



Staff Report

Rezoning

Case #: Z-2015-02-00006

Attachments:

Staff Report, Site Plan, Survey, Photos, Application, Property Information Sheet, Zoning Map, Aerial Map

Zoning Commission Public Hearing: Thursday, March 5, 2015

City Council Introduction: Tuesday March 17, 2015

City Council Final: Tuesday April 7, 2015

City Council Request (Ordinance):

Introduction of an ordinance to approve revision of UDC Ordinance# 14-5364 Article 7 Special District to create Article 7.2.6 S-3 (Hospital Special District) and rezoning request by Hospital Service District #1 to rezone Tract A of the North Oaks Medical Center Subdivision from C-H (Commercial Highway) to S-3 (Hospital District) located at 15790 Paul Vega MD Drive in accordance with site plan by Andrew Gasaway (Z-2015-02-00006) Recommend approval by Zoning Commission (Josh Taylor)

Site Information:

Location (Address): 15790 Veteran's Blvd

Council District: City Council District 3

Existing Zoning: C-H

Future Land Use: Special District

Existing Land Use: Commercial

Site Description:

This is the North Oaks Main Campus on Veterans Ave. This site has several buildings and streets located on this site.

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Multi Family & Undeveloped (City Limits)
South	Commerical/C-H
West	Single Residential/Outside City Limits
East	Commercial/C-H (across Veterans Ave)

Additional Information:

Findings:

Will this diminish the value of the surrounding properties?	No
Will this alter the essential character of the neighborhood?	No
Will granting this request be detrimental to the public welfare?	No
Light and air?	No
Traffic congestion or hazard?	No
Overburden existing drainage and utilities?	No
Emissions of odors, fumes, gasses, dust, smoke?	No
Noise and vibrations?	No

Public Hearing:

For: Micheal Watkins (North Oaks Rep)

Against: None

Commission Recommendation:

Motion:

For: Ralph Ross, Jimmy Meyer, Stanley Young, Sam McClugage

Against: None

Abstain: None

Absent: William Travis

Ordinance to Read:

WHEREAS, on March 5, 2015 the Hammond Zoning Commission held a public hearing and recommended approval on revision to UDC Ordinance#14-5364 Article 7 Special District to create Article 7.2.6 S-3 (Hospital Special District) as provided herein; and WHEREAS, the Zoning Commission held a public hearing and recommended approval of rezoning request by Hospital Service District #1 to rezone Tract A of the North Oaks Medical Center Subdivision from C-H (Commercial Highway) to S-3 (Hospital District) located at 15790 Paul Vega MD Drive in accordance with site plan by Andrew Gasaway (Z-2015-02-00006); as provided herein THEREFORE BE IT ORDAINED that the City Council of Hammond, Louisiana hereby approves the rezoning request by Hospital Service District #1 to rezone Tract A of the North Oaks Medical Center Subdivision from C-H (Commercial Highway) to S-3 (Hospital District) located at 15790 Paul Vega MD Drive in accordance with site plan by Andrew Gasaway; and THEREFORE BE IT ORDAINED that the City Council of Hammond, Louisiana that:

Article 7

Article 7.2.6 S-3 North Oaks Hospital Special District

A. In General

The S-3 District in Hammond will include that property typically known as the North Oaks Regional Medical Center Main Campus and covered by the Hospital Master Plan. Within this District, building plans and building permit applications will be submitted and reviewed by the City of Hammond. The City Building Office will perform building and site inspections and will collect the appropriate building fees within this district. Permitted uses and all development will be those allowed in the North Oaks Hospital Special District in conformance with the North Oaks Medical Center District Master Plan prepared by Gasaway, Gasaway, Bankston Architects dated March 5, 2015. (cont'd page 3)

From: Josh Taylor, City Planner _____

B. Setback requirements

North Boundary shall be 15' – 0' Min

South Boundary shall be 15' – 0' Min

West Boundary shall be 15' – 0' Min

East Boundary shall be 15' – 0' Min (landscaping)

25' – 0' Min (building)

C. New Construction of Buildings

All future expansions shall be in accordance with North Oaks Medical Center District Master Plan .

