

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5063                      ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_  
COUNCIL SPONSOR: BINDER/BRISTER                      PROVIDED BY: DEVELOPMENT  
INTRODUCED BY: MR. BELLISARIO                      SECONDED BY: MR. GROBY  
ON THE 5 DAY OF SEPTEMBER , 2013

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE SOUTHEAST INTERSECTION OF LA HIGHWAY 21 & I-12 AND WHICH PROPERTY COMPRISES A TOTAL 151.43 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT HC-3 (HIGHWAY COMMERCIAL DISTRICT), PBC-1 (PLANNED BUSINESS CENTER) TO AN HC-3 (HIGHWAY COMMERCIAL DISTRICT), PBC-1 (PLANNED BUSINESS CENTER) & RBCO (REGIONAL BUSINESS CENTER OVERLAY), (WARD 1, DISTRICT 1). (ZC13-08-063)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-08-063, 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 HC-3 (Highway Commercial District), PBC-1 (Planned Business Center) & 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 HC-3 (Highway Commercial District), PBC-1 (Planned Business Center) & 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 HC-3 (Highway Commercial District), PBC-1 (Planned Business Center) to an HC-3 (Highway Commercial District), PBC-1 (Planned Business Center) & 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 OCTOBER , 2013 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_.

\_\_\_\_\_  
JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: August 29 , 2013

Published Adoption: \_\_\_\_\_, 2013

Delivered to Parish President: \_\_\_\_\_, 2013 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2013 at \_\_\_\_\_

## EXHIBIT "A"

**ZC13-08-063**

### LEGAL DESCRIPTION --RETAIL AREA 1:

A certain tract or parcel of ground designated as "RETAIL AREA 1" containing 25.559 acres or 1,113,380 square feet, comprised of Tracts A, B-1, L-1-A, L-2 and a portion of Stirling Boulevard located in Section 46, Township 7 South, Range 10 East, and in Section 47, Township 7 South, Range 11 East, St. Tammany Parish, State of Louisiana and is more particularly described as follows:

Commencing at a point being the intersection of the common property line of Tract B-1 and the Texaco Property and the easterly right of way line of Louisiana State Highway No. 21, said point being the "POINT OF BEGINNING,"

Then, departing said right of way line, South 54 degrees 02 minutes 00 seconds East a distance of 249.99 feet to a point;  
Then, North 35 degrees 57 minutes 29 seconds East a distance of 190.02 feet to a point;  
Then, North 09 degrees 25 minutes 12 seconds West a distance of 14.24 feet to a point, said point being located along the southerly right of way line of Brewster Road;  
Then, continuing along said right of way line, South 54 degrees 02 minutes 12 seconds East a distance of 10.14 feet to a point;  
Then, proceeding along a non-tangent curve to the right a delta of 14 degrees 35 minutes 50 seconds, a radius of 315.71 feet, an arc length of 80.43 feet, a chord bearing of South 46 degrees 44 minutes 17 seconds East and a chord distance of 80.22 feet to a point;  
Then, South 39 degrees 26 minutes 22 seconds East a distance of 336.35 feet to a point;  
Then, proceeding along a non-tangent curve to the left a delta of 01 degrees 35 minutes 40 seconds, a radius of 350.00 feet, an arc length of 9.74 feet, a chord bearing of South 40 degrees 14 minutes 13 seconds East and a chord distance of 9.74 feet to a point;  
Then, South 39 degrees 23 minutes 10 seconds East a distance of 148.94 feet to a point;  
Then, proceeding along a non-tangent curve to the left a delta of 26 degrees 29 minutes 07 seconds, a radius of 200.00 feet, an arc length of 92.10 feet, a chord bearing of South 52 degrees 37 minutes 53 seconds East and a chord distance of 91.29 feet to a point;  
Then, South 65 degrees 49 minutes 24 seconds East a distance of 468.45 feet to a point;  
Then, departing said right of way line, South 39 degrees 04 minutes 05 seconds West a distance of 350.33 feet to a point;  
Then, North 71 degrees 45 minutes 00 seconds West a distance of 262.42 feet to a point;  
Then, South 50 degrees 33 minutes 38 seconds West a distance of 274.62 feet to a point;  
Then, South 39 degrees 04 minutes 05 seconds West a distance of 131.11 feet to a point;  
Then, proceeding along a non-tangent curve to the right a delta of 50 degrees 00 minutes 19 seconds, a radius of 200.46 feet, an arc length of 174.95 feet, a chord bearing of South 64 degrees 04 minutes 14 seconds West and a chord distance of 169.45 feet to a point;  
Then, South 89 degrees 04 minutes 24 seconds West a distance of 544.65 feet to a point;  
Then, North 00 degrees 54 minutes 30 seconds West a distance of 809.80 feet to a point, said point being located along the easterly right of way line of Louisiana State Highway No. 21;  
Then, continuing along said right of way line, North 41 degrees 36 minutes 56 seconds East a distance of 22.68 feet to a point;  
Then, North 34 degrees 03 minutes 34 seconds East a distance of 200.21 feet to a point;  
Then, North 31 degrees 21 minutes 06 seconds East a distance of 27.67 feet to a point;  
Then, North 34 degrees 23 minutes 18 seconds East a distance of 185.26 feet to a point;  
Then, North 35 degrees 52 minutes 57 seconds East a distance of 61.08 feet to the "POINT OF BEGINNING."

