

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6257

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 3 DAY OF OCTOBER , 2019

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF KEYSTONE BOULEVARD, EAST OF US HIGHWAY 190 EAST SERVICE ROAD, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 1.65 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT MD-3 (MEDICAL FACILITY DISTRICT) TO AN NC-6 (PUBLIC, CULTURAL AND RECREATIONAL DISTRICT) (WARD 4, DISTRICT 5) (2019-1563-ZC).

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1563-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 MD-3 (Medical Facility District) to an NC-6 (Public, Cultural and Recreational 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 NC-6 (Public, Cultural and Recreational 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 NC-6 (Public, Cultural and Recreational 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF NOVEMBER , 2019 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: SEPTEMBER 25 , 2019

Published Adoption: _____ , 2019

Delivered to Parish President: _____ , 2019 at _____

Returned to Council Clerk: _____ , 2019 at _____

EXHIBIT "A"

2019-1563-ZC

A CERTAIN PIECE OR PARCEL OF LAND BEING PARCEL AI AND SITUATED IN SECTION 37, T-7-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA AND IS MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 27 AND 37 T-7-S, R-11-E. ST. TAMMANY PARISH, LOUISIANA, RUN SOUTH 45 DEGREES 00 MINUTES WEST FOR A DISTANCE OF 1329.0 FEET TO A POINT; THENCE RUN NORTH 81 DEGREES 06 MINUTES WEST FOR A DISTANCE OF 1705.0 FEET TO A POINT; THENCE RUN NORTH 08 DEGREES 38 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 1190.71 FEET TO A POINT; THENCE RUN SOUTH 81 DEGREES 06 MINUTES EAST FOR A DISTANCE OF 264.05 FEET TO A POINT; THENCE RUN SOUTH 81 DEGREES 20 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 630.00 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 11 MINUTES 14 SECONDS WEST (NORTH 00 DEGREES 10 MINUTES 52 SECONDS WEST-TITLE) FOR A DISTANCE OF 185.42 FEET (185.55 FEET-TITLE) TO A POINT; THENCE RUN NORTH 01 DEGREES 52 MINUTES 56 SECONDS EAST (NORTH 01 DEGREES 51 MINUTES 48 SECONDS EAST-TITLE) FOR A DISTANCE OF 41.13 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, RUN NORTH 01 DEGREE 52 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 41.13 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 41 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 239.07 FEET TO A POINT; THENCE RUN SOUTH 81 DEGREES 31 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 321.69 FEET TO A POINT; THENCE RUN SOUTH 08 DEGREES 43 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 225.00 FEET TO A POINT; THENCE RUN NORTH 81 DEGREES 31 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 175.00 FEET TO A POINT; THENCE RUN SOUTH 72 DEGREES 34 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 120.74 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 1.65 ACRES MORE OR LESS.