D. Parking Requirements

1 Space/1000 sq. feet of occupiable building area

E. Landscaping Requirements

1. Road Frontage – 15' wide landscape buffer as per Article 4.1.5 D (3)

2. Live Oaks – 8" caliber DBH or greater will be protected as per Article 9.1.4 D

3. Landscaping – all other areas will be landscaped as deemed fit by North Oaks Medical Center .

F. Signage

As required by Article 13 of the City of Hammond UDC #14-5364











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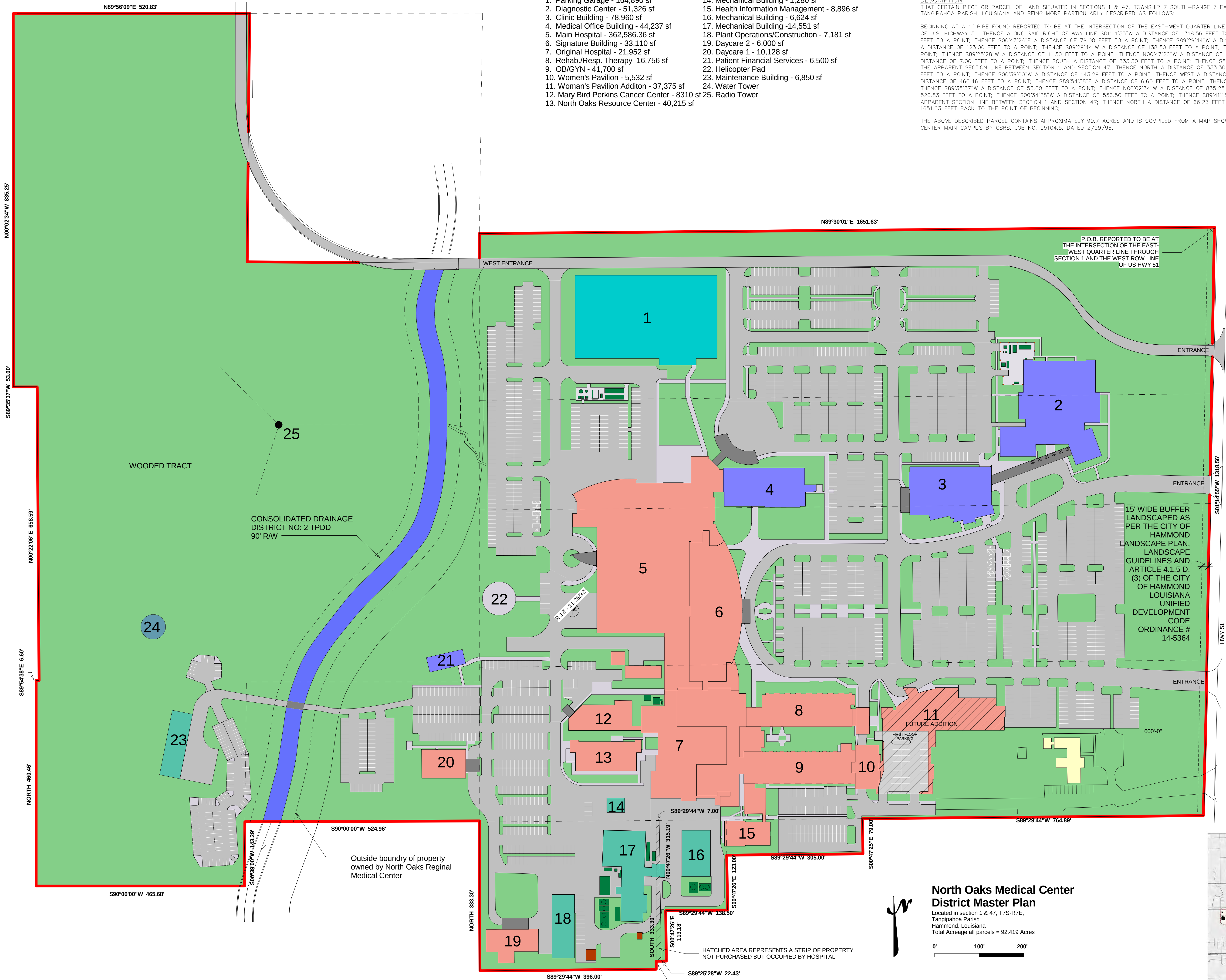
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F. Signage

As required by Article 13 of the City of Hammond UDC #14-5364



1. Parking Garage - 164,890 sf
2. Diagnostic Center - 51,326 sf
3. Clinic Building - 78,960 sf
4. Medical Office Building - 44,237 sf
5. Main Hospital - 362,586.36 sf
6. Signature Building - 33,110 sf
7. Original Hospital - 21,952 sf
8. Rehab./Resp. Therapy - 16,756 sf
9. OB/GYN - 41,700 sf
10. Women's Pavilion - 5,532 sf
11. Woman's Pavilion Additon - 37,375 sf
12. Mary Bird Perkins Cancer Center - 8310 sf
13. North Oaks Resource Center - 40,215 sf
14. Mechanical Building - 1,280 sf
15. Health Information Management - 8,896 sf
16. Mechanical Building - 6,624 sf
17. Mechanical Building -14,551 sf
18. Plant Operations/Construction - 7,181 sf
19. Daycare 2 - 6,000 sf
20. Daycare 1 - 10,128 sf
21. Patient Financial Services - 6,500 sf
22. Helicopter Pad
23. Maintenance Building - 6,850 sf
24. Water Tower
25. Radio Tower

