

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6248 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 CHAMPAGNE STREET, WEST OF COLUMBIA STREET, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 1 ACRE OF LAND MORE OR LESS, FROM ITS PRESENT I-1 (INDUSTRIAL DISTRICT) TO AN MD-3 (MEDICAL FACILITY DISTRICT), (WARD 3, DISTRICT 3) (2019-1529-ZC).

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1529-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 I-1 (Industrial District) to an MD-3 (Medical Facility 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-3 (Medical Facility 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 I-1 (Industrial District) to an MD-3 (Medical Facility 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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"

### 2019-1529-ZC

#### Description of Tract B-2

Located in Section 38 Township 6 South Range 11 East, St. Tammany Parish, Louisiana.

From the SW Corner of Section 45 Township 6 South Range 11 East, St. Tammany Parish, Louisiana run North 54 degrees 29 minutes East, 114.5 feet; thence South 28 degrees 13 minutes West, 520.44 feet; thence South 28 degrees 13 minutes 00 seconds East, 366.26 feet; thence with a curve to the right having a Radius of 2790.0 feet and an Arc of 477.49 feet, Chord: South 23 degrees 14 minutes 00 seconds East, 476.91 feet to a point; thence North 50 degrees 21 minutes 21 seconds East, 141.02 feet to a point; thence North 27 degrees 50 minutes 50 seconds West, 342.23 feet to a point; thence North 56 degrees 37 minutes 59 seconds East, 151.19 feet to a point; thence South 28 degrees 02 minutes 07 seconds East, 260.50 feet to the Point of Beginning.

From the Point of Beginning run North 68 degrees 26 minutes 47 seconds East, 150.21 feet to a point; thence South 44 degrees 38 minutes 51 seconds East, 208.71 feet to a point; thence South 45 degrees 26 minutes 06 seconds West, 217.92 feet to a point; thence North 28 degrees 02 minutes 07 seconds West, 278.95 feet back to the Point of Beginning.

This tract contains 1.00 Acre as per survey prepared by this firm dated February 25, 2019 revised July 9, 2019 and July 17, 2019 Survey No. 19394.