## EXHIBIT "A"

### ZC13-08-063 CONT'D

#### LEGAL DESCRIPTION – RETAIL AREA 2:

A certain tract or parcel of ground designated as "RETAIL AREA 2" containing 54.618 acres or 2,379,130 square feet, comprised of Tracts C-1, D-1, E-1, G, I-2-A, I-2-B, I-1-A, H-1, K and a portion of Stirling Boulevard, located in Section 46, Township 7 South, Range 10 East, and in Section 47, Township 7 South, Range 11 East, St. Tammany Parish, State of Louisiana and is more particularly described as follows:

Commencing at a point being the intersection of the easterly right of way line of Louisiana State Highway No. 21 and the northerly right of way line of Brewster Road, said point being the "POINT OF BEGINNING,"

Then, continuing along the easterly right of way line of Louisiana State Highway No. 21, North 35 degrees 57 minutes 19 seconds East a distance of 243.74 feet to a point, said point being the intersection of the easterly right of way line of Louisiana State Highway No. 21 and the southerly right of way line of Interstate Highway No. 12;  
Then, continuing along the southerly right of way line of Interstate Highway No. 12, North 82 degrees 17 minutes 09 seconds East a distance of 481.94 feet to a point;  
Then, North 50 degrees 32 minutes 51 seconds East a distance of 446.78 feet to a point;  
Then, North 66 degrees 48 minutes 48 seconds East a distance of 371.70 feet to a point;  
Then, North 89 degrees 28 minutes 16 seconds East a distance of 316.16 feet to a point;  
Then, proceeding along a non-tangent curve to the right a delta of 02 degrees 11 minutes 04 seconds, a radius of 22,768.31 feet, an arc length of 868.10 feet, a chord bearing of South 71 degrees 36 minutes 28 seconds East and a chord distance of 868.04 feet to a point;  
Then, departing said right of way line, South 19 degrees 58 minutes 33 seconds West a distance of 26.69 feet to a point, said point being located along the northerly right of way line of Stirling Boulevard;  
Then, departing said right of way line, South 19 degrees 57 minutes 48 seconds West a distance of 61.53 feet to a point, said point being located along the southerly right of way line of Stirling Boulevard;  
Then, continuing along said right of way line, proceeding along a non-tangent curve to the left a delta of 00 degrees 10 minutes 22 seconds, a radius of 22,683.31 feet, an arc length of 68.43 feet, a chord bearing of North 70 degrees 29 minutes 53 seconds West and a chord distance of 68.43 feet to a point;  
Then, departing said right of way line, South 19 degrees 05 minutes 22 seconds West a distance of 386.28 feet to a point;  
Then, South 70 degrees 53 minutes 44 seconds East a distance of 62.45 feet to a point;  
Then, South 19 degrees 58 minutes 33 seconds West a distance of 661.88 feet to a point;  
Then, North 69 degrees 56 minutes 03 seconds West a distance of 272.11 feet to a point;  
Then, proceeding along a non-tangent curve to the left a delta of 28 degrees 46 minutes 15 seconds, a radius of 859.21 feet, an arc length of 431.45 feet, a chord bearing of North 84 degrees 19 minutes 03 seconds West and a chord distance of 426.93 feet to a point;  
Then, South 26 degrees 19 minutes 53 seconds West a distance of 265.57 feet to a point;  
Then, proceeding along a non-tangent curve to the right a delta of 10 degrees 09 minutes 40 seconds, a radius of 659.62 feet, an arc length of 116.68 feet, a chord bearing of South 62 degrees 51 minutes 12 seconds East and a chord distance of 116.83 feet to a point;  
Then, North 66 degrees 00 minutes 22 seconds West a distance of 184.39 feet to a point;  
Then, South 50 degrees 33 minutes 38 seconds West a distance of 150.99 feet to a point, said point being located along the northerly right of way line of Brewster Road;  
Then, continuing along said right of way line, North 65 degrees 59 minutes 37 seconds West a distance of 335.13 feet to a point;  
Then, proceeding along a non-tangent curve to the right a delta of 26 degrees 33 minutes 158 seconds, a radius of 400.00 feet, an arc length of 185.38 feet, a chord bearing of North 52 degrees 43 minutes 00 seconds West and a chord distance of 183.73 feet to a point;  
Then, North 39 degrees 26 minutes 22 seconds West a distance of 134.49 feet to a point;  
Then, North 26 degrees 41 minutes 48 seconds West a distance of 53.64 feet to a point;  
Then, North 39 degrees 25 minutes 15 seconds West a distance of 145.05 feet to a point;  
Then, North 39 degrees 40 minutes 32 seconds West a distance of 133.75 feet to a point;  
Then, North 54 degrees 01 minutes 25 seconds West a distance of 162.90 feet to a point;  
Then, proceeding along a non-tangent curve to the right a delta of 34 degrees 07 minutes 44 seconds, a radius of 88.50 feet, an arc length of 52.72 feet, a chord bearing of North 24 degrees 25 minutes 40 seconds West and a chord distance of 51.94 feet to a point;  
Then, proceeding along a non-tangent curve to the right a delta of 23 degrees 59 minutes 15 seconds, a radius of 48.50 feet, an arc length of 20.30 feet, a chord bearing of North 04 degrees 37 minutes 49 seconds East and a chord distance of 20.16 feet to a point;  
Then, proceeding along a non-tangent curve to the right a delta of 11 degrees 20 minutes 39 seconds, a radius of 248.50 feet, an arc length of 49.20 feet, a chord bearing of North 22 degrees 17 minutes 46 seconds East and a chord distance of 49.12 feet to the "POINT OF BEGINNING."

## EXHIBIT "A"

### ZC13-08-063 CONT'D

#### LEGAL DESCRIPTION – RETAIL AREA 3:

A certain tract or parcel of ground designated as "RETAIL AREA 3" containing 29.654 acres or 1,291,740 square feet, comprised of Tracts I-1-B, 2, Parcels 3-A, 3-B, 3-C, a portion of Parcel 5-A-1 and a portion of Stirling Boulevard, located Section 47, Township 7 South, Range 11 East, St. Tammany Parish, State of Louisiana and is more particularly described as follows:

Commencing at a point being the intersection of the easterly right of way line of Stirling Boulevard and the northerly right of way line of Brewster Road, said point being the "POINT OF BEGINNING,"

Then, continuing along the northerly right of way line of Brewster Road, South 87 degrees 30 minutes 56 seconds West a distance of 209.06 feet to a point;

Then, South 89 degrees 01 minutes 23 seconds West a distance of 82.94 feet to a point;

Then, proceeding along a curve to the left a delta of 25 degrees 49 minutes 47 seconds, a radius of 615.00 feet, an arc length of 277.25 feet, a chord bearing of South 76 degrees 06 minutes 29 seconds West and a chord distance of 274.91 feet to a point;

Then, South 63 degrees 11 minutes 35 seconds West a distance of 78.13 feet to a point;

Then, South 26 degrees 48 minutes 25 seconds East a distance of 5.50 feet to a point;

