

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5183 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. THOMPSON SECONDED BY: MR. GOULD

ON THE 3 DAY OF APRIL , 2014

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCELS LOCATED ON THE NORTH SIDE OF PINNACLE PKWY, WEST OF THE TCHEFUNCTE RIVER AND WHICH PROPERTY COMPRISES A TOTAL 48.32 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) & HC-3 (HIGHWAY COMMERCIAL DISTRICT) TO AN PBC-1 (PLANNED BUSINESS CENTER) & HC-3 (HIGHWAY COMMERCIAL DISTRICT), (WARD 1 & 3, DISTRICT 1). (ZC14-03-024)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-03-024, 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-3 (Suburban District) & HC-3 (Highway Commercial District) to an PBC-1 (Planned Business Center) & HC-3 (Highway Commercial 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 PBC-1 (Planned Business Center) & HC-3 (Highway Commercial 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-3 (Suburban District) & HC-3 (Highway Commercial District) to an PBC-1 (Planned Business Center) & HC-3 (Highway Commercial 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 MAY, 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: April 17, 2014

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

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

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

Exhibit "A"

ZC14-03-024

## LEGAL DESCRIPTION - 45.78 ACRES

A CERTAIN PIECE OR PORTION OF LAND SITUATED IN SECTION 47, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE CORNER COMMON TO SECTIONS 12, 13 & 46 TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA RUN NORTH 00 DEGREES 40 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 1423.63 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 23 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 1109.12 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 14 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 95.62 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 17 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 700.84' TO A POINT ON THE NORTH RIGHT-OF-WAY OF INTERSTATE 12 AND THE EAST RIGHT-OF-WAY OF LOUISIANA HIGHWAY 21; THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY OF INTERSTATE 12 SOUTH 48 DEGREES 43 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 326.61 FEET TO A POINT; THENCE RUN SOUTH 10 DEGREES 45 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 243.47 FEET TO A POINT; THENCE RUN NORTH 51 DEGREES 51 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 368.91 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF PINNACLE PARKWAY, SAID POINT BEING A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID RIGHT-OF-WAY AND CURVE WITH A RADIUS OF 353.09 FEET, AND AN ARC LENGTH OF 448.26 FEET, A CHORD BEARING OF SOUTH 33 DEGREES 52 MINUTES 00 SECONDS EAST AND A CHORD LENGTH OF 418.78 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY RUN SOUTH 86 DEGREES 14 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 120.07 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF PINNACLE PARKWAY, SAID POINT BEING ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID NORTHERLY RIGHT-OF-WAY AND CURVE WITH A RADIUS OF 451.09 FEET, AND AN ARC LENGTH OF 522.22 FEET, A CHORD BEARING OF NORTH 30 DEGREES 01 MINUTES 18 SECONDS WEST AND A CHORD LENGTH OF 493.54 FEET TO A POINT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY, NORTH 65 DEGREES 54 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 91.00 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 360.00 FEET, AND AN ARC LENGTH OF 228.33 FEET, A CHORD BEARING OF NORTH 47 DEGREES 44 MINUTES 46 SECONDS WEST AND A CHORD LENGTH OF 224.52 FEET TO A POINT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY, NORTH 29 DEGREES 34 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 63.58 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY RUN NORTH 34 DEGREES 02 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 11.19 FEET TO A POINT; THENCE RUN SOUTH 29 DEGREES 34 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 68.57 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 350.00 FEET, AND AN ARC LENGTH OF 37.75 FEET, A CHORD BEARING OF SOUTH 32 DEGREES 37 MINUTES 59 SECONDS EAST AND A CHORD LENGTH OF 37.73 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 15 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 2228.44 FEET TO A POINT; THENCE RUN SOUTH 21 DEGREES 01 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 288.34 FEET TO A POINT; THENCE RUN SOUTH 24 DEGREES 03 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 129.53 FEET TO A POINT; THENCE RUN SOUTH 68 DEGREES 58 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 2372.21 FEET TO THE POINT OF BEGINNING A.