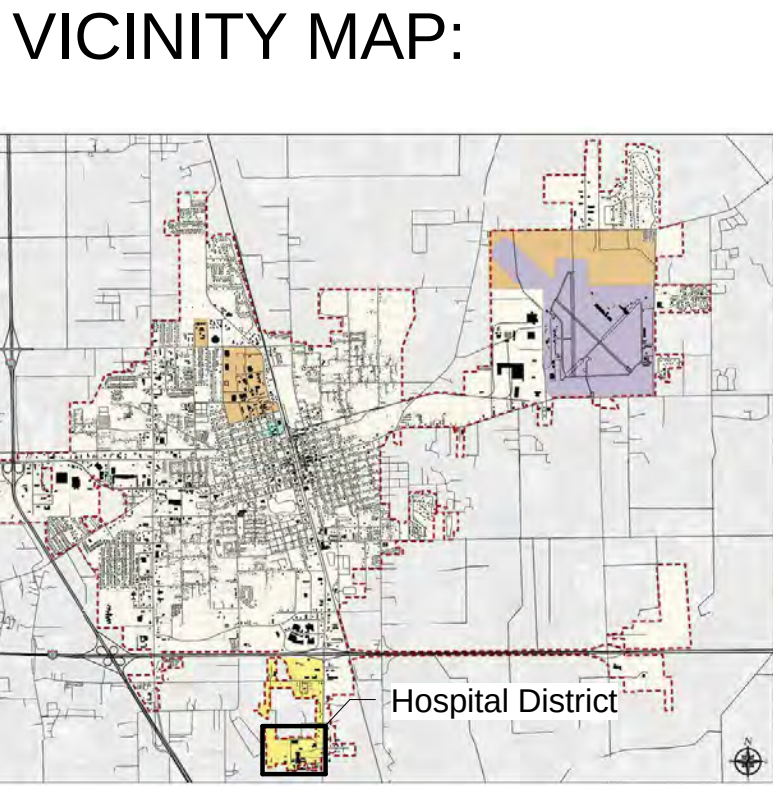
DESCRIPTION
THAT CERTAIN PIECE OR PARCEL OF LAND SITUATED IN SECTIONS 1 & 47, TOWNSHIP 7 SOUTH--RANGE 7 EAST, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, TANGIPAHOA PARISH, LOUISIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1" PIPE FOUND REPORTED TO BE AT THE INTERSECTION OF THE EAST--WEST QUARTER LINE THROUGH SECTION 1 AND THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 51; THENCE ALONG SAID RIGHT OF WAY LINE S01°14'55"W A DISTANCE OF 1318.56 FEET TO A POINT; THENCE S89°29'44"W A DISTANCE OF 764.89 FEET TO A POINT; THENCE S00°47'26"E A DISTANCE OF 79.00 FEET TO A POINT; THENCE S89°29'44"W A DISTANCE OF 305.00 FEET TO A POINT; THENCE S00°47'26"E A DISTANCE OF 123.00 FEET TO A POINT; THENCE S89°29'44"W A DISTANCE OF 138.50 FEET TO A POINT; THENCE S00°47'26"E A DISTANCE OF 113.18 FEET TO A POINT; THENCE S89°25'28"W A DISTANCE OF 11.50 FEET TO A POINT; THENCE N00°47'26"W A DISTANCE OF 315.19 FEET TO A POINT; THENCE S89°29'44"W A DISTANCE OF 7.00 FEET TO A POINT; THENCE SOUTH A DISTANCE OF 333.30 FEET TO A POINT; THENCE S89°29'44"W A DISTANCE OF 396.00 FEET TO A POINT ON THE APPARENT SECTION LINE BETWEEN SECTION 1 AND SECTION 47; THENCE NORTH A DISTANCE OF 333.30 FEET TO A POINT; THENCE WEST A DISTANCE OF 524.96 FEET TO A POINT; THENCE S00°39'00"W A DISTANCE OF 143.29 FEET TO A POINT; THENCE WEST A DISTANCE OF 465.68 FEET TO A POINT; THENCE NORTH A DISTANCE OF 460.46 FEET TO A POINT; THENCE S89°54'38"E A DISTANCE OF 6.60 FEET TO A POINT; THENCE N00°22'06"E A DISTANCE OF 658.59 FEET TO A POINT; THENCE S89°35'37"W A DISTANCE OF 53.00 FEET TO A POINT; THENCE N00°02'34"W A DISTANCE OF 835.25 FEET TO A POINT; THENCE N89°56'09"E A DISTANCE OF 520.83 FEET TO A POINT; THENCE S00°34'28"W A DISTANCE OF 556.50 FEET TO A POINT; THENCE S89°41'15"E A DISTANCE OF 519.80 FEET TO A POINT ON THE APPARENT SECTION LINE BETWEEN SECTION 1 AND SECTION 47; THENCE NORTH A DISTANCE OF 66.23 FEET TO A POINT; THENCE N89°30'01"E A DISTANCE OF 1651.63 FEET BACK TO THE POINT OF BEGINNING;
THE ABOVE DESCRIBED PARCEL CONTAINS APPROXIMATELY 90.7 ACRES AND IS COMPILED FROM A MAP SHOWING BOUNDARY SURVEY OF THE NORTH OAKS MEDICAL CENTER MAIN CAMPUS BY CSRS, JOB NO. 95104.5, DATED 2/29/96.

