

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5483

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

COUNCIL SPONSOR: TANNER/BRISTER

PROVIDED BY: DEVELOPMENT

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

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

ON THE 5 DAY OF NOVEMBER , 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF BREWSTER ROAD, EAST OF STIRLING BLVD AND WHICH PROPERTY COMPRISES A TOTAL OF 80.98 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT NC-2 (INDOOR RETAIL & SERVICE DISTRICT), NC-5 (RETAIL & SERVICE DISTRICT), A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) & A-7 (MULTI FAMILY RESIDENTIAL DISTRICT) TO AN NC-2 (INDOOR RETAIL & SERVICE DISTRICT), NC-5 (RETAIL & SERVICE DISTRICT), A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) & A-7 (MULTI FAMILY RESIDENTIAL DISTRICT) & RBCO (REGIONAL BUSINESS CENTER OVERLAY), (WARD 1, DISTRICT 1). (ZC15-10-077)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-10-077, 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 NC-2 (Indoor Retail & Service District), NC-5 (Retail & Service District), A-4 (Single Family Residential District) & A-7 (Multi Family Residential District) to an NC-2 (Indoor Retail & Service District), NC-5 (Retail & Service District), A-4 (Single Family Residential District) & A-7 (Multi Family Residential District) & RBCO (Regional Business Center Overlay) 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 NC-2 (Indoor Retail & Service District), NC-5 (Retail & Service District), A-4 (Single Family Residential District) & A-7 (Multi Family Residential District) & RBCO (Regional Business Center Overlay).

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 NC-2 (Indoor Retail & Service District), NC-5 (Retail & Service District), A-4 (Single Family Residential District) & A-7 (Multi Family Residential District) to an NC-2 (Indoor Retail & Service District), NC-5 (Retail & Service District), A-4 (Single Family Residential District) & A-7 (Multi Family Residential District) & RBCO (Regional Business Center Overlay).

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 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 \_\_\_\_\_

## Exhibit "A"

### ZC15-10-077

A certain tract or parcel of land

designated as "PARCELS 11, 12 & 13", being a part of the southerly remainder of Maurmont Property, containing 43.631 acres or 1,900,615 square feet, located in Section 47, Township 7 South, Range 11 East, St. Tammany Parish, State of Louisiana, being more particularly described as follows:

Commencing at the common intersection of Sections 47, 49 and 52, said point being the "POINT OF COMMENCEMENT,"

Then, North 89 degrees 40 minutes 43 seconds East a distance of 1,770.24 feet to a point;

Then, North 89 degrees 40 minutes 43 seconds East a distance of 1,073.07 feet to a point; said point being the easterly right of way line of River Chase Drive and is the "POINT OF BEGINNING,"

Then, continuing along said right of way line, North 00 degrees 20 minutes 57 seconds West a distance of 45.08 feet to a point;

Then, along a curve to the left having a delta of 48 degrees 11 minutes 05 seconds, a radius of 330.00 feet, an arc length of 277.52 feet, a chord bearing of North 24 degrees 26 minutes 29 seconds West and a chord distance of 269.42 feet to a point;

Then, North 48 degrees 32 minutes 02 seconds West a distance of 115.40 feet to a point;

Then, along a curve to the right having a delta of 101 degrees 15 minutes 17 seconds, a radius of 75.00 feet, an arc length of 132.54 feet, a chord bearing of North 02 degrees 05 minutes 37 seconds East and a chord distance of 115.96 feet to a point;

Then, along a curve to the right having a delta of 03 degrees 18 minutes 56 seconds, a radius of 660.00 feet, an arc length of 38.19 feet, a chord bearing of North 54 degrees 22 minutes 44 seconds East and a chord distance of 38.19 feet to a point;

Then, North 33 degrees 57 minutes 47 seconds West a distance of 80.00 feet to a point;

Then, along a non-tangent curve to the right having a delta of 77 degrees 19 minutes 39 seconds, a radius of 125.00 feet, an arc length of 168.70 feet, a chord bearing of North 85 degrees 17 minutes 59 seconds West and a chord distance of 156.19 feet to a point;