Then, South 63 degrees 11 minutes 35 seconds West a distance of 184.07 feet to a point;

Then, proceeding along a curve to the right a delta of 36 degrees 32 minutes 34 seconds, a radius of 515.00 feet, an arc length of 328.46 feet, a chord bearing of South 81 degrees 27 minutes 52 seconds West and a chord distance of 322.92 feet to a point;

Then, departing said right of way line, North 20 degrees 07 minutes 24 seconds East a distance of 662.39 feet to a point;

Then, North 69 degrees 56 minutes 03 seconds West a distance of 167.85 feet to a point;

Then, North 19 degrees 58 minutes 33 seconds East a distance of 661.88 feet to a point;

Then, North 70 degrees 53 minutes 44 seconds West a distance of 62.45 feet to a point;

Then, North 19 degrees 05 minutes 22 seconds East a distance of 386.28 feet to a point, said point being located along the southerly right of way line of Stirling Boulevard;

Then, continuing along said right of way line, proceeding along a non-tangent curve to the right a delta of 00 degrees 10 minutes 22 seconds, a radius of 22,683.31 feet, an arc length of 68.43 feet, a chord bearing of South 70 degrees 29 minutes 53 seconds East and a chord distance of 68.43 feet to a point;

Then, departing said right of way line, North 19 degrees 57 minutes 48 seconds East a distance of 61.53 feet to a point, said point being located along the northerly right of way line of Stirling Boulevard;

Then, departing said right of way line, North 19 degrees 58 minutes 33 seconds East a distance of 26.67 feet to a point, said point being located along the southerly right of way line of Interstate Highway No. 12;

Then, continuing along said right of way line, proceeding along a non-tangent curve to the right a delta of 01 degrees 34 minutes 14 seconds, a radius of 22,768.31 feet, an arc length of 624.16 feet, a chord bearing of South 69 degrees 43 minutes 17 seconds East and a chord distance of 624.14 feet to a point;

Then, departing said right of way line, South 21 degrees 02 minutes 24 seconds West a distance of 81.55 feet to a point, said point being located along the northerly right of way line of Stirling Boulevard;

Then, continuing along said right of way line, proceeding along a non-tangent curve to the right a delta of 26 degrees 27 minutes 46 seconds, a radius of 229.78 feet, an arc length of 106.13 feet, a chord bearing of South 14 degrees 12 minutes 35 seconds East and a chord distance of 105.19 feet to a point;

Then, South 00 degrees 58 minutes 37 seconds East a distance of 1,053.92 feet to a point;

Then, South 44 degrees 56 minutes 10 seconds East a distance of 72.62 feet to the "POINT OF BEGINNING."

## EXHIBIT "A"

### ZC13-08-063 CONT'D

#### LEGAL DESCRIPTION – OFFICE WITH COMPLIMENTARY SES:

A certain tract or parcel of ground designated as "OFFICE WITH COMPLIMENTARY SES" containing 41.599 acres or 1,812,050 square feet, comprised of Parcels 4, 5-A-2, 5-A-3, 5-A-4, 5-A-5 and a portion of Parcel 5-A-1 located in Section 47, Township 7 South, Range 11 East, St. Tammany Parish, State of Louisiana and is more particularly described as follows:

Commencing at a point being the intersection of the easterly right of way line of Stirling Boulevard and the northerly right of way line of Brewster Road, said point being the "POINT OF BEGINNING,"

Then, continuing along the easterly right of way line of Stirling Boulevard, North 44 degrees 56 minutes 10 seconds West a distance of 72.62 feet to a point;

Then, North 00 degrees 58 minutes 37 seconds West a distance of 1,053.92 feet to a point;

Then, proceeding along a non-tangent curve to the left a delta of 26 degrees 27 minutes 46 seconds, a radius of 229.78 feet, an arc length of 106.13 feet, a chord bearing of North 14 degrees 12 minutes 34 seconds West and a chord distance of 105.19 feet to a point;

Then, departing said right of way line, North 21 degrees 02 minutes 24 seconds East a distance of 81.55 feet to a point, said point being located along the southerly right of way line of Interstate Highway No. 12;

Then, continuing along said right of way line, South 68 degrees 54 minutes 17 seconds East a distance of 1,849.25 feet to a point;

Then, South 25 degrees 35 minutes 00 seconds East a distance of 414.73 feet to a point;

Then, South 68 degrees 56 minutes 23 seconds East a distance of 217.92 feet to a point;

Then, South 21 degrees 03 minutes 37 seconds West a distance of 114.20 feet to a point;

Then, South 86 degrees 22 minutes 14 seconds West a distance of 369.90 feet to a point;

Then, South 84 degrees 31 minutes 44 seconds West a distance of 44.81 feet to a point;

Then, South 13 degrees 56 minutes 28 seconds East a distance of 33.93 feet to a point, said point being the intersecting of the southerly right of way line of Interstate Highway No. 12 and the northerly right of way line of Brewster Road;

Then, continuing along the northerly right of way line of Brewster Road, proceeding along a non-tangent curve to the left a delta of 02 degrees 01 minutes 01 seconds, a radius of 4,136.20 feet, an arc length of 145.60 feet, a chord bearing of South 83 degrees 17 minutes 41 seconds West and a chord distance of 145.59 feet to a point;

Then, South 82 degrees 17 minutes 11 seconds West a distance of 604.46 feet to a point;

Then, proceeding along a curve to the right a delta of 20 degrees 33 minutes 15 seconds, a radius of 744.50 feet, an arc length of 267.08 feet, a chord bearing of North 87 degrees 26 minutes 12 seconds West and a chord distance of 265.65 feet to a point;

Then, North 77 degrees 09 minutes 34 seconds West a distance of 195.89 feet to a point;

Then, South 12 degrees 50 minutes 26 seconds West a distance of 5.50 feet to a point;