FROM THE POINT OF BEGINNING A, CONTINUE SOUTH 68 DEGREES 58 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 1398.26 FEET TO A POINT ON THE WESTERN DESCENDING BANK OF THE TCHEFUNCTE RIVER; THENCE RUN ALONG THE MEANDERINGS OF THE WESTERN DESCENDING BANK OF THE TCHEFUNCTE RIVER IN A SOUTHERLY DIRECTION FOR A DISTANCE OF APPROXIMATELY 2390 FEET MORE OR LESS TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE 12; THENCE RUN ALONG SAID RIGHT-OF-WAY NORTH 68 DEGREES 55 MINUTES 27 SECONDS WEST A DISTANCE OF 301.57 FEET TO A POINT; THENCE RUN NORTH 64 DEGREES 51 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 215.06 FEET TO A POINT; THENCE RUN NORTH 67 DEGREES 42 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 113.08 FEET TO A POINT; THENCE RUN NORTH 68 DEGREES 56 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 551.82 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 2210.50 FEET, AN ARC LENGTH OF 418.34 FEET, A CHORD BEARING OF NORTH 63 DEGREES 31 MINUTES 30 SECONDS WEST AND A CHORD LENGTH OF 417.71 FEET TO A POINT; THENCE LEAVING SAID CURVE, RUN NORTH 58 DEGREES 06 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 17.10 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY, RUN NORTH 20 DEGREES 40 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 284.42 FEET TO A POINT; THENCE RUN NORTH 68 DEGREES 58 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 138.01 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 514.50 FEET AN ARC LENGTH OF 178.58 FEET, A CHORD BEARING OF NORTH 59 DEGREES 02 MINUTES 02 SECONDS WEST AND A CHORD LENGTH OF 177.69 FEET TO A POINT; THENCE RUN NORTH 49 DEGREES 05 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 142.21 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTER-CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 498.81 FEET, AN ARC LENGTH OF 151.21 FEET, A CHORD BEARING OF NORTH 57 DEGREES 53 MINUTES 44 SECONDS WEST AND A CHORD LENGTH OF 105.63 FEET BACK TO THE POINT OF BEGINNING A.

SAID PARCEL OF LAND CONTAINS 45.78 ACRES (1,994,213 SQ. FT.) MORE OR LESS.

Exhibit "A"

