

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5207

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: FALCONER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MR. GROBY

ON THE 10 DAY OF JULY , 2014

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCELS LOCATED ON THE NORTH SIDE OF NORTHPARK BLVD, WEST OF LAKE DRIVE, EAST OF PARK PLACE, BEING PARCELS B, VL 1-B & LOT 12, NORTHPARK SUBDIVISION, PHASE 1 AND WHICH PROPERTY COMPRISES A TOTAL 30.1348 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT HC-3 (HIGHWAY COMMERCIAL DISTRICT) & PBC-1 (PLANNED BUSINESS CENTER) TO AN PBC-1 (PLANNED BUSINESS CENTER), (WARD 3, DISTRICT 5). (ZC14-05-043)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-05-043, 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 HC-3 (Highway Commercial District) & PBC-1 (Planned Business Center) to an PBC-1 (Planned Business Center) 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 PBC-1 (Planned Business Center).

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 HC-3 (Highway Commercial District) & PBC-1 (Planned Business Center) to an PBC-1 (Planned Business Center).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 AUGUST, 2014; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
R. REID FALCONER, AIA, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: May 29, 2014

Published Adoption: \_\_\_\_\_, 2014

Delivered to Parish President: \_\_\_\_\_, 2014 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2014 at \_\_\_\_\_

**Exhibit "A"**

**ZC14-05-043**

**Parcel 12A**

A CERTAIN PORTION OF GROUND; together with all of the rights, ways, privileges, servitudes and appurtenances thereunto belonging or in anywise appertaining, situated in T 7 S - R II E, Section 15, Greensburg District, Ward 3, 81. Tammany Parish, State of Louisiana, North Park Subdivision, Phase 1, bounded by U. S. Highway 190, North Park Boulevard, and Parcel VL I and Parcel VL- 2; designated as Lot 12A on a plan of resubdivision by the office of Gandolfo Kuhn L.L.C. dated November 16, 2006, number 59 1-14; U-60 filed for record in Plan File No. 43480 of the Clerk of Court for the Parish of St. Tammany on December 12, 2006, and more particularly described as follows:

Commence at the intersection of the westerly right-of-way line of U. S. Highway 190 and the northerly right-of-way line of North Park Boulevard;

Thence N 82° 48' 57" W along the northerly right-of-way line of North Park Boulevard a distance of 40.00 feet to a point of curvature; Thence continue along the northerly right--of-way line of North Park Boulevard, along the arc of a curve to the left having a radius of 400.00 feet a distance of 174.53 feet to a point of tendency;

Thence S 72° 11' 03" W along the northerly right-of-way line of North Park Boulevard, crossing Lake Drive, a distance of 240.00 feet to a point of curvature;

Thence along the northerly right-of-way line of North Park Boulevard, along the arc of a curve to the right having a radius of 1130.70 feet, a distance of 109.46 feet to the Point of Beginning.

Thence along the northerly right-of-way line of North Park Boulevard, along the arc of a curve to the right having a radius of 1130.70 feet a distance of 623.72 feet to a point of tendency;

Thence N 70° 39' 49" W along the northerly right-of-way line of North Park Boulevard a distance of 346.81 feet to a point of curvature;

Thence along the northerly right-of-way line of North Park Boulevard, along the arc of a curve to the left having a radius of 667.76 feet a distance of 285.77 feet to a point on the easterly line of lot 40-A-I;

Thence N 00° 06' 53" E along the easterly line of lot 40-A-1, a distance of 66.93 feet to a point on the northerly line of lot 40-A-1;

Thence N 44° 91' 41" W along tire northerly line of lots 40-A-1 and 40-A-2, a distance of 623.08' to a point on the easterly line of Parcel VL 2;

Thence N 23° 03' 45" E along the easterly line of Parcel VL 2 a distance of 54.29 feet to a point of curvature;

Thence along the easterly line of Parcel VL 2, along the arc of a curve to the right having a radius of 150.00 feet a distance of 175.54 feet to a point of tendency;

Thence S 89° 53' 07" E along the southerly line of Parcel VL 2, a distance of 281.40 feet to a point at the southerly line of VL 1 and 11oint of curvature;