BUILDING SETBACK REQUIRED:
NORTH BOUNDARY - 15'-0"MIN.
SOUTH BOUNDARY - 15'-0"MIN.
WEST BOUNDARY - 15'-0"MIN.
EAST BOUNDARY - 15'-0" LANDSCAPING SETBACK
- 25'-0" BUILDING SETBACK

PARKING REQUIREMENTS:
NOT LESS THAN 1 SPACE/1000 S.F. OF OCCUPIABLE BUILDING AREA

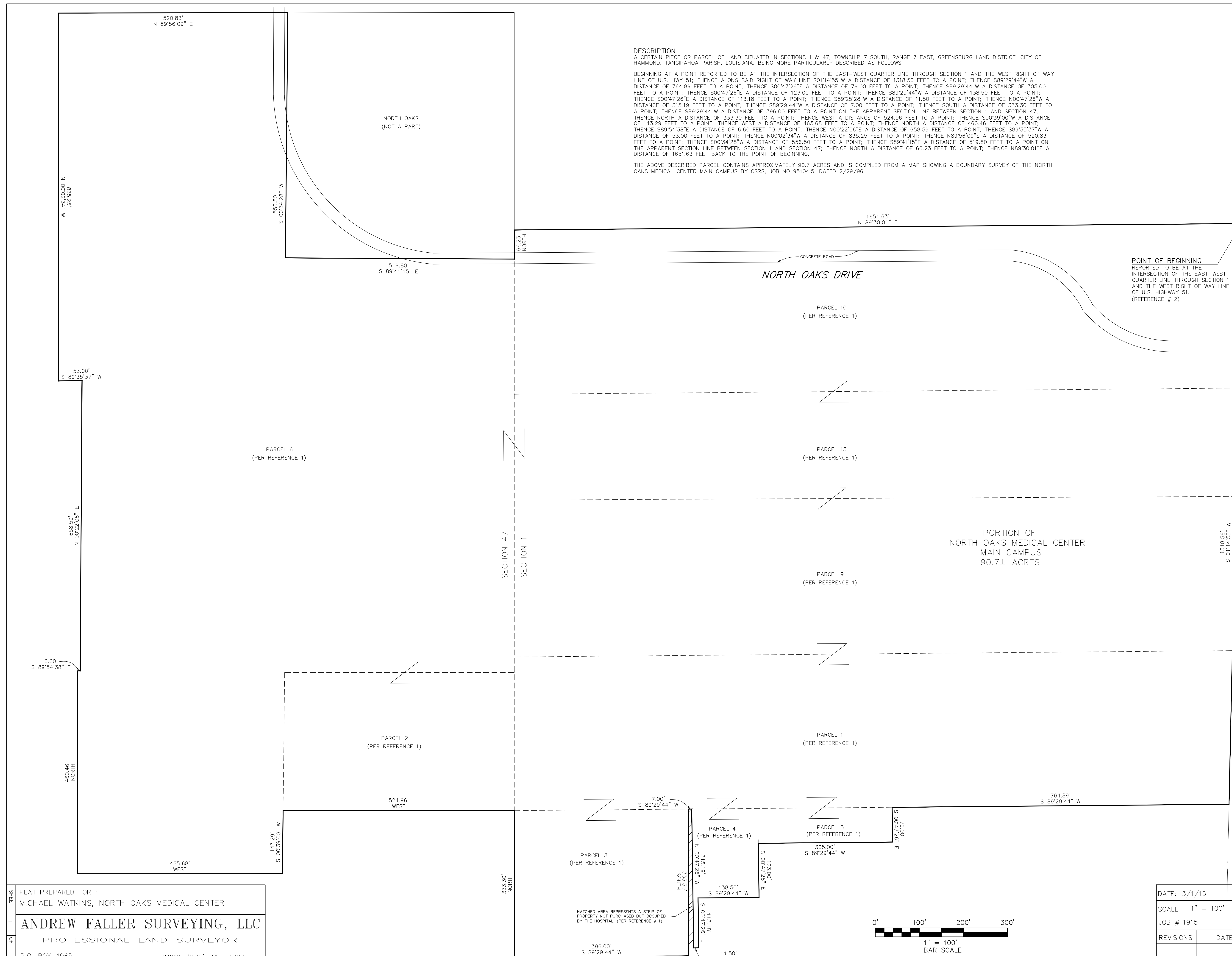
LANDSCAPING:
- 15' WIDE BUFFER LANDSCAPED AS PER ARTICLE 4.1.5 D. (3) OF THE CITY OF HAMMOND LOUISIANA UNIFIED DEVELOPMENT CODE ORDINANCE #14-5364
- ALL LIVE OAK TREES OF 8" CALIBER DBH OR GREATER WILL BE PROTECTED AS PER ARTICLE 9.1.4 D OF THE CITY OF HAMMOND LOUISIANA UNIFIED DEVELOPMENT CODE ORDINANCE #14-5364
- LANDSCAPING IN ALL OTHER AREAS OF PROPERTY AS DEEMED FIT BY NORTH OAKS MEDICAL CENTER

SIGNAGE:
- AS REQUIRED BY ARTICLE 13 OF THE THE CITY OF HAMMOND LOUISIANA UNIFIED DEVELOPMENT CODE ORDINANCE #14-5364



North Oaks Medical Center District Master Plan
Located in section 1 & 47, T7S-R7E, Tangipahoa Parish, Hammond, Louisiana
Total Acreage all parcels = 92.419 Acres
0' 100' 200'

North Oaks Regional Medical Center District Master Plan
15790 PAUL VEGA MD DRIVE
HAMMOND, LOUISIANA



DESCRIPTION

A CERTAIN PIECE OR PARCEL OF LAND SITUATED IN SECTIONS 1 & 47, TOWNSHIP 7 SOUTH, RANGE 7 EAST, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, TANGIPAHOA PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

THE ABOVE DESCRIBED PARCEL CONTAINS APPROXIMATELY 90.7 ACRES AND IS COMPILED FROM A MAP SHOWING A BOUNDARY SURVEY OF THE NORTH OAKS MEDICAL CENTER MAIN CAMPUS BY CSRS, JOB NO 95104.5, DATED 2/29/96.