ZC14-03-024 Cont'd

LEGAL DESCRIPTION - 2.52 ACRES

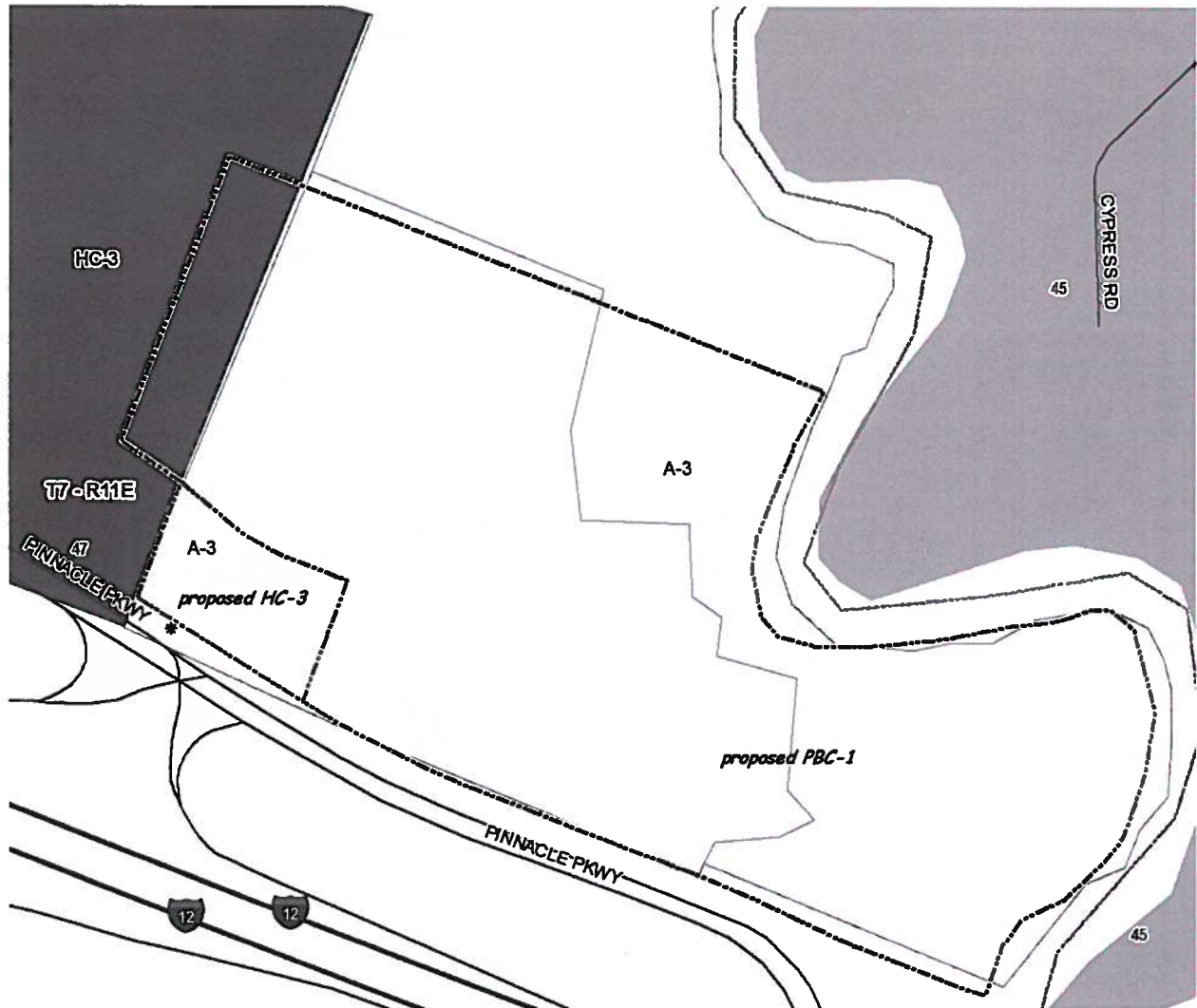
A CERTAIN PIECE OR PORTION OF LAND SITUATED IN SECTION 47, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE CORNER COMMON TO SECTIONS 12, 13 & 48 TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA RUN NORTH 00 DEGREES 40 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 1423.63 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 23 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 1109.12 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 14 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 95.62 FEET TO A POINT; THENCE RUN NORTH 88 DEGREES 17 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 700.84' TO A POINT ON THE NORTH RIGHT-OF-WAY OF INTERSTATE 12 AND THE EAST RIGHT-OF-WAY OF LOUISIANA HIGHWAY 21; THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY OF INTERSTATE 12 SOUTH 48 DEGREES 43 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 328.61 FEET TO A POINT; THENCE RUN SOUTH 10 DEGREES 45 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 243.47 FEET TO A POINT; THENCE RUN NORTH 51 DEGREES 51 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 388.91 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF PINNACLE PARKWAY, SAID POINT BEING A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID RIGHT-OF-WAY AND CURVE WITH A RADIUS OF 353.09 FEET, AND AN ARC LENGTH OF 448.26 FEET, A CHORD BEARING OF SOUTH 33 DEGREES 52 MINUTES 00 SECONDS EAST AND A CHORD LENGTH OF 418.78 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY RUN SOUTH 88 DEGREES 14 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 120.07 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF PINNACLE PARKWAY, SAID POINT BEING ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID NORTHERLY RIGHT-OF-WAY AND CURVE WITH A RADIUS OF 491.09 FEET, AND AN ARC LENGTH OF 522.22 FEET, A CHORD BEARING OF NORTH 30 DEGREES 01 MINUTES 18 SECONDS WEST AND A CHORD LENGTH OF 493.54 FEET TO A POINT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY, NORTH 65 DEGREES 54 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 91.00 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 300.00 FEET, AND AN ARC LENGTH OF 228.33 FEET, A CHORD BEARING OF NORTH 47 DEGREES 44 MINUTES 48 SECONDS WEST AND A CHORD LENGTH OF 224.52 FEET TO A POINT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY, NORTH 29 DEGREES 34 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 63.58 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY RUN NORTH 34 DEGREES 02 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 11.19 FEET TO A POINT; THENCE RUN SOUTH 29 DEGREES 34 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 88.57 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 350.00 FEET, AND AN ARC LENGTH OF 37.75 FEET, A CHORD BEARING OF SOUTH 32 DEGREES 37 MINUTES 58 SECONDS EAST AND A CHORD LENGTH OF 37.73 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 15 MINUTES 58 SECONDS EAST FOR A DISTANCE OF 2228.44 FEET TO A POINT; THENCE RUN SOUTH 21 DEGREES 01 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 288.34 FEET TO A POINT; THENCE RUN SOUTH 24 DEGREES 03 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 129.53 FEET TO A POINT; THENCE RUN SOUTH 88 DEGREES 58 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 2372.21 FEET TO A POINT; THENCE RUN SOUTH 21 DEGREES 01 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 675.48 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 498.81 FEET, AN ARC LENGTH OF 151.21 FEET, A CHORD BEARING OF SOUTH 57 DEGREES 53 MINUTES 44 SECONDS EAST AND A CHORD LENGTH OF 150.83 FEET TO A POINT; THENCE LEAVING SAID CURVE, RUN SOUTH 49 DEGREES 05 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 28.03 FEET TO THE POINT OF BEGINNING B.