Case No.: 2019-1563-ZC

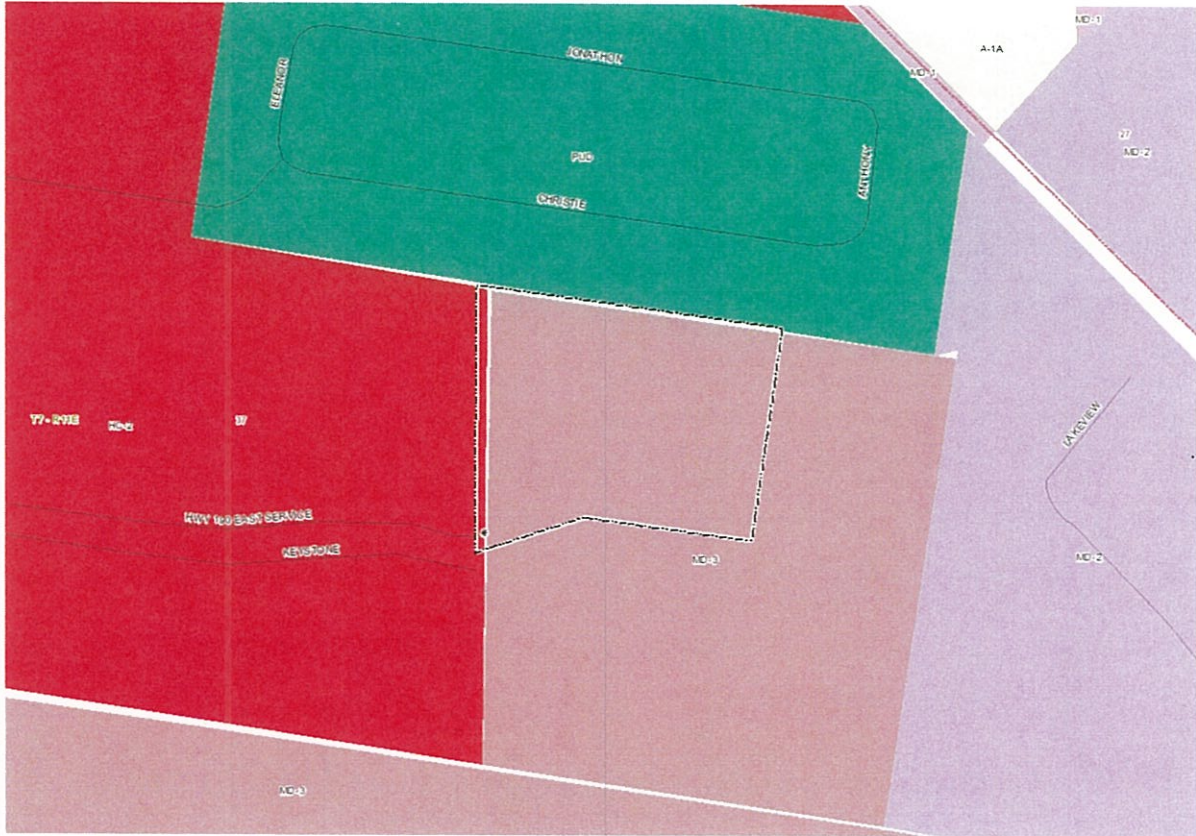
PETITIONER: Jon Leyens

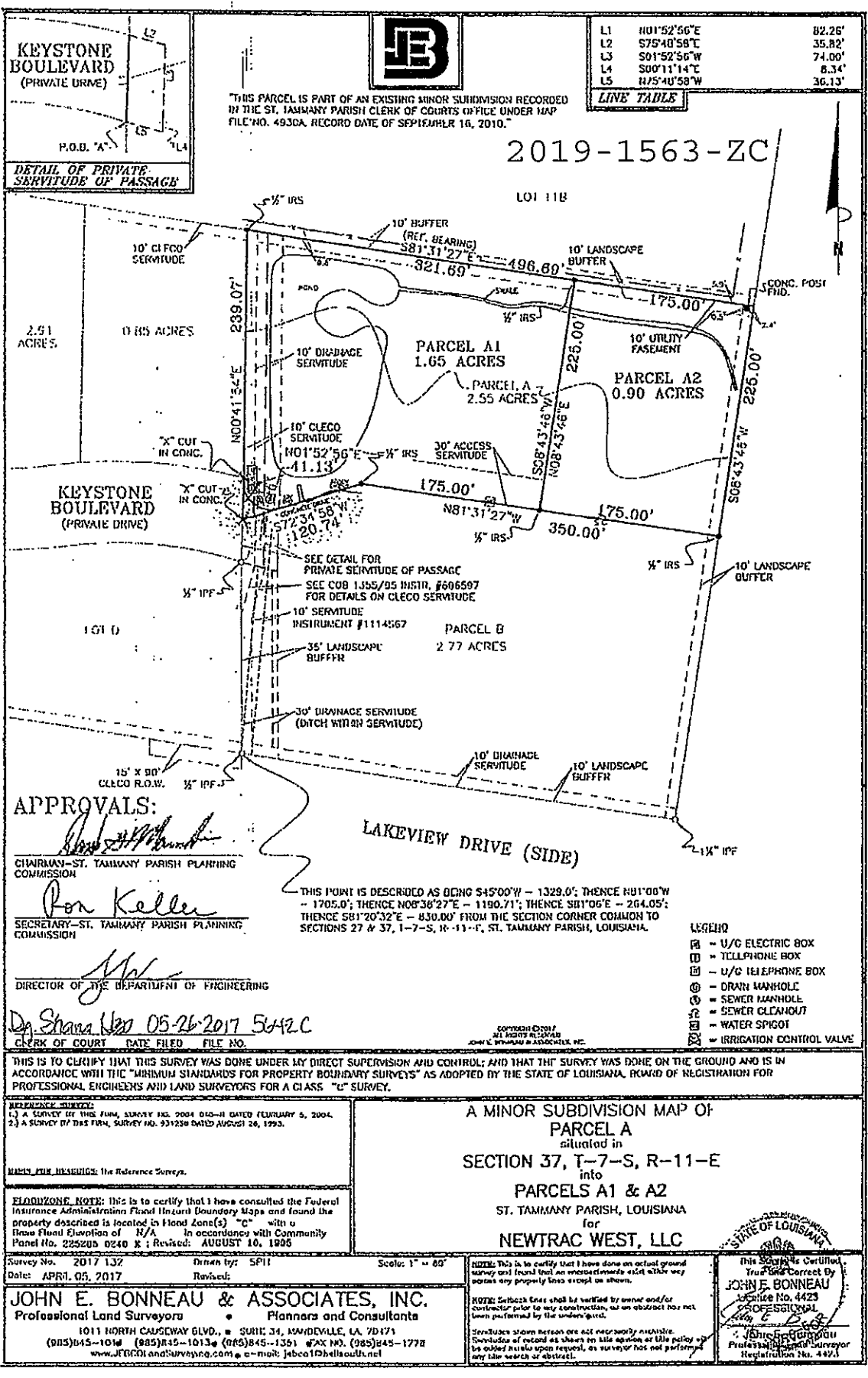
OWNER: NewTrac West, LLC – Emerson Loga

REQUESTED CHANGE: From MD-3 Medical Facility District to NC-6 Public, Cultural and Recreational District

LOCATION: Parcel located on the north side of Keystone Boulevard, east of US Highway 190 East Service Road, Covington, S37, T7S, R11E, Ward 4, District 5

SIZE: 1.65 acres





L1	N01°52'56"E	82.26'
L2	S75°40'58"W	35.82'
L3	S01°52'56"W	74.00'
L4	S00°11'14"W	8.34'
L5	N75°40'58"W	36.13'

THIS PARCEL IS PART OF AN EXISTING MINOR SUBDIVISION RECORDED IN THE ST. TAMMANY PARISH CLERK OF COURTS OFFICE UNDER MAP FILE NO. 493GA, RECORD DATE OF SEPTEMBER 16, 2010.

