

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5564 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: DEAN/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK SECONDED BY: MR. BELLISARIO

ON THE 7 DAY OF APRIL , 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED NORTH OF JUDGE TANNER BOULEVARD, SOUTH OF HICKORY STREET AND WEST OF COLONIAL COURT, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 14.132 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT MD-1 (MEDICAL RESIDENTIAL DISTRICT) TO AN MD-2 (MEDICAL CLINIC DISTRICT) (WARD 4, DISTRICT 5). (2016-144-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-144-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-1 (Medical Residential 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 MD-1 (Medical Residential 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 5 DAY OF MAY, 2016; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: MARCH 31, 2016

Published Adoption: _____, 2016

Delivered to Parish President: _____, 2016 at _____

Returned to Council Clerk: _____, 2016 at _____

Exhibit "A"

2016-144-ZC

ALL THAT CERTAIN PARCEL OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, means privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, being a portion of "A" & "B" of the Dufrene Survey & Lot 3 Lakeview Regional Medical Center, Phase I & II - A, Section 27 & 37, Township 7 South, Range 11 East, Greensburg Land District, St. Tammany Parish, Louisiana, and more fully described as follows:

Commence at a point located South 89 degrees 41 minutes 42 seconds West a distance of 831.34 feet and South 01 degrees 45 minutes East a distance of 200.06 feet from the Section Corner common to Sections 22, 23, 26 & 27, said point being the POINT OF BEGINNING.

From the POINT OF BEGINNING proceed South 01 degrees 45 minutes 00 seconds East a distance of 1,099.68 feet to a point; Thence South 88 degrees 11 minutes 48 seconds West a distance of 403.13 feet to a point; Thence North 44 degrees 44 minutes 17 seconds West a distance of 621.94 feet to a point; Thence North 42 degrees 36 minutes 48 seconds East a distance of 764.44 feet to a point; Thence North 00 degrees 13 minutes 08 seconds West a distance of 105.94 feet to a point; Thence North 89 degrees 41 minutes 42 seconds East a distance of 289.96 feet to the POINT OF BEGINNING, and containing 14.132 acre(s) of land, more or less.

