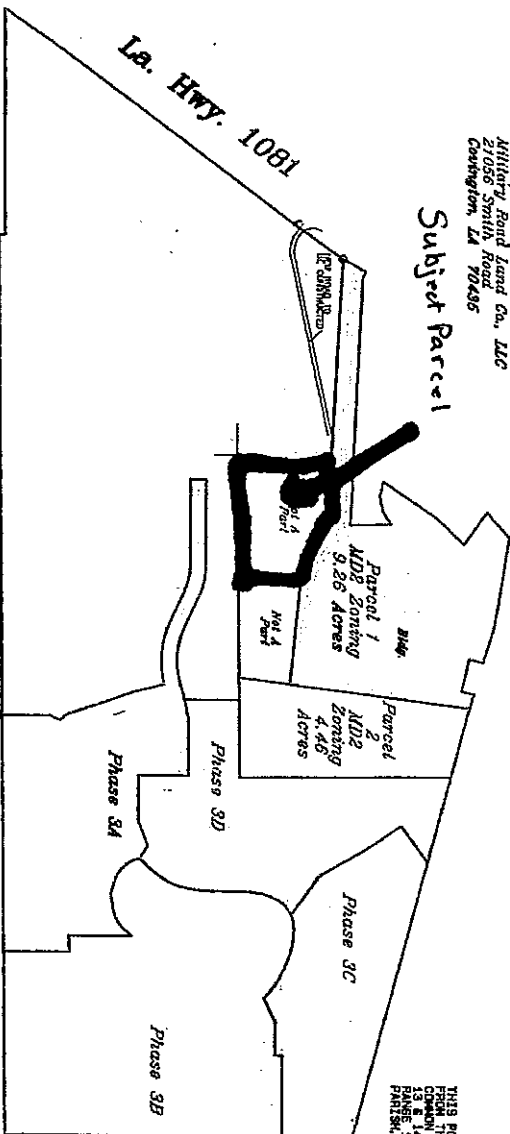
2017-052-7C

Terra Mariae & Priory Assisted Living

Section 14 Township 6 South,
Range 11 East, St. Tammany Parish, Louisiana

Owner/Developer:
Mittler, Fond Land Co., LLC
21056 Smith Road
Covington, LA 70436

Subject Parcel



484 Acres

Number of Lots in Phase 3A - 28 Lots
Number of Lots in Phase 3B - 25 Lots
Number of Lots in Phase 3C - 25 Lots
Number of Lots in Phase 3D - 25 Lots
Total Number of Lots - 103 Lots

Building Setback Lines for Phases 3A, 3B, 3C & 3D
Front - 5'
Side - 5'
Rear - 5'

THIS POINT IS SOUTH, 1894.00'
FROM THE SECTION CORNER
OF SECTION 14 SOUTH,
RANGE 11 EAST, ST. TAMMANY
PARISH, LOUISIANA

LS Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70435
(504) 897-2511 Office (504) 896-0888 Fax

Terra Mariae & Priory
Assisted Living

Scale 1" = 300'
Date 11-01-2017
Located in Section 14, Township 6 South,
Range 11 East, St. Tammany Parish, Louisiana
Date 11/01/17

2017-852-ZC

1081

STAFFORD RD

A-1

A-1

CB-1

MD-2

T6-R11E

14

TERRAMARIAE

MT CARMEL

QUEEN OF PEACE

A-4A

PUD

RUE DE BAC

LOURDES

0 460 Feet



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 12/29/2017
Case No.: 2017-852-ZC
Posted:12/21/17

Meeting Date: 1/9/2018
Determination: Approved

GENERAL INFORMATION

PETITIONER: St. John 1427, LLC - Kenneth Lopiccoco
OWNER: Gary Richardson
REQUESTED CHANGE: From CB-1 Community Based Facilities District to MD-2 Medical Clinic District
LOCATION: Parcel located at the end of Terra Mariae Blvd, east of LA Highway 1081; S14, T6S, R11E; Ward 3, District 2
SIZE: 2.32 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State Road Surface: 2 lane asphalt Condition: Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

Table with 3 columns: Direction, Surrounding Use, Surrounding Zone. Rows include North (St. Scholastica Priory, MD-2 Medical Clinic District), South (Terra Mariae Subdivision, PUD Planned Unit Development District), East (Vacant/Undeveloped, CB-1 Community Based Facilities District), and West (Entrance to Terra Mariae Subdivision, PUD Planned Unit Development District).

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 from CB-1 Community Based Facilities District to MD-2 Medical Clinic District. The 2025 future land use plan calls for the site to be developed as a planned district with residential uses and conservation areas. The zoning change is being requested in order to allow for the 2.32 acre parcel of land to be added to the 13.62 acre adjacent site, which is currently zoned MD-2, and is proposed to be developed as a senior care facility. Staff does not have any objection to the request.

STAFF RECOMMENDATION:

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