POINT OF BEGINNING
REPORTED TO BE AT THE
INTERSECTION OF THE EAST-WEST
QUARTER LINE THROUGH SECTION
AND THE WEST RIGHT OF WAY LINE
OF U.S. HIGHWAY 51.
(REFERENCE # 2)

REFERENCES:

1) SURVEY OF THE
NORTH OAKS MEDICAL CENTER MAIN CAMPUS PROPERTIES
BY CSRS, DATED 2/29/96, JOB # 95104.5

2) SURVEY BY TURNER SURVEYS, LLC
DATED 1/22/10, JOB # 10-0015

SURVEYORS NOTE:

THIS MAP WAS COMPILED FROM REFERENCE INFORMATION SHOWN. THIS MAP DOES NOT REPRESENT AN ACTUAL GROUND SURVEY.

CITY PLANNER/BUILDING OFFICIAL _____ DATE _____

CITY COUNCIL PRESIDENT _____ DATE _____

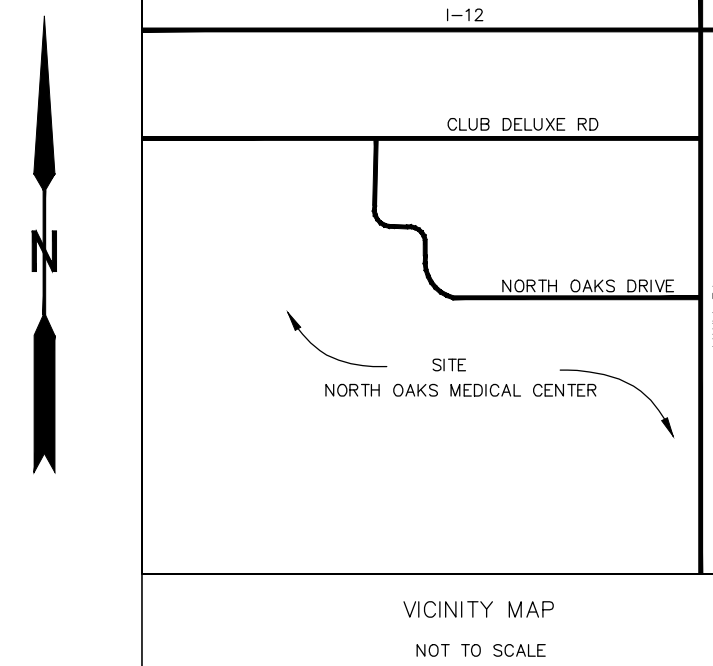
PLANNING COMMISSION CHAIRMAN	DATE
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OWNER: NORTH OAKS MEDICAL CENTER DATE:

THIS DOCUMENT IS NOT TO BE USED FOR
CONSTRUCTION, BIDDING, RECORDATION,
CONVEYANCE, SALES, OR AS THE BASIS FOR
THE ISSUANCE OF A PERMIT

ANDREW N. FALLER P.L.S.; LA. REG. NO. 4980
REGISTERED PROFESSIONAL LAND SURVEYOR

U.S. BUSINESS HIGHWAY 51



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NORT

NORTH OAKS MEDICAL CENTER

VICINITY MAP
NOT TO SCALE

NOT TO SCALE

PLAT PREPARED FOR :
MICHAEL WATKINS, NORTH OAKS MEDICAL CENTER

ANDREW FALLER SURVEYING, LLC
PROFESSIONAL LAND SURVEYOR

P.O. BOX 4065
HAMMOND, LOUISIANA 70404

PHONE (985) 415-3727
EMAIL: ANDREW@AFSURVEY.NET

DATE: 3/1/15	
SCALE 1" = 100'	
JOB # 1915	
REVISIONS	DATE

COMPILED RESUBDIVISION MAP OF VARIOUS PARCELS
OF LAND, BEING A PORTION OF THE NORTH OAKS
MEDICAL CENTER PROPERTIES INTO TRACT "A" OF
THE NORTH OAKS MEDICAL CENTER SUBDIVISION
CITY OF HAMMOND
SECTIONS 1 & 47, TOWNSHIP 7 SOUTH--RANGE 7 EAST
COUNTY OF HAMMOND, INDIANA

APPLICATION FOR REZONING, CONDITIONAL USE, OR INITIAL ZONING

CITY OF HAMMOND

219 E. ROBERT ST, HAMMOND, LA 70401 / PHONE: (985) 277-5649 - FAX: (985) 277-5638

FILING DATE: 2/11/2015

PERMIT# _____

The next Zoning Commission Meeting will be held on 3-5-2015, at 5:00pm in the City Council Chambers, 312 E. Charles Street. Application to be submitted to the Planning Department according to the deadline schedule.