Then, North 46 degrees 38 minutes 10 seconds West a distance of 95.93 feet to a point;

Then, along a curve to the right having a delta of 24 degrees 03 minutes 35 seconds, a radius of 400.00 feet, an arc length of 167.97 feet, a chord bearing of North 34 degrees 36 minutes 22 seconds West and a chord distance of 166.74 feet to a point;

Then, along a curve to the right having a delta of 14 degrees 50 minutes 06 seconds, a radius of 100.00 feet, an arc length of 25.89 feet, a chord bearing of North 15 degrees 09 minutes 32 seconds West and a chord distance of 25.82 feet to a point;

Then, North 07 degrees 44 minutes 29 seconds West a distance of 110.89 feet to a point, said point being located at the intersection of the southerly right of way line of East Brewster Road and the easterly right of way line of River Chase Drive;

Then, continuing along the southerly right of way line of East Brewster Road, North 34 degrees 42 minutes 00 seconds East a distance of 71.05 feet to a point;

Then, North 82 degrees 17 minutes 11 seconds East a distance of 297.98 feet to a point;

Then, along a non-tangent curve to the right having a delta of 02 degrees 13 minutes 20 seconds, a radius of 4,036.20 feet, an arc length of 156.54 feet, a chord bearing of North 83 degrees 23 minutes 51 seconds East and a chord distance of 156.53 feet to a point, said point being located at the intersection of the southerly right of way line of East Brewster Road and the westerly right of way line of Interstate Highway No. 12;

Then, continuing along the westerly right of way line of Interstate Highway No. 12, South 13 degrees 55 minutes 28 seconds East a distance of 43.15 feet to a point;

Then, North 84 degrees 42 minutes 36 seconds East a distance of 17.67 feet to a point;

Then, North 84 degrees 00 minutes 44 seconds East a distance of 163.58 feet to a point;

Then, along a non-tangent curve to the right having a delta of 06 degrees 37 minutes 01 seconds, a radius of 3,999.10 feet, an arc length of 461.84 feet, a chord bearing of South 89 degrees 30 minutes 39 seconds East and a chord distance of 461.58 feet to a point;

Then, North 81 degrees 53 minutes 51 seconds East a distance of 120.61 feet to a point;

Then, along a non-tangent curve to the right having a delta of 06 degrees 03 minutes 24 seconds, a radius of 4,025.70 feet, an arc length of 425.55 feet, a chord bearing of South 81 degrees 29 minutes 39 seconds East and a chord distance of 425.35 feet to a point;

Then, South 79 degrees 11 minutes 00 seconds East a distance of 219.54 feet to a point;

Then, South 68 degrees 56 minutes 23 seconds East a distance of 350.44 feet to a point;

Then, departing said right of way line, South 00 degrees 29 minutes 11 seconds West a distance of 788.84 feet to a point;

Then, South 89 degrees 40 minutes 43 seconds West a distance of 1,670.10 feet to the "POINT OF BEGINNING."

**Exhibit "A"**

**ZC15-10-077 CONT'D**

**LEGAL DESCRIPTION - WEST PORTION:**

A certain tract or parcel of land containing 37.349 acres or 1,626,955 square feet being a portion of the southerly remainder of Maurmont Property, located in Section 47, Township 7 South, Range 11 East, St. Tammany Parish, State of Louisiana, being more particularly described as follows:

Commencing at the common intersection of Sections 47, 49 and 52, said point being the "POINT OF COMMENCEMENT,"

Then, North 89 degrees 40 minutes 43 seconds East a distance of 1,770.24 feet to a point; said point being the "POINT OF BEGINNING",

Then, North 65 degrees 48 minutes 10 seconds West a distance of 2,025.17 feet to a point, said point being located along the southerly right of way line of East Brewster Road;

Then, continuing along said right of way, proceeding along a non-tangent curve to the left having a delta of 47 degrees 45 minutes 47 seconds, a radius of 615.00 feet, an arc length of 512.68 feet, a chord bearing of North 87 degrees 04 minutes 29 seconds East and a chord distance of 497.96 feet to a point;