Thence along the southerly line of Parcel VL 1, along the arc of a curve to the right having a radius of 150.00 feet a distance of 143.99 feet to a point of tendency;

Thence S 34° 53' 07" E along the southerly line of Parcel VL I, a distance of 46.81 feet to a point of curvature;

Thence along the southerly line of Parcel VL 1, along the arc of a curve to the left having a radius of 200.00 feet a distance of 191.99 feet to a point of tendency;

Exhibit "A"

ZC14-05-043 CONT'D

Thence S89° 53' 07" E along the southerly line of Parcel VI: I, a distance of 881.86 feet to a point on the westerly line of lot 9-A;

Thence S 00° 06' 53" W along the westerly line of lots 9-A and 8-A a distance of 399.27' to a point;

Thence S 04° 44' 20" E along the westerly line of lots 8-A and 7 a distance of 254.89' to the Point of Beginning;

And containing 894,832 Square feet or 20.5448 Acres.

Being the same property acquired by Vendor by act recorded at Instrument No. 1596738 in the Conveyance records of St. Tammany Parish, Louisiana.

PARCEL B

A CERTAIN PIECE OR PORTION OF GROUND SITUATED IN THE STATE OF LOUISIANA, PARISH OF ST. TAMMANY, PART OF SECTION 10, 15 AND 48 T7S R11E, BOUNDED BY VILLAGE LANE WEST, VILLAGE LANE EAST AND GREENGATE DRIVE, DESIGNATED AS PARCEL B, AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE FROM THE CORNER COMMON TO SECTIONS 9, 10, 15 AND 16, MEASURE THENCE S89°54'59"E A DISTANCE OF 1180.24 FEET TO THE POINT ON THE EAST RIGHT OF WAY LINE OF VILLAGE LANE WEST, THE POINT OF BEGINNING.

MEASURE THENCE FROM THE POINT OF BEGINNING ALONG SAID EASTERLY LINE N01°03'34"W A DISTANCE OF 582.10 FEET TO A POINT OF CURVATURE;

CONTINUE THENCE ALONG SAID EASTERLY LINE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 66.92 FEET, WITH A RADIUS OF 125.00 FEET, WITH A CHORD BEARING OF N14°16'41"E, WITH A CHORD LENGTH OF 66.13 FEET;

CONTINUE THENCE ALONG SAID EASTERLY LINE N29°36'56"E A DISTANCE OF 20.50 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF GREENGATE DRIVE;

MEASURE THENCE ALONG SAID SOUTHERLY LINE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 122.02 FEET, WITH A RADIUS OF 270.00 FEET, WITH A CHORD BEARING OF S41°11'27"E, WITH A CHORD LENGTH OF 120.98 FEET;

CONTINUE THENCE ALONG SAID SOUTHERLY LINE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 366.80 FEET, WITH A RADIUS OF 340.00 FEET, WITH A CHORD BEARING OF S59°09'01"E, WITH A CHORD LENGTH OF 349.27 FEET;

CONTINUE THENCE ALONG SAID SOUTHERLY LINE N89°56'38"E A DISTANCE OF 198.09 FEET TO THE RIGHT OF WAY LINE OF A TRAFFIC CIRCLE;

THENCE ALONG SAID LINE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 230.12 FEET, WITH A RADIUS OF 210.00 FEET, WITH A CHORD BEARING OF S42°25'40"E, WITH A CHORD LENGTH OF 218.78 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF VILLAGE LANE WEST;

THENCE ALONG SAID WESTERLY LINE S16°10'36"W A DISTANCE OF 340.27 FEET TO A POINT OF CURVATURE;

CONTINUE THENCE ALONG SAID WESTERLY LINE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 98.33 FEET, WITH A RADIUS OF 113.69 FEET, WITH A CHORD BEARING OF S08°36'07"E, WITH A CHORD LENGTH OF 95.30 FEET;

THENCE N89°54'59"W A DISTANCE OF 476.96 FEET;

THENCE N00°17'57"W A DISTANCE OF 187.60 FEET;

THENCE N89°54'59"W A DISTANCE OF 182.41 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF VILLAGE LANE WEST, THE POINT OF BEGINNING.