This Application for: ☒ REZONING ☐ CONDITIONAL USE ☐ EXPANDED -OR- ☐ RESTRICTED
☐ INITIAL ZONING/ANNEXATION

REZONING FEE: ☐ Single Lot \$120.00 ☐ Block or Area \$250.00 (Fees are not refundable based on decisions)
 Fifty percent (50%) of fee is refundable if application is withdrawn before first newspaper notice is filed.

PARCEL# OHMD000000258; OHMD000000257; OHMD000000256; OHMD000000255

OHMD000000270

SITE ADDRESS: 15790 Paul Vega Md Drive
 STREET # & STREET NAME

Legal Description or Survey See attached survey.

PROPERTY OWNER NAME: Hospital Service District #1 of Tangipahoa Parish
 First Name MI Last Name

Owner Address: P.O. Box 2668 Hammond LA 70404
 Street Name/Street Number City State Zip

Telephone: () or Cell #: ()

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Hospital Service District #1 of Tangipahoa Parish
 First Name MI Last Name

COMPANY NAME: _____ ☐ Owner ☐ Other

Applicant Mailing Address: _____
 Street Name/Street Number City State Zip

Applicant Telephone: () or Cell #: ()

PERMIT INFO-ADDITIONAL INFO

PRESENT ZONING: B1 B2 C1 C2 C3 C4 C4A H I L R4 R5 R5S R8 R11 RA RP RS S1 S2 SC None

REQUESTED ZONING: B1 B2 C1 C2 C3 C4 C4A H I L R4 R5 R5S R8 R11 RA RP RS S1 S2 SC
 (according to Zoning Ord#01-2769)

OR according to Proposed

Unified Development Code: MX-N MX-C MX-CBD C-N C-H C-R I-H I-L RS-3 RS-5 RM-2 RS-8 RS-11 RM-3 RP
 RS-11.A S-1 S-2 SC special

REASON FOR REZONING: Make special district for North Oaks Hospital

SPOT ZONING NOTE: Rezoning of a lot or parcel of land to benefit an owner for a use incompatible with surrounding uses and not for the purpose or effect or furthering the comprehensive zoning plan. Spot zoning is discouraged in Hammond

I/We being the legal owner(s) request zoning of my property from a CH District to a special District. I/We fully understand and agree to abide by the zoning restrictions for a _____ District. I am including with this application a copy of any covenants or restrictions and deeds governing this property.

If there is more than one owner or a corporation is the owner of the property, each owner or authorized agent of the corporation must sign. If conditional zoning, submit in writing an explanation for this request on separate sheet. If you are applying for an area or block zoning furnish a map of area or block and a petition signed by at least 50% of the property owners in the area (including their addresses).

ALL INFORMATION ON THIS APPLICATION MUST BE COMPLETE, ALL FEES PAID, AND ALL REQUIRED DOCUMENTS RECEIVED BEFORE THIS APPLICATION WILL BE ACCEPTED ON THE AGENDA FOR THE CITY OF HAMMOND ZONING COMMISSION.

X _____
 APPLICANT SIGNATURE

DATE

X [Signature]
 OWNER(S) SIGNATURE

DATE

X _____
 CITY PLANNER

DATE

***** FOR OFFICIAL USE *****

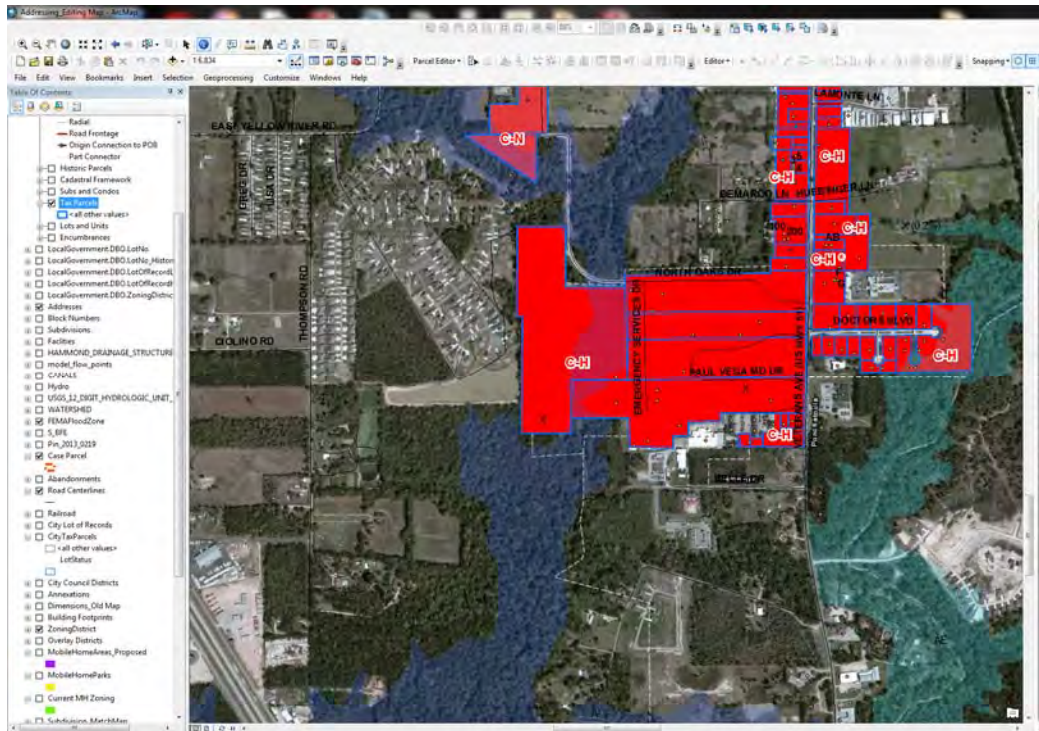
AMOUNT PAID \$ 250.00 CHECK# 147623 CASH ☐ DATE PAID 2/11/2015

