

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5943 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: BLANCHARD/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

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 ON THE EAST SIDE OF LA HIGHWAY 1081, SOUTH OF SMITH ROAD, NORTH OF PLANCHE ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 6.78 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) & PUD (PLANNED UNIT DEVELOPMENT OVERLAY) TO AN MD-2 (MEDICAL CLINIC DISTRICT), (WARD 3, DISTRICT 2). (2017-853-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-853-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 A-4 (Single Family Residential District) & PUD (Planned Unit Development Overlay) 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 A-4 (Single Family Residential District) & PUD (Planned Unit Development Overlay) 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

### 2017-853-ZC

Located in Section 14 Township 6 South Range 11 East, St. Tammany Parish, Louisiana. From the Section Corner common to Sections 11, 12, 13 & 14 Township 6 South Range 11 East, St. Tammany Parish, Louisiana run South, 2646.88 feet; thence South 89 degrees 19 minutes 55 seconds West, 2877.08 feet; thence North, 17.80 feet; thence South 89 degrees 42 minutes 45 seconds West, 720.96 feet; thence with a curve to the right having a Radius of 5699.65 feet and an Arc of 325.67 feet, Chrd: North 34 degrees 43 minutes 16 seconds East, 325.62 feet; thence North 36 degrees 26 minutes 09 seconds East, 591.25 feet to the Point of Beginning.

From the Point of Beginning continue North 36 degrees 26 minutes 09 seconds East, 167.60 feet; thence with a curve to the left having a Radius of 5759.65 feet and an Arc of 256.41 feet, Chrd: North 35 degrees 08 minutes 26 seconds East, 256.39 feet; thence South 87 degrees 02 minutes 15 seconds East, 651.95 feet; thence South 00 degrees 41 minutes 20 seconds East, 299.98 feet; thence South 89 degrees 18 minutes 40 seconds West, 901.87 feet back to the Point of Beginning.

This tract contains 5.76 Acres as per map prepared by this firm dated November 9, 2017 Drawing No. 18459.

Located in Section 14 Township 6 South Range 11 East, St. Tammany Parish, Louisiana. From the Section Corner common to Sections 11, 12, 13 & 14 Township 6 South Range 11 East, St. Tammany Parish, Louisiana run South, 2646.88 feet; thence South 89 degrees 19 minutes 55 seconds West, 2877.08 feet; thence North, 17.80 feet; thence South 89 degrees 42 minutes 45 seconds West, 720.96 feet; thence with a curve to the right having a Radius of 5699.65 feet and an Arc of 325.67 feet, Chrd: North 34 degrees 43 minutes 16 seconds East, 325.62 feet; thence North 36 degrees 26 minutes 09 seconds East, 591.25 feet; thence North 89 degrees 18 minutes 40 seconds East, 901.87 feet to the Point of Beginning.

From the Point of Beginning continue North 89 degrees 18 minutes 40 seconds East, 461.52 feet; thence South 17 degrees 12 minutes 11 seconds West, 110.41 feet; thence with a curve to the left having a Radius of 124.52 feet and an Arc of 37.06 feet, Chrd: North 82 degrees 13 minutes 12 seconds West, 36.92 feet; thence South 89 degrees 13 minutes 20 seconds West, 335.89 feet; thence North 00 degrees 41 minutes 20 seconds West, 100.23 feet back to the Point of Beginning.

This tract contains 1.02 Acres as per map prepared by this firm dated November 9, 2017, Drawing No. 18459