Exhibit "A"

ZC14-05-043 CONT'D

**PARCEL VI 1-B**

A CERTAIN PIECE OR PORTION OF GROUND SITUATED IN THE STATE OF LOUISIANA, PARISH OF ST. TAMMANY, PART OF SECTION 15 T7S R11E, BOUNDED BY VILLAGE LANE WEST, VILLAGE LANE EAST AND GREENGATE DRIVE, DESIGNATED AS PARCEL VL 1-B, AND MORE FULLY DESCRIBED AS FOLLOWS:

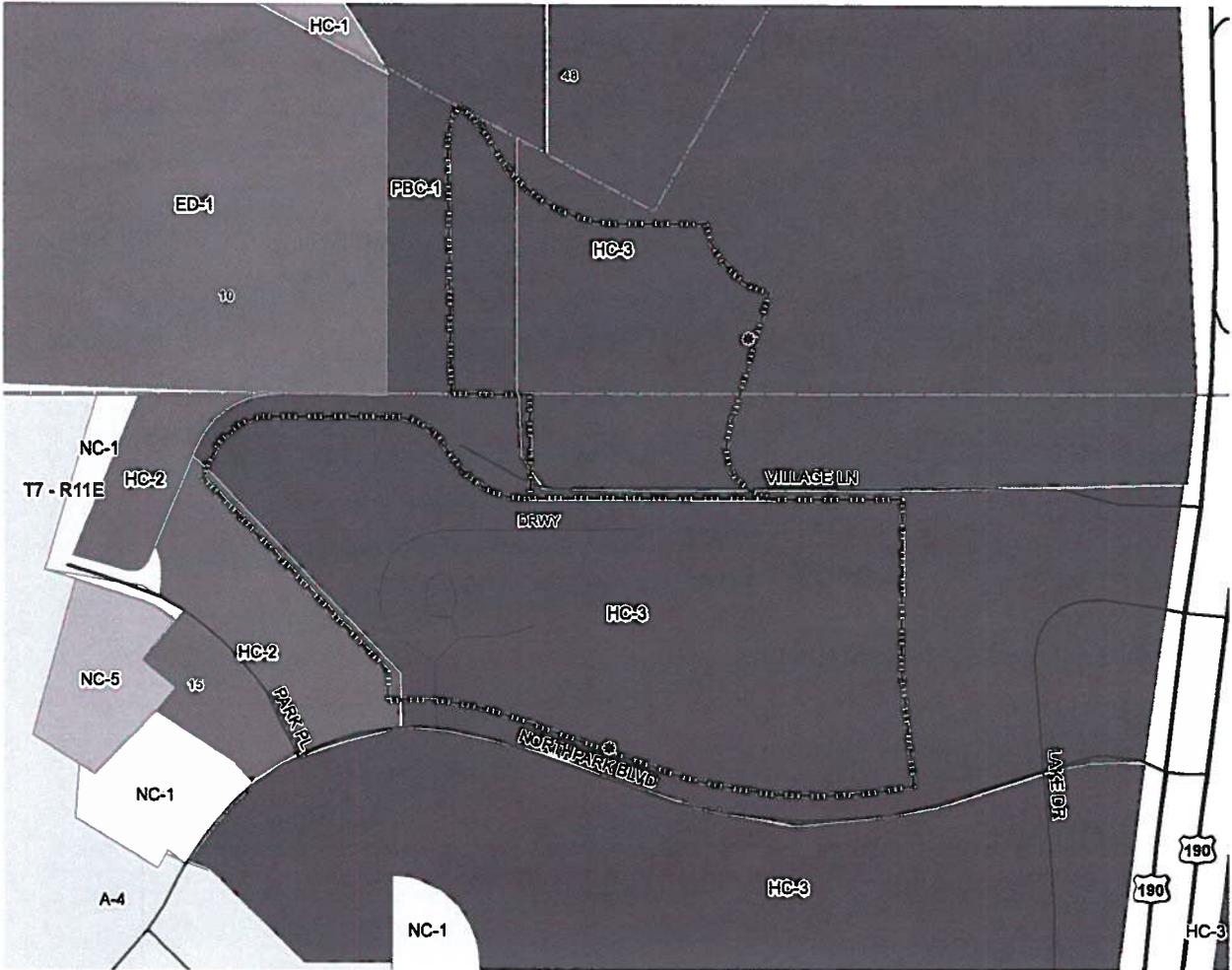
COMMENCE FROM THE CORNER COMMON TO SECTIONS 9, 10, 15 AND 16, THENCE S89°54'59"E A DISTANCE OF 1362.65 FEET;