PROPERTY INFORMATION SHEET

☐ Type of Permit **Z** ☐ Date: 02/11/2015
☐ Permit/Case # **Z-2015-02-00006**
☐ Parcel # **0HMD000000258; 0HMD000000257;
0HMD000000256; 0HMD000000255;
0HMD000000270**
☐ Address **15790 Paul Vega MD Drive**
☐ Owner **Hospital Service District #1**
☐ Assessment # **1784102; 2108704; 1904302; 5603900; 1774409**
☐ Zoning **C-H**
☐ Overlay District **NONE**
☐ Flood Zone **X & A (elevation cert required)**
☐ Flood Way **NO**
☐ Holds/Taxes **NONE/NONE**
☐ Bldg Tax Value (x 10% Res/15% Cml) 50% = 50%

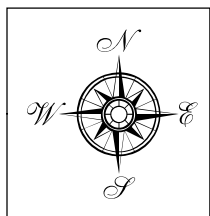
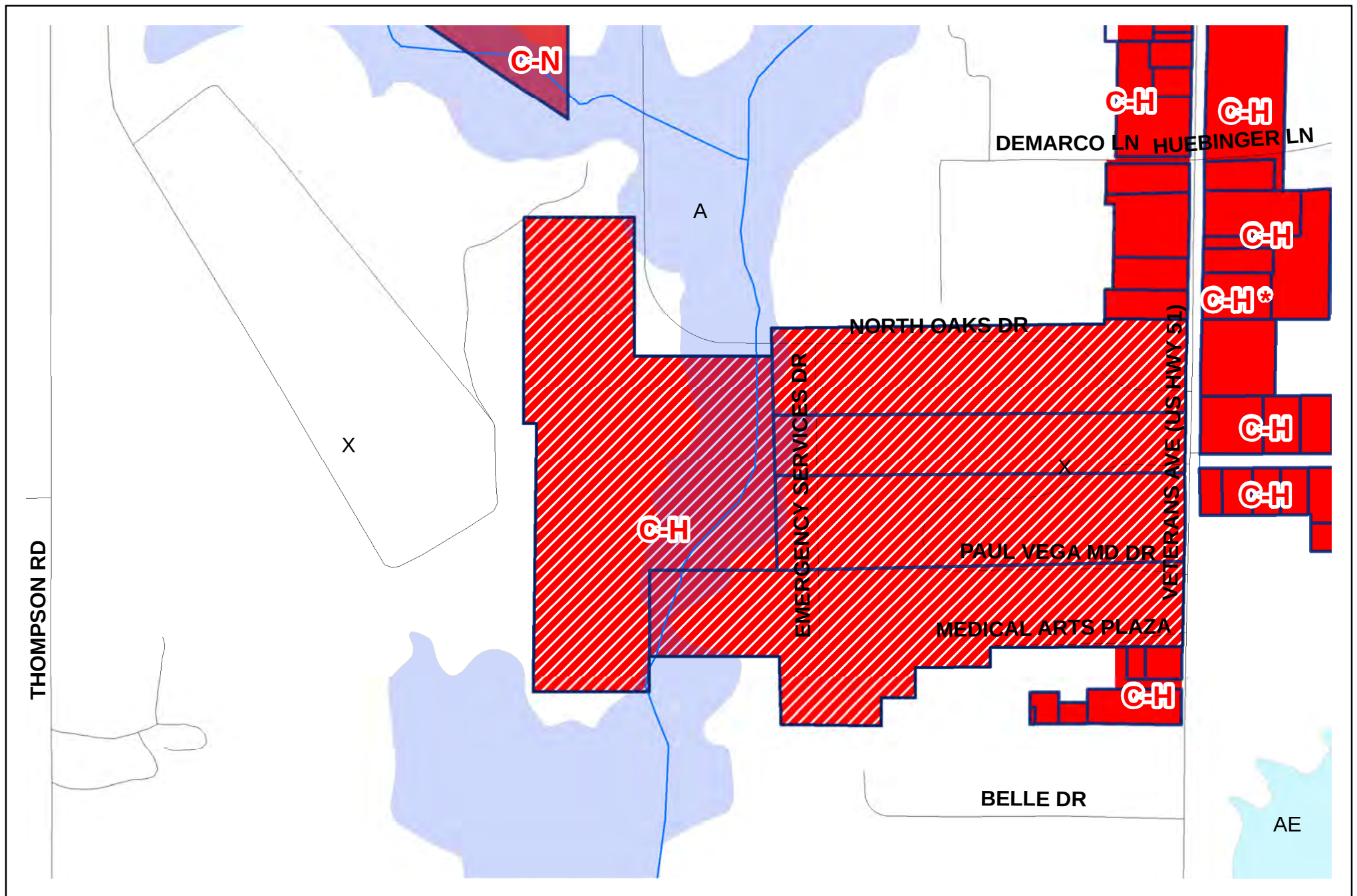
(Renovations/additions 50% or more of the bldg value for properties in a flood zone-see regulations)