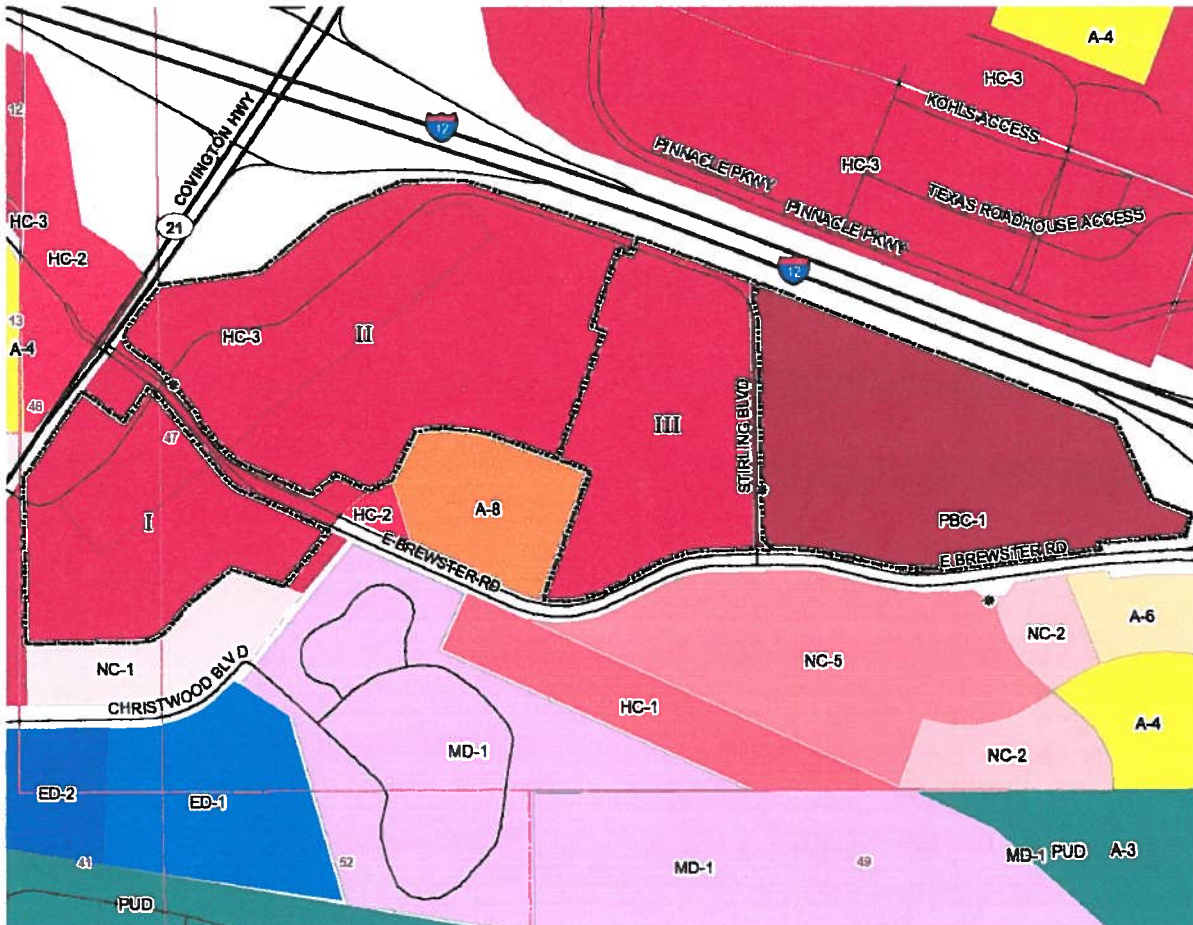
Then, North 77 degrees 09 minutes 34 seconds West a distance of 162.87 feet to a point;

Then, proceeding along a curve to the left a delta of 13 degrees 49 minutes 02 seconds, a radius of 615.00 feet, an arc length of 148.31 feet, a chord bearing of North 84 degrees 04 minutes 05 seconds West and a chord distance of 147.96 feet to a point;

Then, South 89 degrees 01 minutes 23 seconds West a distance of 88.21 feet to the "POINT OF BEGINNING."



**CASE NO.:** ZC13-08-063  
**PETITIONER:** Dick Cyr  
**OWNER:** James E. Maurin  
**REQUESTED CHANGE:** From HC-3 (Highway Commercial District), PBC-1 (Planned Business Center) to HC-3 (Highway Commercial District), PBC-1 (Planned Business Center) & RBCO (Regional Business Center Overlay)  
**LOCATION:** Parcel located at the southeast intersection of LA Highway 21 & I-12; S46,T7S,R10E & S47,T7S,R11E; Ward 1, District 1  
**SIZE:** 151.43 acres



# **RIVER CHASE**

## **ARCHITECTURAL GUIDELINES**

### **RETAIL**

#### **BUILDING SITE GUIDELINES.**

- a. Temporary Buildings. No structure of a temporary character, trailer, tent, shack, garage, barn or other outbuilding shall be built, used or maintained on any Lot within River Chase at any time other than during the construction period of buildings and other permanent structures on the respective Lots within River Chase.
- b. Building Materials and Colors.
  - i. Exterior building materials, textures and colors are to be selected so as to be in harmony with the environment and/or existing structures.
  - ii. Mirrored glass is prohibited. Reflective or color tinted glass is discouraged and will not be permitted without written approval by the ARB. Where necessary, smoked or tinted glass is preferred.
- c. Roofs and Mechanical Systems. Roof top equipment which is or potentially could be visually offensive to a taller neighboring structure shall be either fully enclosed, painted to match roofing aggregate, the color palette of the primary structure, or similarly treated in a manner acceptable to the ARB. No Roof top equipment shall be visible from public streets or adjacent structures of equal or lesser height must be similarly treated.
- d. Building wall footings shall not encroach from one Tract onto another Tract. The design and construction shall be of high quality.
- e. Setbacks. Except for the more restrictive requirements set forth below, all buildings or other permanent structures shall be constructed, placed and maintained in conformity with the applicable requirements set forth in the UDC, as it relates to Public ROW however no setback will be required along adjoining property boundaries to encourage cross access and ease of pedestrian flow between internal lots.
- f. Exception to Setback Restrictions. The following improvements are expressly excluded from these setback restrictions and landscaping requirements will be placed in other areas within the parcel to offset:



- i. Surface parking areas exclusive of parking structures.
- ii. Steps, walks, and driveway access to the site.
- iii. Landscaping, including berms, irrigation and accent lighting.
- iv. Planters not exceeding 4' in height or within motorist sight lines at intersections or entries.
- v. Project identification graphics.