THENCE S00°17'57"E A DISTANCE OF 187.60 FEET;

THENCE S89°54'59"E A DISTANCE OF 476.96 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF VILLAGE LANE WEST;

THENCE ALONG SAID WESTERLY LINE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 112.18 FEET, WITH A RADIUS OF 113.69 FEET, WITH A CHORD BEARING OF S61°38'54"E, WITH A CHORD LENGTH OF 107.69 FEET; THENCE N89°54'59"W A DISTANCE OF 571.80 FEET; THENCE N00°04'34"E A DISTANCE OF 51.00 FEET TO A POINT, THE POINT OF BEGINNING.

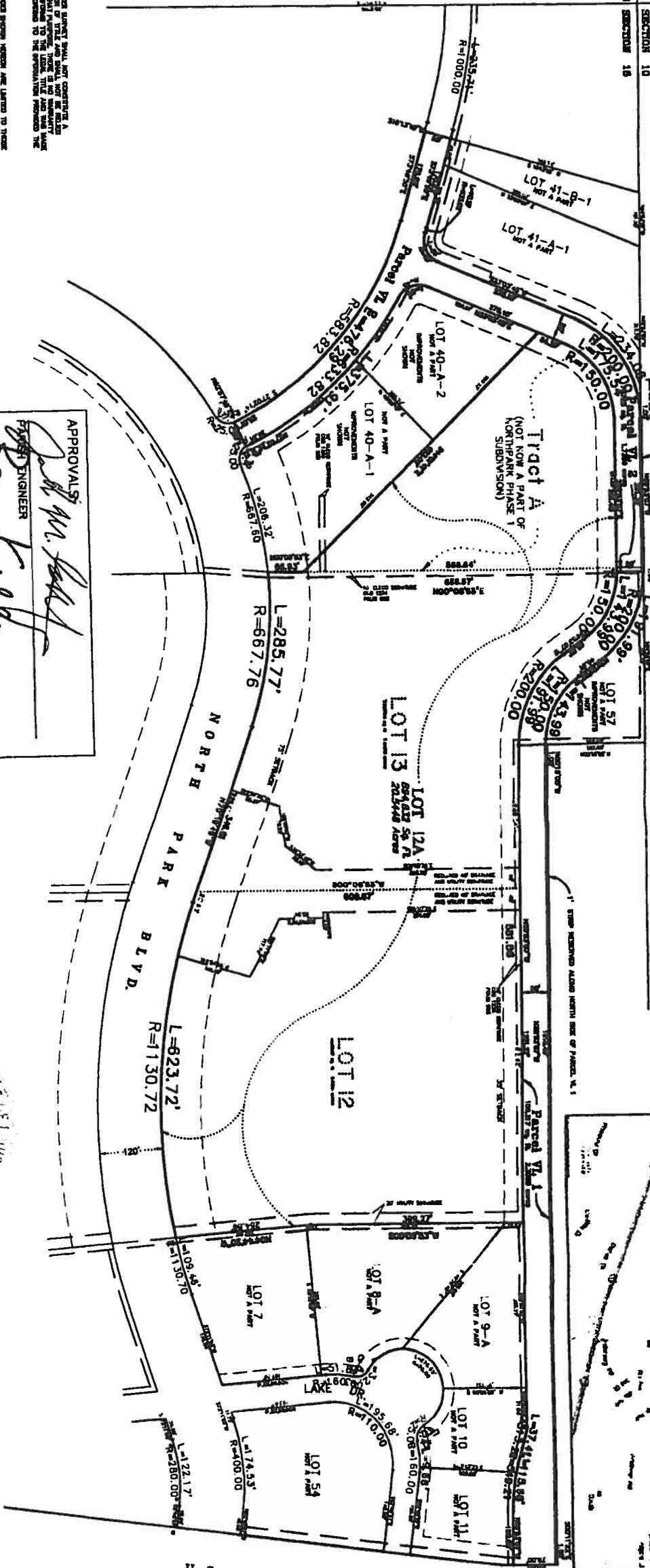
**CASE NO.:** ZC14-05-043  
**PETITIONER:** Will Tregre, AIA, Mathes Brierre Architects  
**OWNER:** Chevron USA, INC.  
**REQUESTED CHANGE:** From HC-3 (Highway Commercial District) & PBC-1 (Planned Business Center) to PBC-1 (Planned Business Center)  
**LOCATION:** Parcels located on the north side of Northpark Blvd, west of Lake Drive, east of Park Place, being parcels B, VL 1-B & lot 12, Northpark Subdivision, Phase 1; S15,T7S,R11E; Ward 3, District 5  
**SIZE:** 30.1348 Acres



