

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5484

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: TANNER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 5 DAY OF NOVEMBER , 2015

ORDINANCE TO AMEND THE ST. TAMMANY PARISH UNIFIED DEVELOPMENT CODE, VOLUME 1 (ZONING) SECTION 6.08 REGIONAL BUSINESS CENTER OVERLAY RELATIVE TO SECTION 6.0803 GENERAL STANDARDS AND CRITERIA. (ZC15-10-076)

WHEREAS, the St. Tammany Parish Government considers the possibility that the amendment below may be advantageous to the economic development of St. Tammany Parish; and

WHEREAS, the St. Tammany Parish Government has determined it is necessary to amend the St. Tammany Parish Unified Development Code, Volume 1 (Zoning), specifically to amend the General Standards and Criteria of the Regional Business Center Overlay, and;

WHEREAS, the St. Tammany Parish Government has determined it is in the best interest of the businesses and citizens of St. Tammany Parish to amend the Regional Business Center Overlay ordinance more particularly addressing the standards regarding the minimum size of the site and the required underlying zoning classifications.

NOW, THEREFORE, THE PARISH OF ST. TAMMANY HEREBY ORDAINS, that it amends the St. Tammany Unified Development Code, Volume I (Zoning), Section 6.0803 General Standards and Criteria as follows:

6.0803 General Standards and Criteria

In order for the Zoning Commission and Parish Council to make competent and definitive decisions concerning a Regional Business Center, the following general standards and criteria shall be applicable:

The proposal must be a planned commercial or office development designed with a distinct identifying name/image bearing all of the following characteristics:

A. The property shall be located with at least 1,250 feet of frontage on the Interstate Highway System, inclusive of interstate frontage roads and on/off ramps

B. Property shall be at least 100 acres in size and the underlying zoning bear the HC-3, PBC-1 or PBC-2 zoning classifications or a combination thereof. For properties exceeding 100 acres, the remainder of the overlay acreage may bear a zoning classification other than those stated above.

C. Approval of a RBC Overlay does not change the underlying zoning classification of the property. All regulations and standards still apply to the property unless specific authority to deviate from that standard is granted as part of the approval.

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 3 DAY OF DECEMBER, 2015; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

RICHARD E. TANNER, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: OCTOBER 29, 2015

Published Adoption: _____, 2015

Delivered to Parish President: _____, 2015 at _____

Returned to Council Clerk: _____, 2015 at _____

ADMINISTRATIVE COMMENT

ZC15-10-076

An Ordinance to amend the St. Tammany Parish Unified Development Code, Volume 1 (Zoning) Section 6.08 Regional Business Center Overlay relative to Section 6.0803 General Standards and Criteria.