Case No.: 2017-853-ZC

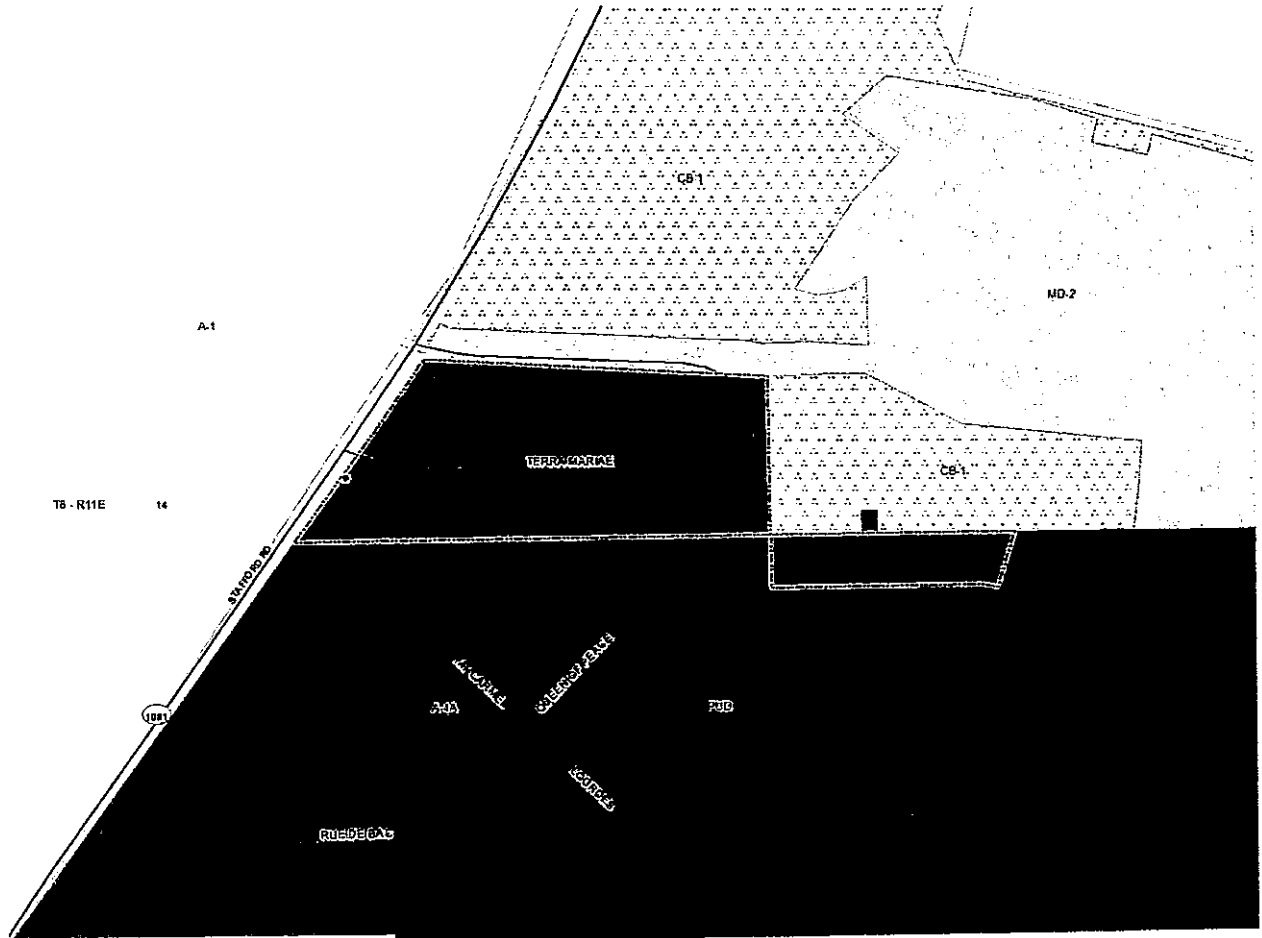
PETITIONER: Kenneth Lopiccolo

OWNER: Military Road Land Co, LLC - Kenneth Lopiccolo

REQUESTED CHANGE: From A-4 Single-Family Residential District & PUD Planned Unit Development Overlay to MD-2 Medical Clinic District

LOCATION: Parcel located on the east side of LA Highway 1081, south of Smith Road, north of Planche Road ; S14, T6S, R11E; Ward 3, District 2