Case No.: 2016-144-ZC

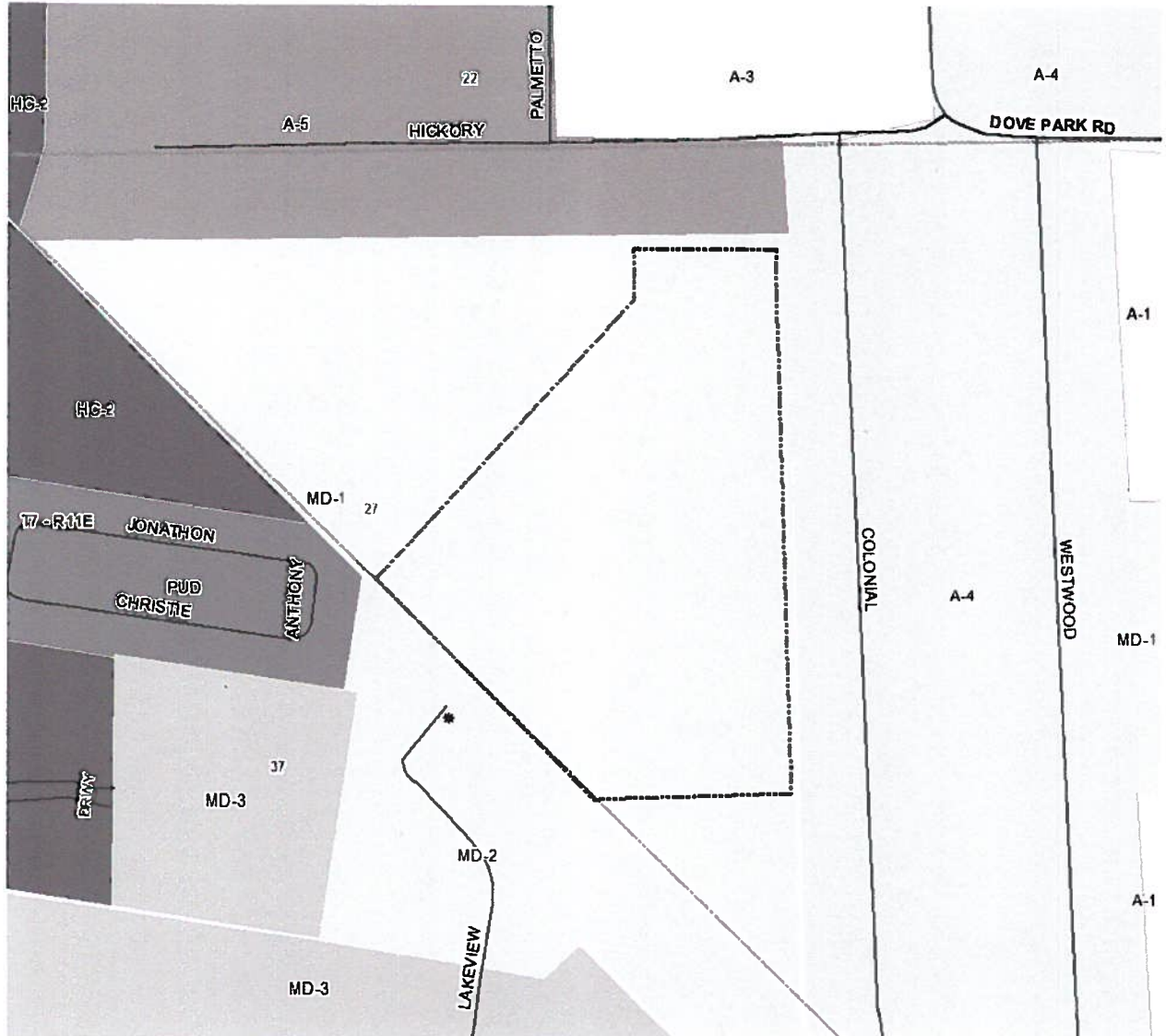
PETITIONER: Paysse McWilliams

OWNER: PKMI, L.L.C - Paysse McWilliams

REQUESTED CHANGE: From MD-1 Medical Residential District to MD-2 Medical Clinic District

LOCATION: Parcel located north of Judge Tanner Blvd, south of Hickory street and west of Colonial Court, Covington; S27 & 37, T7S, R11E; Ward 4, District 5

SIZE: 14.132 acres



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 2/22/2016
Case No.: 2016-144-ZC
Posted: 02/18/16

Meeting Date: 3/1/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: Pysse McWilliams

OWNER: PKMI, L.L.C - Pysse McWilliams

REQUESTED CHANGE: From MD-1 Medical Residential District to MD-2 Medical Clinic District

LOCATION: Parcel located north of Judge Tanner Blvd, south of Hickory street and west of Colonial Court, Covington; S27 & 37, T7S, R11E; Ward 4, District 5

SIZE: 14.132 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	A-3 Suburban District
South	Undeveloped, medical office, daycare	MD-1 Medical Residential District & MD-2 Medical Clinic District
East	Single Family Residential	A-4 Single Family Residential
West	Single Family Residential	MD-1 Medical Residential District

EXISTING LAND USE:

Existing development:

Multi occupancy development:

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-1 Medical Residential District to MD-2 Medical Clinic District. This site is located north of Judge Tanner Blvd, south of Hickory street and west of Colonial Court, Covington. The 2025 future land use plan calls for the area to be developed as a planned district with a mix of commercial uses as a variety of density. The purpose of the MD-2 Medical Clinic zoning district is to provide for the location of small scale medical uses for the localized populations. Staff does not have any objection to the request considering that the site is located in close proximity to some existing medical uses, zoned MD-2.

STAFF RECOMMENDATION:

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