2019-1563-ZC

DETAIL OF PRIVATE SERVITUDE OF PASSAGE

APPROVALS:
[Signature]
 CHAIRMAN-ST. TAMMANY PARISH PLANNING COMMISSION
[Signature]
 SECRETARY-ST. TAMMANY PARISH PLANNING COMMISSION
[Signature]
 DIRECTOR OF THE DEPARTMENT OF ENGINEERING

THIS POINT IS DESCRIBED AS BEING S45°00'W - 1329.0'; THENCE N81°00'W - 1705.0'; THENCE N08°36'27"E - 1190.71'; THENCE S81°06'E - 264.05'; THENCE S81°20'32"E - 830.00' FROM THE SECTION CORNER COMMON TO SECTIONS 27 & 37, 1-7-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA.

- LEGEND**
- ☐ - U/G ELECTRIC BOX
 - ☐ - TELEPHONE BOX
 - ☐ - U/G TELEPHONE BOX
 - ⊙ - DRAIN MANHOLE
 - ⊙ - SEWER MANHOLE
 - ⊙ - SEWER CLEANOUT
 - ⊙ - WATER SPIGOT
 - ⊙ - IRRIGATION CONTROL VALVE

THIS IS TO CLARIFY 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 SURVEYS:
 1.) A SURVEY OF THE FIRM, SURVEY NO. 2004-010-11 DATED FEBRUARY 5, 2004.
 2.) A SURVEY OF THE FIRM, SURVEY NO. 931258 DATED AUGUST 26, 1993.

A MINOR SUBDIVISION MAP OF
 PARCEL A
 situated in
 SECTION 37, T-7-S, R-11-E
 into
 PARCELS A1 & A2
 ST. TAMMANY PARISH, LOUISIANA
 for
 NEWTRAC WEST, LLC

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 X; Revised: AUGUST 10, 1998

Survey No. 2017-132
 Date: APRIL 05, 2017
 Drawn by: SP11
 Revised:
JOHN E. BONNEAU & ASSOCIATES, INC.
 Professional Land Surveyors • Planners and Consultants
 1011 NORTH CAUSEWAY BLVD., SUITE 34, MANDEVILLE, LA 70171
 (985)845-1010 (985)845-1013 (985)845-1351 FAX NO. (985)845-1778
 www.JEBONIandSurveying.com e-mail: jebco1@bellsouth.net

NOTE: This is to certify that I have done an actual ground survey and found that an encroachment exist with my notes any property lines except as shown.
 NOTE: Sublot 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 herein are not necessarily restrictive. Servitudes of record as shown on title opinion or title policy will be added herein upon request, as surveyor has not performed any title search or abstract.

THE STATE OF LOUISIANA
 This Survey is Certified
 True and Correct By
JOHN E. BONNEAU
 License No. 4423
 PROFESSIONAL
 LAND SURVEYOR
 John E. Bonneau
 Professional Land Surveyor
 Registration No. 4423

2019-1563-ZC

HC-2

A-5

MD-1

MD-1

HC-2

27

A-1A

ELEANOR

JONATHON

PUD

ANTHONY

CHRISTIE

MD-2

HWY 190 EAST SERVICE

KEYSTONE

MD-3

MD-2

MEDICAL PARK

MD-3

LAKEVIEW

T7S-R11E



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 8/23/2019
Case No.: 2019-1563-ZC
Posted: 8/16/2019

Meeting Date: 9/3/2019
Determination: Approved as amended to NC-6

GENERAL INFORMATION

PETITIONER: Jon Leyens

OWNER: NewTrac West, LLC – Emerson Loga

REQUESTED CHANGE: From MD-3 Medical Facility District to HC-2 Highway Commercial District

LOCATION: Parcel located on the north side of Keystone Boulevard, east of US Highway 190 East Service Road, Covington, S37, T7S, R11E, Ward 4, District 5

SIZE: 1.65 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish and Private

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	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

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 HC-2 Highway Commercial District. The site is located on the north side of Keystone Boulevard, east of US Highway 190 East Service Road, Covington. The 2025 future land use plan designates this site to be developed as a planned district with a mix of commercial uses at varying densities. Although the site is abutting HC-2 Highway Commercial on the west side, staff feels that existing zoning designation is appropriate for the site and fits with the surrounding medical uses.

STAFF RECOMMENDATION:

Staff recommends that the request for the HC-2 Highway Commercial District designation be denied.