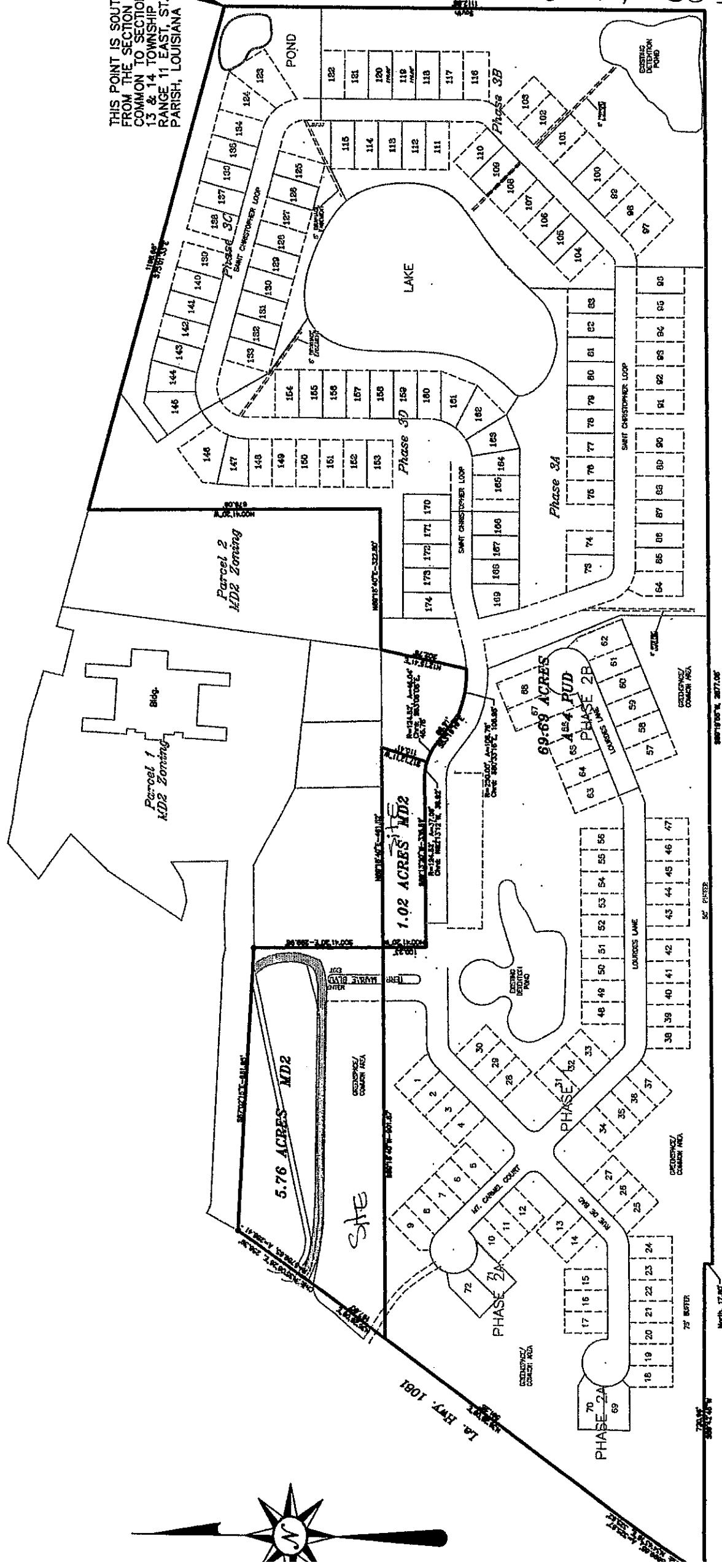
SIZE: 6.78 acres



\*THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY,  
SOLE PURPOSE OF THIS MAP IS FOR ZONING ONLY

THIS POINT IS SOUTH, 1534.1  
FROM THE SECTION CORNER  
COMMON TO SECTIONS 11, 12,  
13 & 14, TOWNSHIP 6 SOUTH  
RANGE 11 EAST, ST. TAMMAM  
PARISH, LOUISIANA