**Case No.:** 2019-1529-ZC

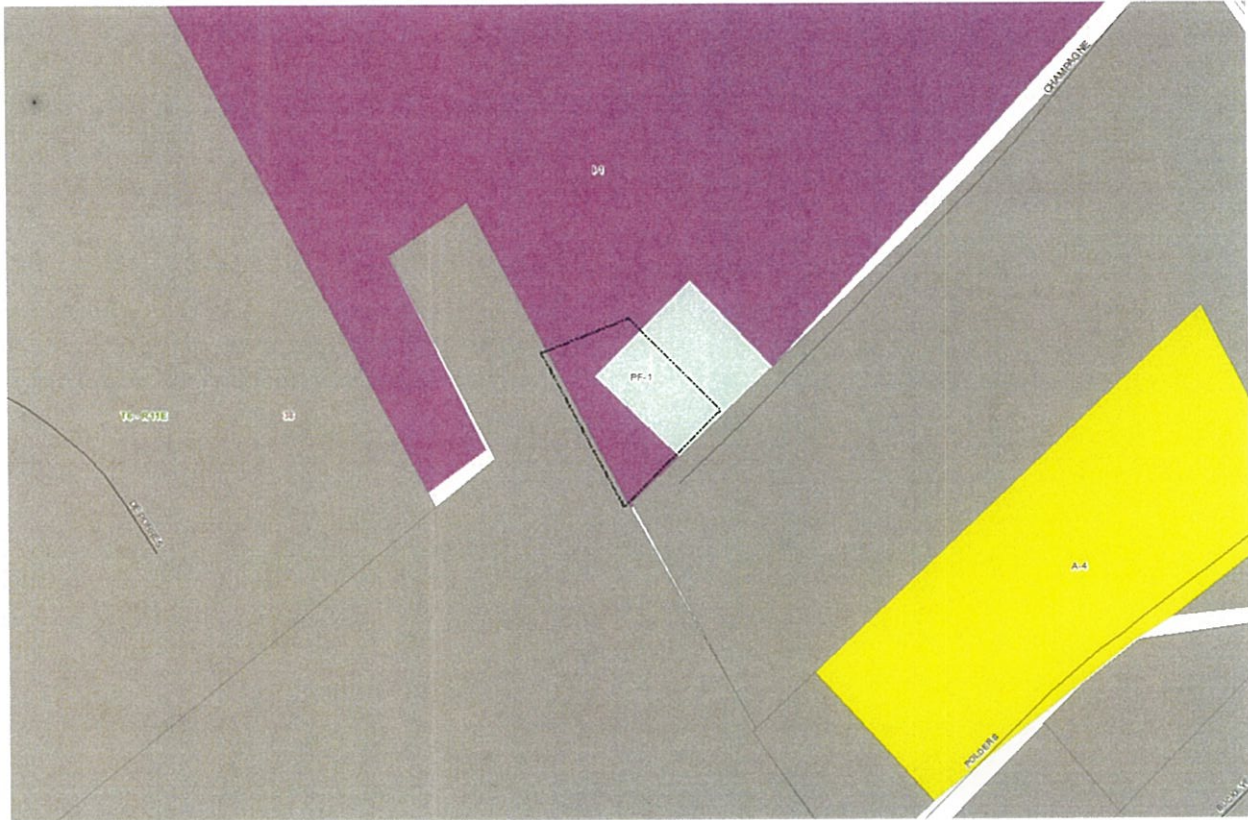
**PETITIONER:** Rich Mauti

**OWNER:** Jeffrey and Laura Dena

**REQUESTED CHANGE:** From PF-1 Public Facilities District and I-1 Industrial District to MD-3 Medical Facility District

**LOCATION:** Parcel located on the north side of Champagne Street, west of Columbia Street, Covington, S38, T6S, R11E, Ward 3, District 3

**SIZE:** 1 acre



FINAL APPROVAL

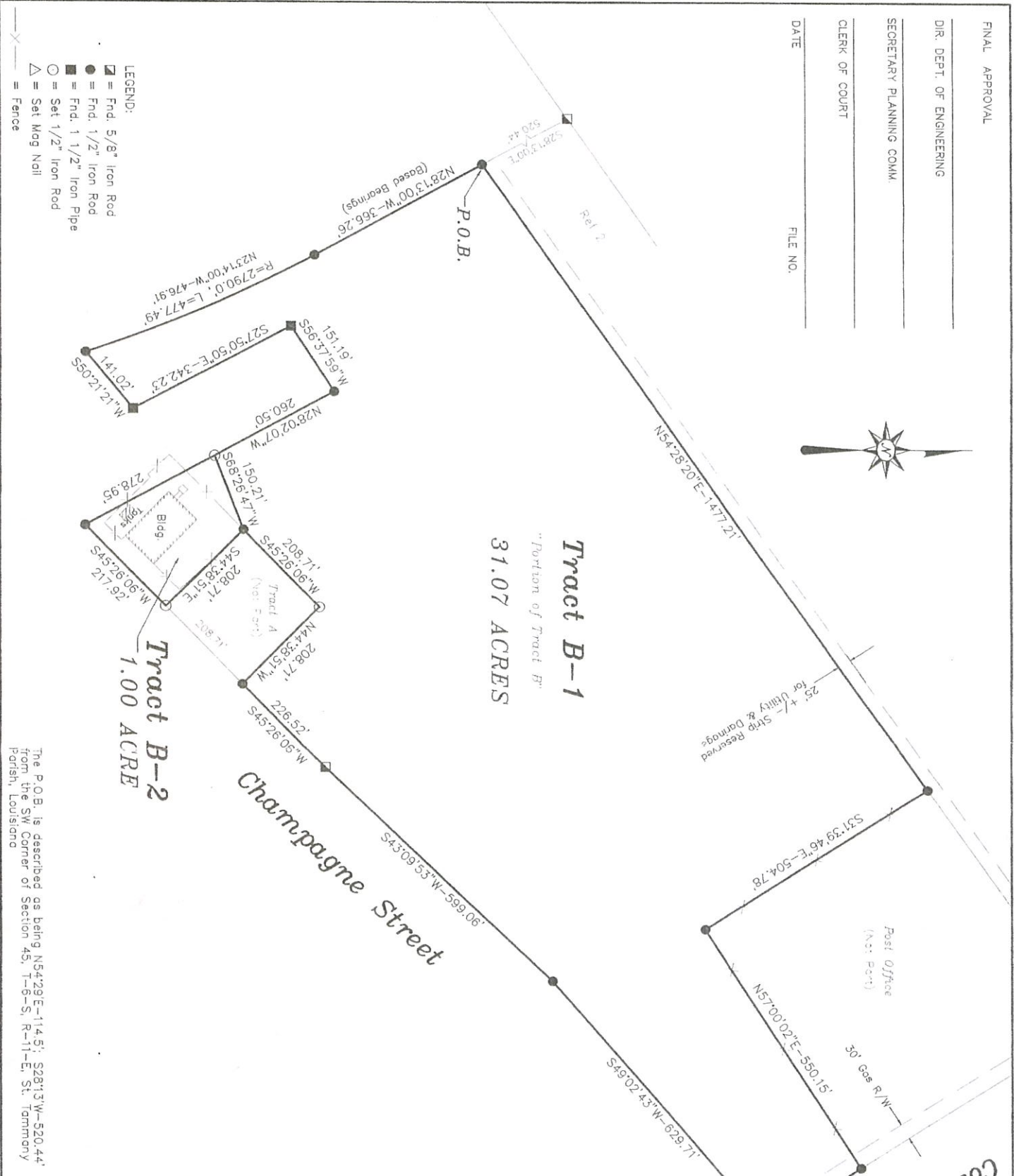
DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.