FROM THE POINT OF BEGINNING B, CONTINUE SOUTH 49 DEGREES 05 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 114.18 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTER-CLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 514.50 FEET, AN ARC LENGTH OF 178.58 FEET, A CHORD BEARING OF SOUTH 59 DEGREES 02 MINUTES 02 SECONDS EAST AND A CHORD LENGTH OF 177.89 FEET TO A POINT; THENCE LEAVING SAID CURVE, RUN SOUTH 88 DEGREES 58 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 138.01 FEET TO A POINT; THENCE RUN SOUTH 20 DEGREES 40 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 284.42 FEET TO A POINT; THENCE RUN NORTH 58 DEGREES 06 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 429.88 FEET TO A POINT; THENCE RUN NORTH 21 DEGREES 01 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 272.84 FEET BACK TO THE POINT OF BEGINNING B.

SAID PARCEL OF LAND CONTAINS 2.52 ACRES (109,848 SQ. FT.) MORE OR LESS.

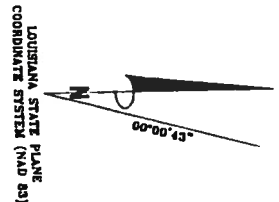
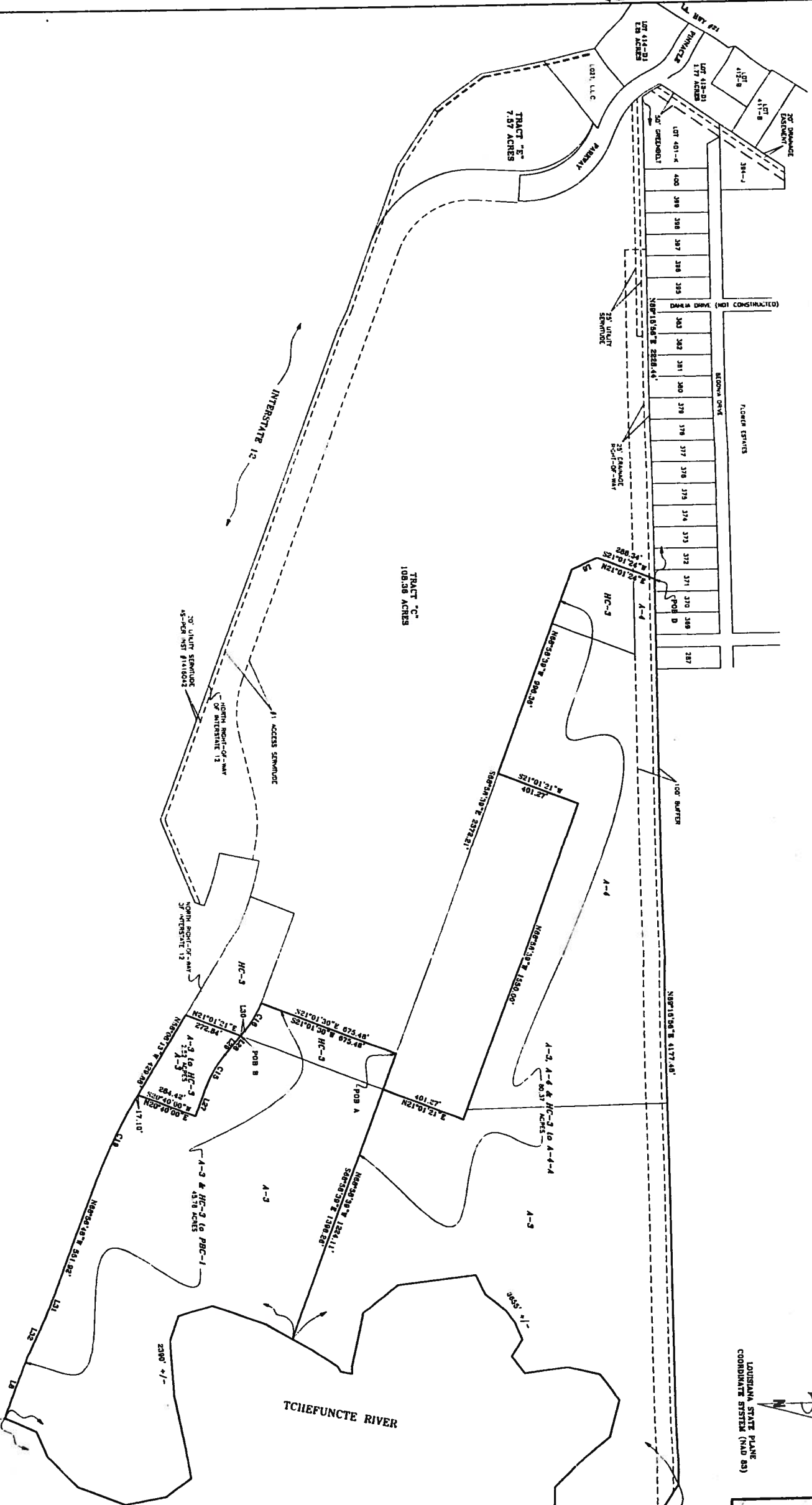
**CASE NO.:** ZC14-03-024  
**PETITIONER:** All State Financial Company, et al  
**OWNER:** All State Financial Company, et al  
**REQUESTED CHANGE:** From A-3 (Suburban District) & HC-3 (Highway Commercial District) to PBC-1 (Planned Business Center) & HC-3 (Highway Commercial District)  
**LOCATION:** Parcels located on the north side of Pinnacle Pkwy, west of the Tchefuncte River; S47,T7S,R11E; Ward 1 & 3, District 1  
**SIZE:** 48.32 acres