2017-853-2C



A-1

CB-1

T6-R11E

14

MD-2

TERRAMARIAE

MT CARMEL

QUEEN OF PEACE

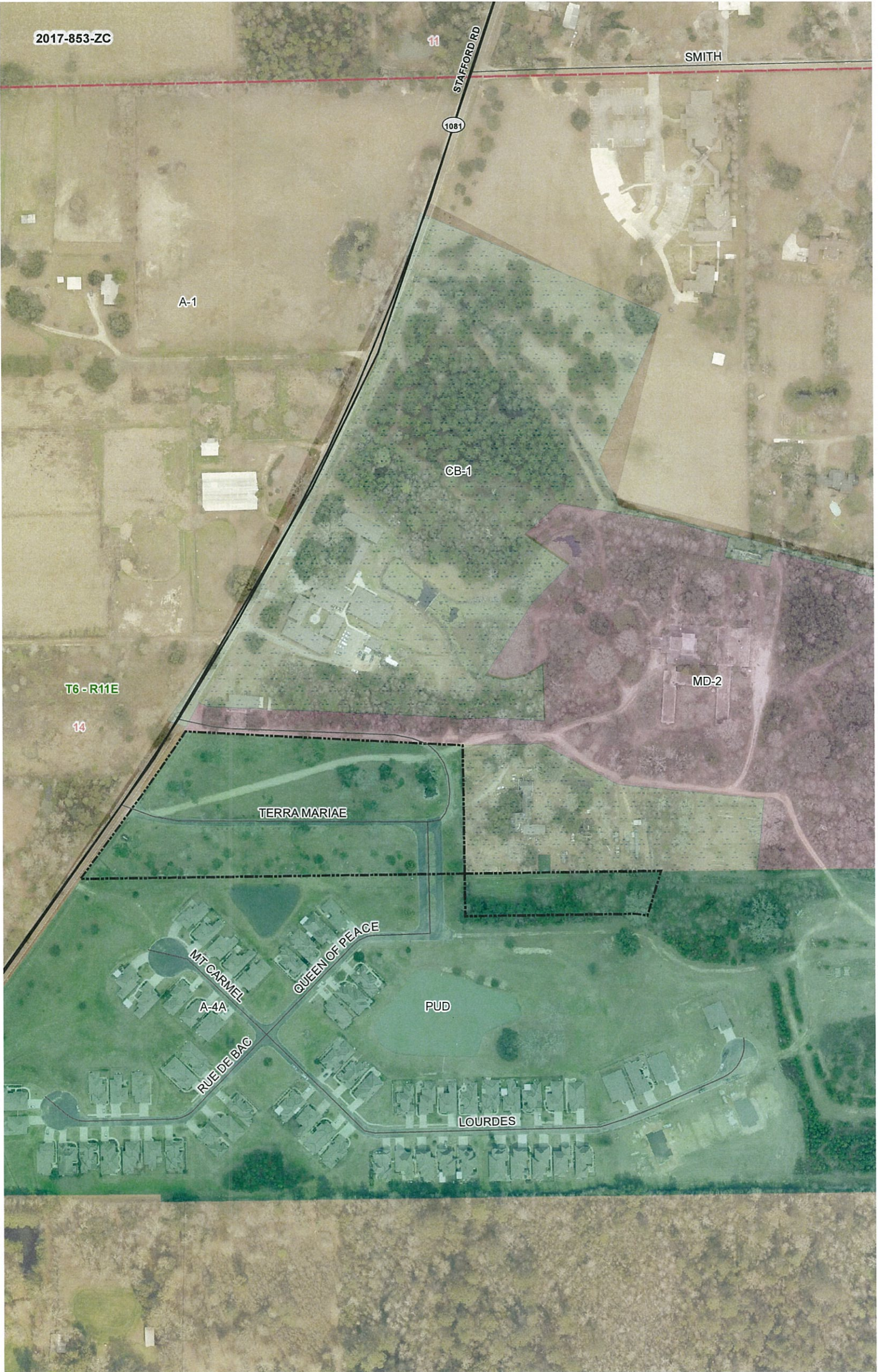
A-4A

PUD

RUE DE BAC

LOURDES

STAFFORD RD



## ADMINISTRATIVE COMMENT

### ZONING STAFF REPORT

Date: 12/29/2017  
Case No.: 2017-853-ZC  
Posted: 12/21/17

Meeting Date: 1/9/2018  
Determination: Approved

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#### GENERAL INFORMATION

**PETITIONER:** Kenneth Lopiccolo

**OWNER:** Military Road Land Co, LLC - Kenneth Lopiccolo

**REQUESTED CHANGE:** From A-4 Single-Family Residential District & PUD Planned Unit Development Overlay to MD-2 Medical Clinic District with

**LOCATION:** Parcel located on the east side of LA Highway 1081, south of Smith Road, north of Planche Road ; S14, T6S, R11E; Ward 3, District 2

**SIZE:** 6.78 acres

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#### GENERAL INFORMATION

##### ACCESS ROAD INFORMATION

Type: State

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            | Senior living facility     | CB-1 Community Based Facilities District       |
| South            | Terra Mariae Subdivision   | PUD Planned Unit Development Overlay           |
| East             | Residence & Terra Mariae   | CB-1 Community Based Facilities District & PUD |
| West             | Subdivision                | Planned Unit Development Overlay               |
|                  | Undeveloped & Terra Mariae | A-1 Suburban District & PUD Planned Unit       |
|                  | Subdivision                | Development Overlay                            |

##### 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 A-4 Single-Family Residential District & PUD Planned Unit Development Overlay to MD-2 Medical Clinic District. This site is located on the east side of LA Highway 1081, south of Smith Road, north of Planche Road. 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 6.78 acre parcels 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.