Then, North 63 degrees 11 minutes 35 seconds East a distance of 260.94 feet to a point;

Then, along a non-tangent curve to the right having a delta of 25 degrees 49 minutes 47 seconds, a radius of 515.00 feet, an arc length of 232.17 feet, a chord bearing of North 76 degrees 06 minutes 29 seconds East and a chord distance of 230.21 feet to a point;

Then, North 89 degrees 01 minutes 23 seconds East a distance of 264.73 feet to a point;

Then, North 00 degrees 58 minutes 37 seconds West a distance of 5.50 feet to a point;

Then, North 89 degrees 01 minutes 23 seconds East a distance of 136.51 feet to a point;

Then, along a non-tangent curve to the right having a delta of 13 degrees 49 minutes 04 seconds, a radius of 515.00 feet, an arc length of 124.20 feet, a chord bearing of South 84 degrees 04 minutes 05 seconds East and a chord distance of 123.90 feet to a point;

Then, South 77 degrees 09 minutes 34 seconds East a distance of 325.76 feet to a point;

Then, along a non-tangent curve to the left having a delta of 20 degrees 33 minutes 16 seconds, a radius of 850.00 feet, an arc length of 304.93 feet, a chord bearing of South 87 degrees 26 minutes 11 seconds East and a chord distance of 303.30 feet to a point;

Then, South 07 degrees 42 minutes 49 seconds East a distance of 9.00 feet to a point;

Then, North 82 degrees 17 minutes 11 seconds East a distance of 110.92 feet to a point;

Then, South 57 degrees 34 minutes 51 seconds East a distance of 74.53 feet to a point, said point being located at the intersection of the southerly right of way line of East Brewster Road and the westerly right of way line of River Chase Drive;

Then, continuing along the westerly right of way line of River Chase Drive, South 07 degrees 44 minutes 29 seconds East a distance of 27.55 feet to a point;

Then, along a curve to the left having a delta of 38 degrees 53 minutes 41 seconds, a radius of 490.00 feet, an arc length of 332.63 feet, a chord bearing of South 27 degrees 11 minutes 19 seconds East and a chord distance of 326.28 feet to a point;

Then, South 46 degrees 38 minutes 10 seconds East a distance of 34.08 feet to a point;

Then, along a curve to the right having a delta of 99 degrees 20 minutes 53 seconds, a radius of 100.00 feet, an arc length of 173.40 feet, a chord bearing of South 03 degrees 02 minutes 17 seconds West and a chord distance of 152.48 feet to a point;

Then, South 37 degrees 17 minutes 17 seconds East a distance of 85.00 feet to a point;

Then, North 52 degrees 42 minutes 43 seconds East a distance of 15.22 feet to a point;

Then, along a curve to the right having a delta of 47 degrees 28 minutes 24 seconds, a radius of 100.00 feet, an arc length of 82.86 feet, a chord bearing of North 76 degrees 26 minutes 55 seconds East and a chord distance of 80.51 feet to a point;

Then, along a non-tangent curve to the right having a delta of 31 degrees 32 minutes 08 seconds, a radius of 200.00 feet, an arc length of 110.08 feet, a chord bearing of South 64 degrees 18 minutes 05 seconds East and a chord distance of 108.70 feet to a point;