The P.O.B. is described as being N54°29'E-114.5'; S28°13'W-520.44' from the SW Corner of Section 45, T-6-S, R-11-E, St. Tammany Parish, Louisiana

**Rich Mausti - CHAMPPAGNE STREET**

MAP PREPARED FOR

**LS** Land Surveying, LLC  
518 N. Columbia Street  
Covington, LA 70433  
(985) 892-6277 office (985) 898-0355 fax

SCALE: 1" = 200'

DATE: 2-25-2019

Section 38, T-6-S, R-11-E, St. Tammany Parish, La.

DRAWN BY: JWG

DRAWN NUMBER: 19394

*Bruce M. Butler* 6.21.2019

BRUCE M. BUTLER, LAND SURVEYOR  
LA. PROFESSIONAL LAND SURVEYOR  
LIC. NO. 4894

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE OCCURANCY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 49:121.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED PROFESSIONAL.

Reference calls not shown

A Minor Subdivision of a Portion of Tract B, into Tract B-1 & B-2, Section 38, T-6-S, R-11-E, St. Tammany Parish, La.

Reference:

- 1) A Survey Map of Subject Property by Thomas Fontcuberta, File Dated 1-20-2009 File No. 4765D, Clerks Office, (Base Bearing)
- 2) A Survey Map by this Firm, for Poole Lumber Company LLC, Dated 6-4-2015, #16888

2019-1529-ZC

POOLE

I-1

CHAMPAGNE

PF-1

38

T6S - R11E

A-4

POLDERS

29TH

ARDESIA

A-4



**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** 8/23/2019  
**Case No.:** 2019-1529-ZC  
**Posted:** 8/16/2019

**Meeting Date:** 9/3/2019  
**Determination:** Approved

**GENERAL INFORMATION**

**PETITIONER:** Rich Mauti

**OWNER:** Jeffrey and Laura Dena

**REQUESTED CHANGE:** From PF-1 Public Facilities District and I-1 Industrial District to MD-3 Medical Facilities District

**LOCATION:** Parcel located on the north side of Champagne Street, west of Columbia Street, Covington, S38, T6S, R11E, Ward 3, District 3

**SIZE:** 1 acre

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Parish

**Road Surface:** 1 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 and Commercial	I-1 Industrial
South	Institutional	ID – Institutional District; City of Covington
East	Undeveloped and Commercial	I-1 Industrial
West	Institutional	ID – Institutional District; City of Covington

**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.

**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 PF-1 Public Facilities District and I-1 Industrial District to MD-3 Medical Facilities District. The site is located on the north side of Champagne Street, west of Columbia Street, being 1101 Champagne Street, Covington. The 2025 future land use plan calls for the site to be developed as a planned district with a mix of commercial uses at varying densities. Staff does not have any objection to the requested MD-3 Medical Facilities District considering that the objective is to bring the existing use into compliance with the appropriate zoning designation.

**STAFF RECOMMENDATION:**

The staff recommends that the request for the MD-3 Medical Facilities District be approved.