2014-03-024

A RE-ZONING MAP



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

**Date:** February 24, 2014  
**Case No.:** ZC14-03-024  
**Posted:** 02/13/14

**Meeting Date:** March 5, 2014  
**Determination:** Approved

### GENERAL INFORMATION

**PETITIONER:** All State Financial Company, et al  
**OWNER:** All State Financial Company, et al  
**REQUESTED CHANGE:** From A-3 (Suburban District) & HC-3 (Highway Commercial District) to PBC-1 (Planned Business Center) & HC-3 (Highway Commercial District)  
**LOCATION:** Parcels located on the north side of Pinnacle Pkwy, west of the Tchefuncte River; S47,T7S,R11E; Ward 1 & 3, District 1  
**SIZE:** 48.32 acres

### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

**Type:** Closest access Pinnacle Pkwy/Parish      **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	A-3 (Suburban District) & HC-3 (Highway Commercial District)
South	I-12 Interchange	
East	Tchefuncte River	
West	Commercial	HC-3 (Highway Commercial District)

#### EXISTING LAND USE:

**Existing development?** Y/N      **Multi occupancy development?** Y/N

#### 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.

**Conservation** - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simple referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the

**ADMINISTRATIVE COMMENT**  
**ZONING STAFF REPORT**  
**Case No.: ZC14-03-024 Cont'd**

conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning from A-3 (Suburban District) & HC-3 (Highway Commercial District) to PBC-1 (Planned Business Center) & HC-3 (Highway Commercial District). The subject property is bounded by I-12 on the south, Colonial Pinnacle Shopping Center to the west, vacant single family property to the north and the Tchefuncta River to the east.

The proposal is to establish the PBC-1 and HC-3 zoning necessary for a mixed use center to include a publicly owned facility that may include meeting spaces, a cultural arts facility, the children's museum and other public amenities. The property is also proposed to include privately owned commercial operations, including a hotel and restaurant.

The alternative zoning classification that would allow this mixture of uses would be an HC-3 designation. The proposal will reduce the number of possible permitted uses on the vast majority of the property from the dozens of permitted uses in the HC-3 District to the 7 permitted uses outlined in the PBC-1 District

The reclassification is the next step in the process of programming the project and developing the infrastructure required to support the proposal to bring an important public asset to St. Tammany Parish.

**STAFF RECOMMENDATION:**

The staff recommends that the request for a PBC-1 (Planned Business Center) & HC-3 (Highway Commercial District) designation be approved.