**NORTH PARK PHASE 1**  
**SECTION 15 T 7 S - R 11 E**  
**GREENSBURG DISTRICT, WARD 3**  
**ST. TAMMANY PARISH, LA.**

2014-05-043

SECTION 9 SECTION 10  
 SECTION 16 SECTION 16



**LEGEND**

- 1. PLANNED HIGHWAY
- 2. STATE HIGHWAY
- 3. COUNTY ROAD
- 4. LOCAL ROAD
- 5. UNIMPROVED ALLEYS & LANEWAYS
- 6. OVERHEAD ELECTRIC & CABLE
- 7. OVERHEAD TELEPHONE & CABLE
- 8. UNDERGROUND TELEPHONE & CABLE
- 9. UNDERGROUND ELECTRIC & CABLE
- 10. CITY SEWER
- 11. SECTION LINE

THE PROPOSED SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE AND SHALL NOT BE HELD LIABLE FOR ANY DEFECTS OR OMISSIONS THAT MAY APPEAR HEREIN. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND, TITLE AND SURVEY RECORDS AND HAS FOUND NO RECORDS THAT WOULD AFFECT THE SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND AND HAS FOUND NO RECORDS THAT WOULD AFFECT THE SURVEY.

**APPROVALS**

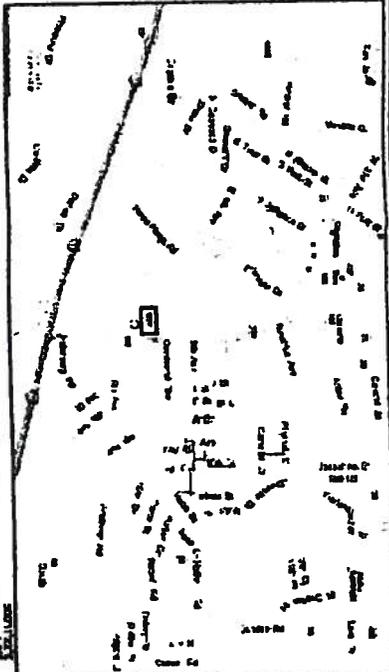
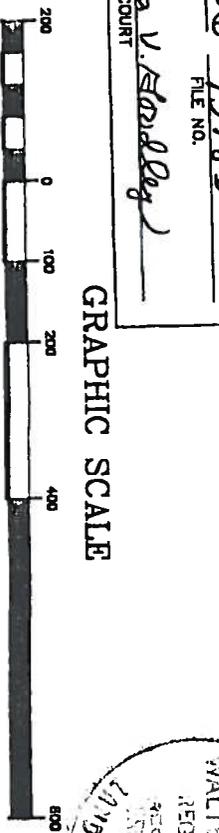
Parish Engineer: *[Signature]*