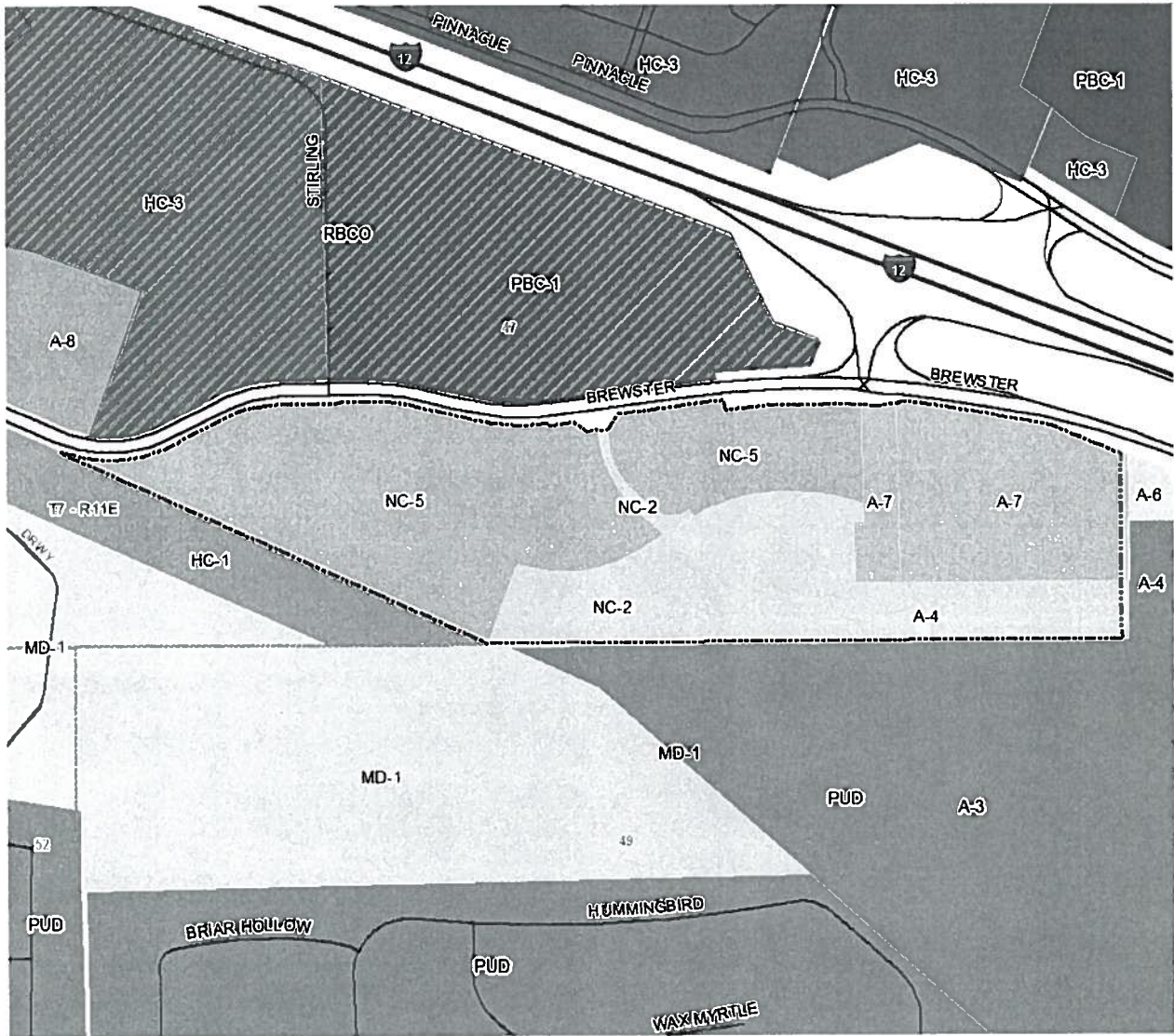
Then, South 48 degrees 32 minutes 02 seconds East a distance of 115.90 feet to a point;

Then, along a curve to the right having a delta of 48 degrees 11 minutes 05 seconds, a radius of 270.00 feet, an arc length of 227.07 feet, a chord bearing of South 24 degrees 26 minutes 29 seconds East and a chord distance of 220.43 feet to a point;

Then, South 00 degrees 20 minutes 57 seconds East a distance of 45.05 feet to a point;

Then, departing said right of way line, South 89 degrees 40 minutes 43 seconds West a distance of 1,013.07 feet to the "POINT OF BEGINNING".