g. Height Limitations. No Building shall exceed one (1) story. All height limitations shall be as set forth below:

- i. On the Retail Area I: Thirty-two (32) feet provided that a Building having greater than fifty thousand (50,000) square feet of gross leaseable area may have an architectural entry feature not to exceed a height of thirty-six (36) feet not to exceed thirty (30) percent of the total frontage of such Building, Outparcel Buildings shall not exceed twenty-six (26) feet provided that a Building may have any architectural entry feature not to exceed thirty (30) feet.
- ii. On the Target Tract (Retail Area II): Thirty-two (32) feet
- iii. On the Remaining Portion of Retail Area II: Twenty-Eight and one-half (28.5) feet: provided that Buildings contiguous to the Target Building shall not exceed a height of twenty-five (25) feet within the first ten (10) feet adjacent to the Target Building; Buildings with storefront width of 80 feet or more may have an architectural entry feature up to thirty-two (32) feet. Outparcel Buildings shall not exceed twenty-six (26) feet provided that a Building may have any architectural entry feature not to exceed thirty (30) feet.
- iv. On the Retail Area III: Forty (40) feet.

# **RIVER CHASE**

## **ARCHITECTURAL GUIDELINES**

### **OFFICE**

#### **BUILDING SITE GUIDELINES.**

- a. Temporary Buildings. No structure of a temporary character, trailer, tent, shack, garage, barn or other outbuilding shall be built, used or maintained on any Lot within River Chase at any time other than during the construction period of buildings and other permanent structures on the respective Lots within River Chase.
- b. Building Materials and Colors.
  - i. Exterior building materials, textures and colors are to be selected so as to be in harmony with the environment and/or existing structures.
  - ii. Mirrored glass is prohibited. Reflective or color tinted glass is discouraged and will not be permitted without written approval by the ARB. Where necessary, smoked or tinted glass is preferred.
- c. Roofs and Mechanical Systems. Roof top equipment which is or potentially could be visually offensive to a taller neighboring structure shall be either fully enclosed, painted to match roofing aggregate, the color palette of the primary structure, or similarly treated in a manner acceptable to the ARB. No Roof top equipment shall be visible from public streets or adjacent structures of equal or lesser height must be similarly treated.
- a. Office/Mid-Rise Building.
  - i. No building shall exceed one hundred (100) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher.
  - ii. Roofs may be flat or pitched. Pitched roof shall be standing seam metal, clay or concrete tile. No composition shingles shall be permitted.
  - iii. Exterior Walls shall be primarily masonry to include stucco, textured concrete, brick, stone, granite or marble or tinted glass.

## **RIVER CHASE**

### **LANDSCAPE GUIDELINES**

#### **RETAIL/OFFICE**

#### **LANDSCAPING GUIDELINES**

- a. Landscaping shall be installed and maintained within those portions of a Lot improved by buildings, parking areas and the like, including the Street Planting Area: Trees, shrubs, landscaping, fountains and any other landscape architectural feature, specifically approved by the Department of Planning, are allowed.
- b. Also allowed are sidewalks, driveways, signs, utility easements and servitudes, retention/detention ponds, drainage ways and facilities or other non-building improvements approved by Staff, but every effort will be made to protect any trees within the Street Planting Area and maintain the minimum number of trees required within this area, but if such trees must be removed for the placement of certain utility lines replacement trees will be planted with appropriate Class A or B species within another area of the zone to maintain the provisions of the Unified Development Code (UDC). Replacement of protected species of live oak or cypress if required can be modified to allow substitution of other Class A species as determined by the Department of Planning to achieve a more sustainable buffer.
- c. All required trees and shrubs shall be located within the street planting area as follows and be in accordance with UDC specifications as to number of Class A and Class B and Shrubs to be planted:
  - If no servitude or easement within street planting area locate Class A and B trees and shrubs anywhere within street planting area
  - If overhead line servitude or easement, along street or road, within street planting area locate Class A trees outside of servitude or easement; locate Class B trees within servitude or easement; locate shrubs anywhere within street planting area
  - If underground line servitude or easement is located along street or road, within street planting area locate Class A and B trees outside servitude or easement; locate shrubs within servitude or easement

If crossing servitude or easement is located overhead or underground, within street planting area locate all Class A trees outside servitude or easement; if overhead, locate some Class B trees within servitude or easement; if underground, locate some shrubs within servitude or easement.

d. In the specific zones (Retail, Small Scale Office and Office/Mid-Rise) driveways may be parallel to and over property lines so as to service each contiguous parcel, the landscape buffers will be placed on either side of the driveway; parking lots may be located over property lines where cross parking servitudes allow for parking on each contiguous parcel; and in no event shall less than 10 percent of the total improved area be landscaped.

e. All parking areas on the Lot shall be landscaped in such a manner as to interrupt or screen subject areas from view from the streets by means of berms or shrubs of 3' in height within 2 years of planting.

f. Landscaping shall be an effective combination of trees, grass, ground cover and shrubbery, including a sprinkler system to maintain same. The preservation of existing trees on the Lot shall be done wherever possible and tree protection will be in accordance with UDC

g. Landscaping shall be designed so as to permit reasonable access to any and all public and private utility lines and easements situated on or adjacent to Lot(s), for installation and repair.

h. The interior parking landscaped areas shall be curbed with permanently anchored material at least six (6) inches in height. Curb material shall be concrete.

i. A required interior parking landscaped area may be connected with a required street or buffer planting area so long as the interior parking landscaped area is in addition to the area of the required street planting or buffer areas. The preservation of existing trees larger than 6" in diameter is preferred when laying out the parking spaces and adjustments to the number of spaces between islands may be allowed to accommodate.

j. Every parking row shall terminate in a landscaped island of not less than nine (9) feet in width (including the curbs) and not less than the length of the parking space; provided that, a landscape island shall not be

required at the end of a parking row where the end of the parking row abuts a street planting area or buffer planting area. Parking rows shall be separated by a median strip as specified in the UDC.

k. All undeveloped properties shall be maintained by the Owner of that property in accordance with applicable requirements of Governmental Authorities, and such Owner shall be obligated to maintain such undeveloped property free and clear of any man-made debris and to maintain all weeds and underbrush at an elevation of not more than nine inches (9") in height by cutting the same not less than four times each year.