Secretary - Parish Planning Commission: *[Signature]*

DATE FILED: 12-12-2016

FILE NO.: 4348D

WALTER J. STONE, CLERK OF PARISH COURT



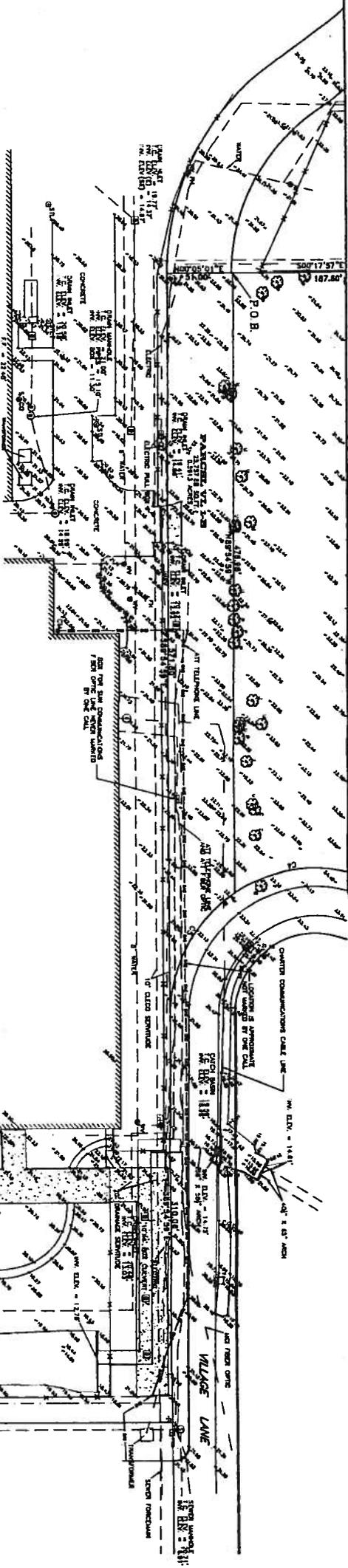
WALTER J. STONE  
 REG. NO. 4598  
 REGISTERED PROFESSIONAL SURVEYOR

Proposed Resubdivision of an unplatted parcel of land designated as Tract A and Lots 12 & 13 of NorthPark Phase 1 Subdivision and Parcels V1 and V2 made of the request of Mr. Henry O'Connor Jr. and Riddigore, LLC, New Orleans, La. November 16, 2016.

I certify that this plat is a true and accurate delineation of a survey made on the ground under my supervision, and is correct with a Class B Survey as defined in the Uniform Standards for Property Boundary Surveys in the State of Louisiana.

Walter J. Stone  
 November 16, 2016





## ADMINISTRATIVE COMMENT

### ZONING STAFF REPORT

**Date:** April 28, 2014

**Case No.:** ZC14-05-043

**Posted:** 04/10/14

**Meeting Date:** May 6, 2014

**Determination:** Approved

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#### GENERAL INFORMATION

**PETITIONER:** Will Tregre, AIA, Mathes Brierre Architects  
**OWNER:** Chevron USA, INC.  
**REQUESTED CHANGE:** From HC-3 (Highway Commercial District) & PBC-1 (Planned Business Center) to PBC-1 (Planned Business Center)  
**LOCATION:** Parcels located on the north side of Northpark Blvd, west of Lake Drive, east of Park Place, being parcels B, VL 1-B & lot 12, Northpark Subdivision, Phase 1; S15,T7S,R11E; Ward 3, District 5  
**SIZE:** 30.1348 Acres

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#### SITE ASSESSMENT

##### ACCESS ROAD INFORMATION

**Type:** Private

**Road Surface:** 2 lane asphalt

**Condition:** Good

##### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	HC-1 (Highway Commercial District)
South	Commercial	HC-3 (Highway Commercial District)
East	Commercial	HC-3 (Highway Commercial District)
West	Commercial	HC-2 (Highway Commercial District)

##### EXISTING LAND USE:

**Existing development?** Yes

**Multi occupancy development?** Yes

##### 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 HC-3 (Highway Commercial District) & PBC-1 (Planned Business Center) to PBC-1 (Planned Business Center). The site is located on the north side of Northpark Blvd, west of Lake Drive, east of Park Place. The 2025 future land use plan calls for the area to be developed as a planned district with commercial uses at varying density including conservation areas. A portion of the site is currently developed as the Chevron Office Complex. The zoning change to PBC-1 will allow expansion the office and supporting uses in a campus type setting. Staff has no objection to the request.

##### STAFF RECOMMENDATION:

The staff recommends that the request for an PBC-1 (Planned Business Center) designation be approved.