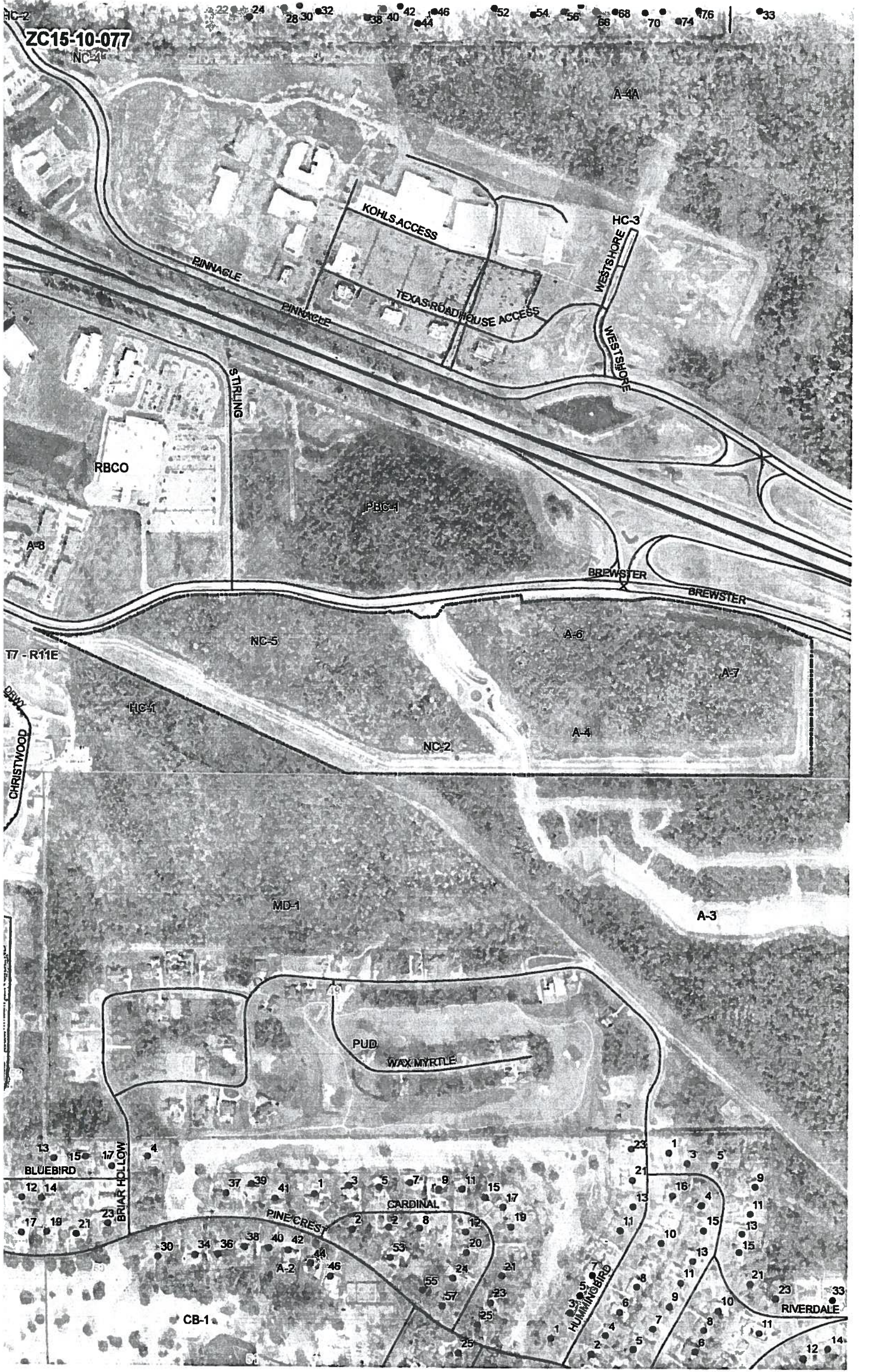
**CASE NO.:** ZC15-10-077  
**PETITIONER:** Mark Salvetti  
**OWNER:** Stirling Properties / Townsend Underhill  
**REQUESTED CHANGE:** From NC-2 (Indoor Retail & Service District), NC-5 (Retail & Service District), A-4 (Single Family Residential District) & A-7 (Multi Family Residential District) to NC-2 (Indoor Retail & Service District), NC-5 (Retail & Service District), A-4 (Single Family Residential District) & A-7 (Multi Family Residential District) & RBCO (Regional Business Center Overlay)  
**LOCATION:** Parcel located on the south side of Brewster Road, east of Stirling Blvd; S47, T7S, R11E; Ward 1, District 1  
**SIZE:** 80.98 acres