l. Exposed concrete culverts for drainageways shall be discouraged. All drainageways shall be maintained free of all man-made debris and under-brush, fences, or any other man-made structures or obstructions of any kind.

m. The chosen plant palette should consider hardiness of species, maintenance, application and consistency with adjacent established landscapes.

n. The Owner shall be responsible for the design, installation, maintenance and proper utilization of automatically controlled landscape irrigation systems for each site. Irrigation installation shall be performed by a contractor engaged full time in the irrigation business. Irrigation devices shall not be installed above finish grade or in such a manner as to be hazardous to pedestrian traffic.

o. Landscape lighting used outdoors shall not be visible from the street.

p. Any retention/detention ponds shall be designed as a visual amenity to the area in which it is situated. A strip of land, a minimum of five (5) feet in width, shall surround the retention/detention pond on the front, rear and all sides, which strip shall be at grade level and shall not be excavated or made a part of the slope of the retention/detention pond.

q. If the banks of the retention/detention pond are sloped, the slope shall be at such a ratio so that vegetation will grow thereon so that it can be maintained. Vegetation is required on such slopes. Water quality ponds may have a vegetative shelf for certain aquatic plants.



- r. Any fences around the retention/detention pond shall be an ornamental fence.
- s. The plan for the retention/detention pond shall be shown on the landscape and tree preservation plan. This plan shall be submitted to the Department of Planning and Engineering for its review and approval in connection with the issuance of the landscape permit.
- t. A continuous buffer along main roads between parcels of varying depth should be adjusted to present a more uniform buffer of no less or more than 25' with the appropriate number of Class A and Class B trees as determined by UDC requirements, but the Department of Planning and Engineering should have the ability to approve removal of groups of fewer than five (5) pines or gum in buffers if needed to create a safer long term buffer planting.

## **RIVER CHASE**

### **SIGNAGE GUIDELINES**

#### **RETAIL/OFFICE**

##### **SIGNAGE DEVELOPMENT GUIDELINES.**

A. **Design Precept.** Exterior signage should closely reflect the architectural style of primary structures. Sign structures should integrate with the landscape and should be designed as a part of the overall site development.

- i. No signs shall be permitted except permanent signs to identify the subdivision, those necessary for directional or information purposes, and those necessary to identify the establishment. Signs design and materials shall contain a stone base and maintain the use of stone as a primary design element. Signs for directional or informational purposes shall not exceed ten (10) square feet per sign. Signs necessary to identify an establishment shall be included within the architectural design of the building. In no event shall signs be permitted to be placed on the roofs of any building or permanent structures. Pennants, spinners and streamers shall not be permitted. No neon, intermittent or flashing signs shall be permitted within the subdivision.
- ii. Undeveloped properties shall be limited to one sign per lot which shall identify only the prospective use or development of that property, or the fact that such property is available for sale, build to suit and/or ground lease. All signs shall be kept in a neat and orderly appearance, free of chips and smudges, and in a plumb, vertical position. Prohibited signs include signs mounted above parapets or roof lines, bench signs, billboards, pennants, political campaign signs, trailer signs, signs with beacons, any sign containing statements, pictures or words of an objectionable nature or any sign that obstructs "safe" sight lines at street or road intersection.
- iii. **Temporary Signage.** Temporary signage will be allowed on the building exterior or on the premises, but not within ten (10) feet of adjoining public street Rights-of-way, for "For Lease" or "For Sale", but not general business promotion. Any such signs shall not exceed 2 in number per Lot or be larger than 64 square feet or more than 8 feet high. Temporary signage, applied to glass,

and visible from the building exterior, is prohibited. Temporary signage intended to identify a site user is allowed.

**B. Pylon Signs**

- a) Pylon Signs shall be located at the designated locations as shown on the River Chase Pylon & Entry Sign Concepts plan dated February 2, 2010 page 1. Pylon Signs can display users, tenants, owners on any parcel anywhere in the River Chase Project
- b) Number of Pylon Signs. Two Pylon Signs shall be located along Stirling Blvd adjacent to Interstate 12 ROW as shown on the River Chase Pylon & Entry Sign Concepts plan dated February 2, 2010 page 1. One Pylon Sign shall be located at the Highway 21 and Brewster Road entrance to River Chase as shown on the River Chase Pylon and Entry Sign Concepts plan dated February 2, 2010 page 1.
- c) Location of Pylon Signs.
  - i. A pylon sign must be located within one hundred feet of the highway or frontage road right of way.
  - ii. If a pylon sign is located on the development side of an internal public road it must be setback at least fifteen feet from the right of way of said public road.
  - iii. If a pylon sign is located between an internal road and an Interstate highway right of way, the sign must be at least 5 feet from the internal road right of way, and may be placed immediately adjacent to the Interstate Highway right of way, if there is no objection to such placement from the Louisiana Department of Transportation and Development.
  - iv. A pylon sign may not be located within a triangular area formed by the street or driveway right-of-way lines and a line connecting them at points fifty (50) feet from the intersection of said right-of-ways.
- d) Standards for Pylon Signs
  - i. Area - The total sign face area (multiple tenant signs) for each allowed pylon sign shall not exceed 650 square feet per side.
  - ii. Height of Pylon Signs - The height of monument signs shall not be greater than 45 feet from grade.

- iii. The total structure face shall not exceed 1500 square feet, inclusive of the total sign face.
- iv. A logo or graphic identified with the development may be placed on each side of the structure not to exceed 100 square feet in area per side.

**C. Entry Identification Monument Signs**

- a. Entry Identification Monument Signs shall be located at the River Chase east entry and west entry on Brewster Road as shown on the River Chase Pylon & Entry Sign Concepts plan dated February 2, 2010 page 1.

**D. Outparcel Small Pylon Sign**

- a. Single user allowed off premises
- b. The Outparcel Small Pylon Sign shall be located at the north entrance from Highway 21 to the Outparcel "A" building.
- c. Height of Monument Signs - The height of monument signs shall not be greater than nine (9) feet.
- d. Area - The total sign area for each allowed monument sign constructed shall not exceed the following limits:
  - Building Type Square Footage Per Side
  - Single Occupancy 32 sq. ft.
  - Multiple Occupancy 100 sq. ft.