Screen
Print



Preparer Initials _____

Reviewer Initials _____

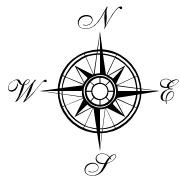
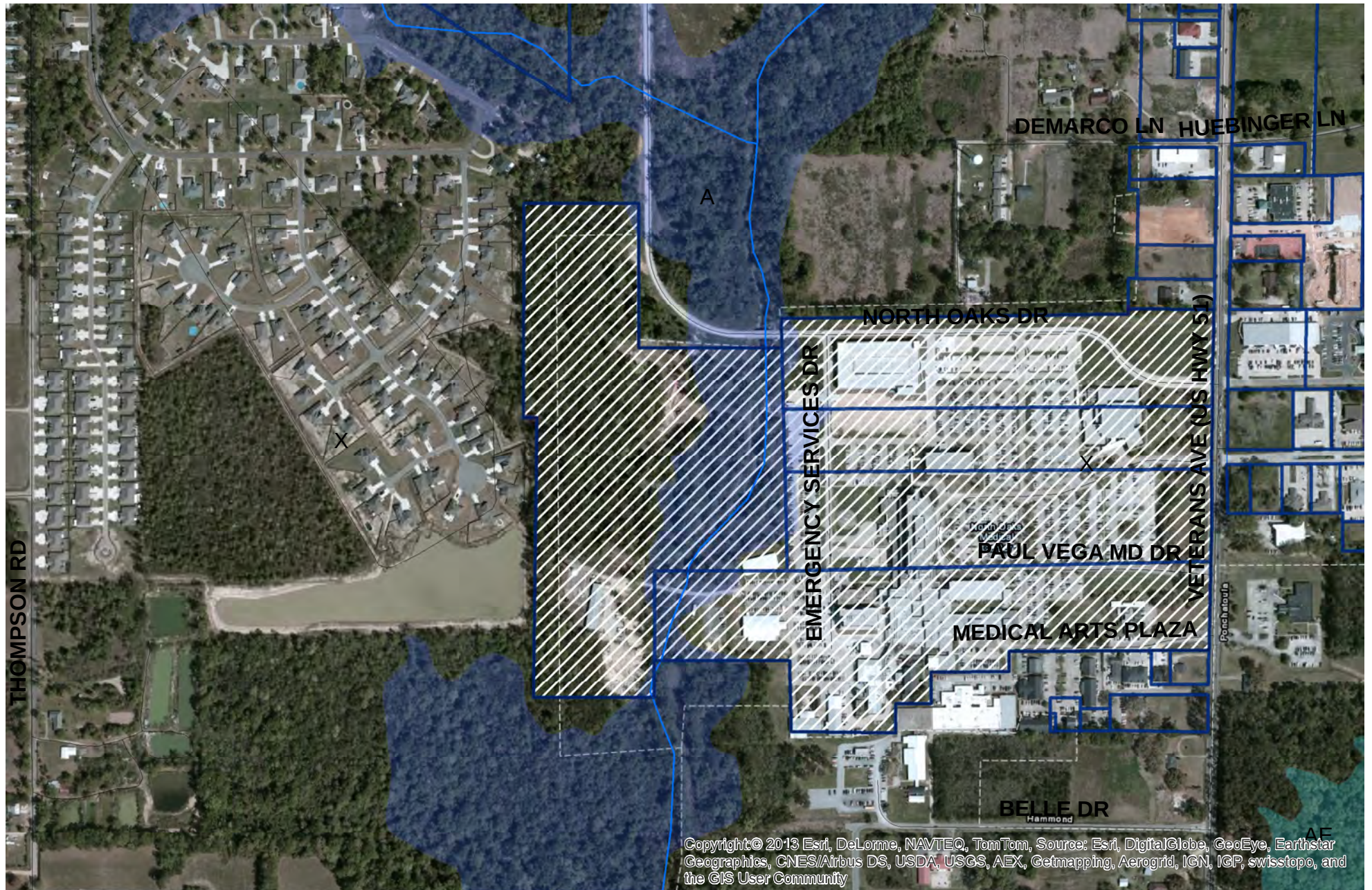


15790 Paul Vega MD Drive

Z-2015-02-00006 *North Oaks Medical Center Main Campus*

Legend

 Case Parcel



15790 Paul Vega MD Drive

Z-2015-02-00006

North Oaks Medical Center Main Campus

Legend

 Case Parcel