ZC15-10-077

NC-4



0 1,600 Feet



# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

**Date:** September 28, 2015

**Meeting Date:** October 13, 2015

**Case No.:** ZC15-10-077

**Determination:** Approved

**Posted:** 09/17/15

### GENERAL INFORMATION

**PETITIONER:** Mark Salvetti  
**OWNER:** Stirling Properties / Townsend Underhill  
**REQUESTED CHANGE:** From NC-2 (Indoor Retail & Service District), NC-5 (Retail & Service District), A-4 (Single Family Residential District) & A-7 (Multi Family Residential District) to NC-2 (Indoor Retail & Service District), NC-5 (Retail & Service District), A-4 (Single Family Residential District) & A-7 (Multi Family Residential District) & RBCO (Regional Business Center Overlay)  
**LOCATION:** Parcel located on the south side of Brewster Road, east of Stirling Blvd; S47, T7S, R11E; Ward 1, District 1  
**SIZE:** 80.98 acres

### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 4 lane asphalt

Condition: Good

#### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Commercial & Undeveloped	PBC-1 & HC-3
South	Undeveloped/Future Residential	HC-1 & PUD (Planned Unit Development Overlay)
East	Undeveloped	PUD (Planned Unit Development Overlay)
West	Commercial/Apartments/Assisted living facility	HC-3 (Highway Commercial District), A-8 (Multi Family Residential District) & MD-1 (Medical Residential District)

#### EXISTING LAND USE:

**Existing development?** No

**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.

**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 a RBCO (Regional Business Center Overlay) on the south side of Brewster Road, east of Stirling Blvd. The request consists of an addition to the previously approved RBCO and would meet the standards listed within the approved RBCO document. A RBCO was previously approved for River Chase Development, located at the northeast & southeast intersections of Brewster Road and Hwy 21 and on the north side of Brewster Road (see attached map & ZC13-08-063).



**CASE NO.: ZC15-10-077**

The standards of the Unified Development Code, Section 6.0803 B. General Standards and Criteria, requires that a RBCO be at least 100 acres in size and the underlying zoning bears the HC-3, PBC-1 or PBC-2 zoning classifications or a combination thereof. A text amendment (ZC15-10-076) to the general standards of the Regional Business Center Overlay is proposed, to allow for a RBCO exceeding 100 acres in size, to be in effect on the remainder of a site bearing a zoning classification other than the HC-3, PBC-1 or PBC-2. The zoning change to RBCO, hereby requested, is subject to the approval of the proposed text change (ZC15-10-076) to amend the general standards of the Regional Business Center Overlay, since the 80.98 acre site is currently zoned NC-2 (Indoor Retail & Service District), NC-5 (Retail & Service District), A-4 (Single Family Residential District) & A-6 (Multi Family Residential District).

Finally, an amendment of the originally approved RBCO design standards (see ZC13-08-063) has been submitted for review. The attached document identifies the proposed changes to the existing design zones and guidelines regarding the architecture, landscape, signage, parking and additional miscellaneous criteria, which would also apply to the requested RBCO for this site.

**COMPREHENSIVE PLAN ANALYSIS**

The 2025 future land use plan designates the site to be developed as a Planned District with a mix of commercial and residential uses. The proposed changes to the RBCO for the southern portion of River Chase development will remain compatible with the objectives of the 2025 future land use plan. The RBCO will allow for the development of a mix of commercial & residential uses, while providing a transition with the adjacent proposed single residential uses.

**APPROVAL & AMENDMENT TO THE RBC OVERLAY**

Note that the approval for RBC Overlay shall be binding upon the applicant or any successors in interest. Also, any request to deviate from the standards of the underlying zoning district or from the specific design flexibility allowed by the RBC Overlay shall be considered an amendment to the RBC Overlay and require a hearing before the Zoning Commission and Parish Council as outlined in this section.

**STAFF RECOMMENDATION:**

The staff recommends that the request for a RBCO (Regional Business Center Overlay) designation be approved.