**E. Multi-Tenant Monument Signs**

- a. Allowed to display any users within the project area including off premise users
- b. Multi-Tenant Monument Signs shall be located at the entrance to the retail, office and small scale office areas located on Stirling Blvd, Brewster Road and River Chase Drive within the River Chase Regional Business Center Overlay District.
- c. Height of Monument Signs - The height of monument signs shall not be greater than nine (9) feet.
- d. Area - The total sign area for each allowed monument sign constructed shall not exceed the following limits:
  - Building Type Square Footage Per Side
  - Multiple Occupancy 50 sq. ft.

**F. Retail Building Signage.**

- a. Signs, Location - One wall sign per occupant to be sized at a ratio of one square foot of sign area per linear foot of the facade of the store front. For store fronts of less than thirty-two (32) linear feet the allowable size sign shall be thirty-two (32) square feet.
- b. Corner Buildings - On store frontages located at the corner of a building, which face two different street frontages, or if a business occupies an entire separate structure within a center, additional wall signs, the area of which shall be calculated as above, provided that a minimum distance of thirty (30) feet, measured along the store front, is maintained between the extremities of any two signs and each sign is mounted on a separate wall facing in a separate direction. However, under no circumstances shall a wall sign be allowed on a wall which is finished in a manner inferior to the quality of the facade where the main entrance is located or on a wall where the placement of the sign will call attention to building equipment or the unfinished side of a false building facade.
- c. Tenant's sign shall be store identity sign only and shall be placed on the exterior facade above the storefront
- d. Tenant's sign shall be individual, 3 dimensional, internally illuminated channel letters mounted directly to the signboard. No raceways are allowed.
- e. Tenant's sign shall be limited to letters not to exceed that allowed by code.
- f. Rear Doors - One rear identification wall sign must be displayed on or at a rear door of each separate business entity for purposes of emergency access and deliveries only. Such sign shall be limited in size to the minimum size required by the state fire marshal.
- g. Address Signs - An occupant shall place 6" numbers for the street address of the store above the main entrance door(s).



## **RIVER CHASE**

### **PARKING GUIDELINES**

#### **RETAIL/OFFICE**

##### **PARKING GUIDELINES**

a. Parking. All present and future vehicle parking shall be constructed and maintained on the premises. Cross easements within the different zones will be maintained. The number of parking spaces to be included in the parking area shall be the greater of 4.5 per 1,000 square feet of leasable area of Retail I thru IV or the requirements of Section 7.0704 Supplemental District Regulations and conform to all other applicable government regulations. All such areas shall be paved with permanent surfacing materials, such as asphalt or concrete. Parking areas shall be curbed and paved with appropriate materials. No parking area shall be allowed to be constructed within 10 feet from any public street right-of-way line. Parking areas for trucks and vans shall be provided at the rear of the building or at the side of the building within properly screened areas in accordance with the landscaping provision. No on-street parking of any vehicle shall be permitted and the parking area shall be designed so as to ensure that no on-street parking will occur.

b. Surface Parking. Driveways and Sidewalk. Adequate off-street parking shall be provided to accommodate all parking needs for employees, visitors and company vehicles for each site. All parcels shall be designed to have self-sustaining parking. Cross parking easements can be utilized. The intent of this provision is to eliminate the need for any on-street parking.

Parking of equipment on a regular basis in parking areas will not be allowed. The development and use of parking structures architecturally compatible with the surrounding buildings, land usage, and natural environment is encouraged.

c. Construction Materials. The construction of parking areas, driveways and sidewalks shall comply with the following requirements:

- i. All parking areas and drives shall be paved with concrete or asphalt and properly marked.
- ii. Where a curb or gutter is used at the pavement edge, top of curb shall be placed at natural grade. Where no curb is utilized, pavement must terminate with a suitable edging to ensure stability of the pavement edge and drainage away from landscape areas.

- iii. A curb or other wheel stop shall be provided at the perimeter of planted areas to prevent vehicular intrusion.
- iv. Expanded walks with curb or perimeter curb sections are preferred over free-standing wheel stops.
- v. Parking lot and vehicular use area surface markings shall be painted in a semi-reflective white or yellow paint manufactured for such purposes. Red surface marking is prohibited unless required by UDC.

d. Structured Parking. Parking structures shall be compatible in material, color, and design to the primary commercial structure(s). When used, parking structures should maintain adequate setbacks from adjacent rights-of-way. No part of the automobile below the hood line shall be visible from any point on the site, or from adjacent sites or roads. Garages shall be constructed with internal ramps such that horizontal floor planes are present when viewed externally. The use of planters, trees and vines is encouraged to mask or break up the elevations of parking structures. Light sources located within parking structures should be so placed or shielded so as to conceal their source and not create a negative impact on adjacent properties.

e. Landscaping Requirements. All landscaping at the parking lots shall meet the guidelines herein .

## **RIVER CHASE**

### **MISCELLANEOUS GUIDELINES**

#### **RETAIL/OFFICE**

##### **A. MISCELLANEOUS GUIDELINES.**

- a. Refuse and Storage Areas.
  - i. Refuse and outside storage areas shall be visibly screened from streets and adjacent properties. Eight (8') foot opaque screening materials shall be used. All such areas shall be located to the rear of the building or to the side of a building, other than street side, at least three-fourths ( $\frac{3}{4}$  ths) of the way from the front of the building.
  - ii. All waste and exterior trash shall be situated so as to be inconspicuous from adjacent public streets. Dumpster enclosures shall completely screen the unit and shall incorporate an opaque gate for access.
  - iii. On site storage of materials, supplies, equipment, trucks, trailers and other commercial or industrial vehicles is prohibited.
- b. Utilities.
  - i. All onsite utility service lines, including electrical lines and telephone lines, located within a Lot shall be placed underground from the property line. Any transformer or terminal equipment provided within or immediately adjacent to the parcel area shall be visibly screened from view from streets and adjacent properties, with appropriate screening material provided by, maintained by and at the sole cost and expense of the Lot Owner.
  - ii. Transformers, mechanical equipment, electric, gas or other meters of any type shall be painted to blend with the native planting or the color of the building. Full coordination with the local utility companies is recommended to ensure the most aesthetic siting of utility equipment.
- c. Roofs. Placement of any objects such as air conditioning units or exhaust fans on the roof of any building or other permanent structure shall be effectively screened from view.
- d. Walls and Fences.
  - i. No fence, wall, or hedge shall be built or maintained in front of any buildings. Rear yard fencing shall not extend nearer than 15 feet to the front wall line of the building or nearer than 15

feet to any adjoining building. Side yard fencing is permitted, but shall not extend nearer than 15 feet to the front wall line of the building, nor nearer than 15 feet to any adjoining building. Chain link fencing shall not be permitted under any circumstances.

ii. The design, materials, textures and colors of such elements must be architecturally compatible with those of the building. Where practical, they are to be integrated with the building so as to be an extension thereof.

e. Lighting.

i. All exterior light fixtures shall be designed and placed to illuminate structures within the confinement of the Lot boundary lines.

ii. On each site, lighting fixtures shall be from the same family of fixtures with regard to design, materials, color of fixture and light source. Exterior building and parking lot lighting is required on all sites. All exterior lighting shall be directed so as to avoid glare or light throw onto streets or adjoining properties. The lighting guideline shall be established to provide a minimum of 4 foot candles in all areas of the site.

iii. Encouragement will be given to the illumination of tree groupings within these buffers using ground or tree mounted up-lights. Light sources shall not be visible from the street.

iv. Accent illumination of building or site entry points is encouraged. Identification signage shall be interior illuminated or illuminated by an approved ground mounted fixtures. Blinking, flashing or multi-colored illumination is generally unacceptable. All exterior illumination shall be fully operational each night from dusk until midnight or as required by the Parish of St. Tammany. All wiring shall be installed underground.

f. Screening.

i. All required screening within any Lot in the subdivision shall be constructed of 100 percent masonry or stucco. Berms or shrubs shall be allowed to be used for screening if properly landscaped and continuously maintained.

ii. Screening devices shall be of a height at least equal to that of the materials or equipment being screened.

g. Loading Areas.

i. No loading docks shall be permitted on the front of any building. The truck docks shall be properly screened with the appropriate screening material so as not to be visible from public streets.

ii. Adequate area shall be provided on site for all loading and maneuvering of trucks and other vehicles. No such operations will

be permitted within any street, private access drives or rights-of-way. Truck loading and service areas shall be sited and screened so as not to be visible from adjacent public streets and should minimize the potential for negative impacts on adjacent site users. No such areas shall encroach into any public right-of-way, fire lane, parking area, or interior drive.

h. Solar Panels and Equipment.

i. Roof-mounted solar panels must match the roof material. Panels must be an integrated part of the roof design and mounted directly to the roof plane. Solar units must be screened from neighboring property.

i. Satellite Dishes/Transmission Equipment. Large exterior utility equipment, such as satellite dishes, cooling towers, and the like, shall be placed to the rear or side of buildings, out of view from the street, or shall be screened from view by landscaping, fences, wells or berms. Antennas or other pieces of equipment taller than the building will generally not be permitted. All federal and state law regarding satellite dishes, antennae, and microwave dishes must be met in full compliance.

j. Site Furniture. Site furniture consists of benches, mailboxes, bollards, bicycle racks, trash receptacles and the like. The specification and design of all site furniture should be consistent with, and complementary of, its context. These elements should be of uniform design and material wherever possible. Site furniture cannot be placed along drainage easements.



## ADMINISTRATIVE COMMENT

### ZONING STAFF REPORT

Date: July 29, 2013

Case No.: ZC13-08-063

Posted: 07/18/13

Meeting Date: August 6, 2013

Determination: Amended

#### GENERAL INFORMATION

**PETITIONER:** Dick Cyr  
**OWNER:** James E. Maurin  
**REQUESTED CHANGE:** From HC-2 (Highway Commercial District), HC-3 (Highway Commercial District), PBC-1 (Planned Business Center), NC-5 (Retail & Service District) & NC-2 (Indoor Retail & Service District) to HC-2 (Highway Commercial District), HC-3 (Highway Commercial District), PBC-1 (Planned Business Center), NC-5 (Retail & Service District) & NC-2 (Indoor Retail & Service District) & RBCO (Regional Business Center Overlay)  
**LOCATION:** Parcel located at the southeast intersection of LA Highway 21 & I-12; S46,T7S,R10E & S47,T7S,R11E; Ward 1, District 1  
**SIZE:** 201.285 acres

#### SITE ASSESSMENT

##### ACCESS ROAD INFORMATION

Type: 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	I-12	
South	Residential & Institutional	MD-1 (Medical Residential District) & PUD (Planned Unit Development Overlay)
East	I-12/Brewster Road Interchange	
West	Commercial	HC-2 (Highway Commercial District)

##### EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? No

##### 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.

**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). The purpose of this overlay is to provide for coordinated flexible design standards, for planned commercial or office developments that meet the definition of the RBCO. The existing River Chase commercial and office development and its proposed addition meet the required characteristics of the Regional Business Center Overlay, having over 1250 feet of frontage along I-12, being over 100 acres in size, and having a HC-3 Highway Commercial and a PBC-1 Planned Business Center underlying zoning districts.

As show on the attached drawing, Design Zones have been established, listing design standards for the site. A total of 3 designs zones are proposed within the RBCO, consisting of the Retail Zone, the Office with Complementary Uses Zone and the Small Scale Office Uses Zone (see attached drawing). Guidelines regarding the architecture, landscape, signage, parking and additional miscellaneous criteria are provided for each design zone (see attached document).

Note that the site remains subject to the minimum standards of the Unified Development Code regarding the underlying zoning, signs, lighting, landscaping, parking, height and setbacks, except for the special design standards set for the overlay of the River Chase Development.

**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 RBCO for the River Chase development is compatible with the objectives of the 2025 future land use plan. The RBCO will allow for the preservation and development of the existing and proposed mix of commercial uses, while providing a transition with the adjacent existing and proposed residential uses. Moreover, the proposed modifications of the general zoning regulations, will also allow for balance, compatibility and integration of the uses within the entire the development, meeting the objectives of the Mixed Use – Commercial – Conservation criteria of the 2025 Future Land Use Plan.

**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.