

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3319 ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR STEFANCIK/DAVIS PROVIDED BY: PLANNING

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

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located at the end of River Highlands Blvd., west of Echo Street and which property comprises a total of 11.6 acres of land more or less, from its present A-4 (Single Family Residential) & LC (Light Commercial) Districts to a C-2 (Highway Commercial) District, Ward 3, District 1. (ZC06-06-043)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC06-06-043, has recommended to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area be changed from its present A-4 (Single Family Residential) & LC (Light Commercial) Districts to a C-2 (Highway Commercial) District (see Exhibit "A") for complete boundaries.

Whereas, the St. Tammany Parish Council has held its public hearing in accordance with law:

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 C-2 (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-4 (Single Family Residential) & LC (Light Commercial) Districts to a C-2 (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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

EXHIBIT "A"

3319

ZC06-06-043

**ALL THAT CERTAIN TRACT OR PORTION OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 48, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana and being more fully described as follows:**

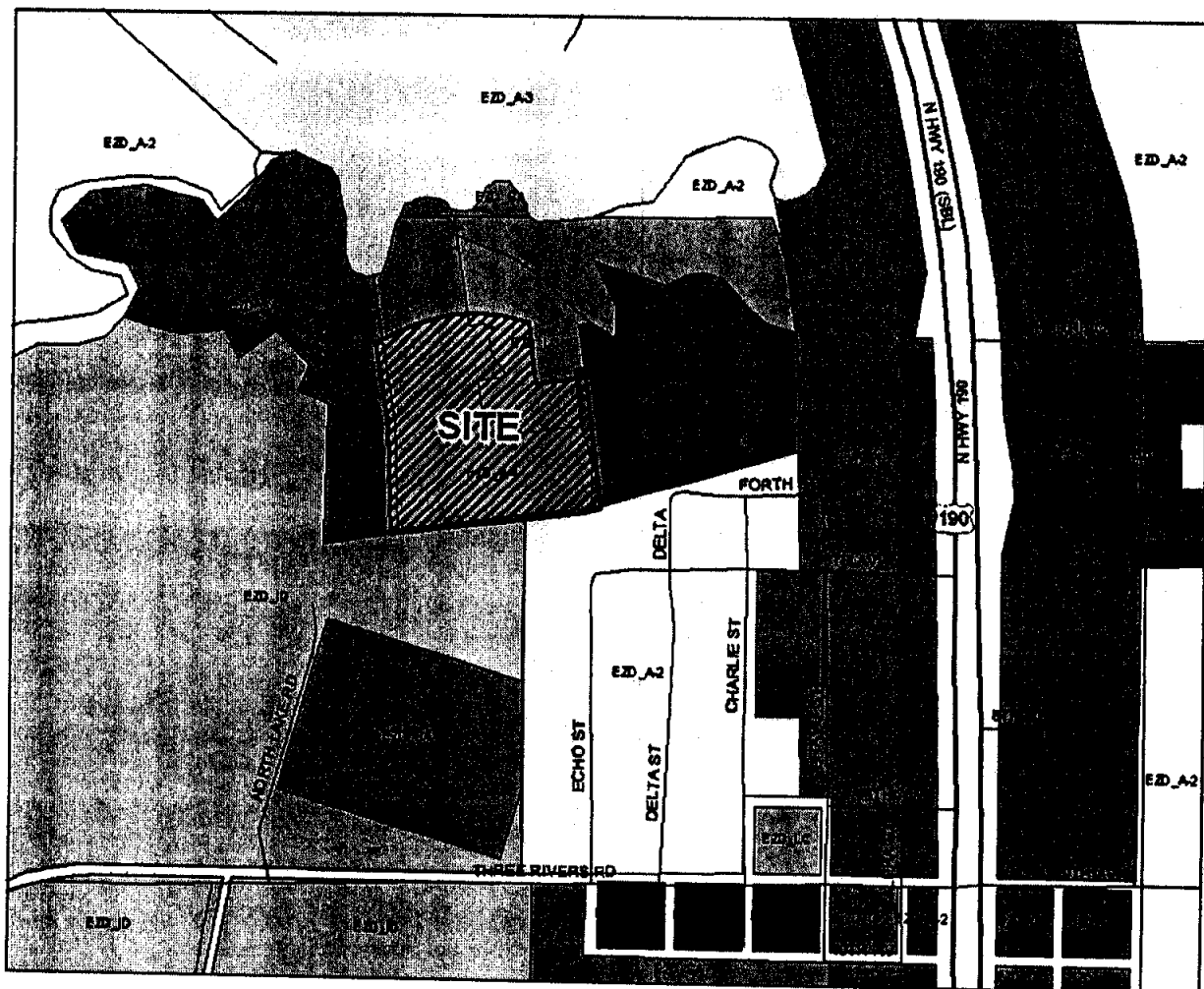
**Commence at the corner common to Sections 3, 10 and 48, Township 7 South, Range 11 East and go South 89 degrees 30 minutes West, a distance of 1634.0 feet; thence go South 09 degrees 34 minutes 46 seconds East, a distance of 94.62 feet; thence go along a curve to the right having a radius of 3673.72 feet and an arc length of 618.23 feet; thence go South 89 degrees 32 minutes 11 seconds West, a distance of 120.65 feet; thence go South 09 degrees 32 minutes 07 seconds West, a distance of 46.92 feet; thence go South 73 degrees 39 minutes 11 seconds West, a distance of 1094.04 feet to the Point of Beginning:**

**From the Point of Beginning go South 73 degrees 39 minutes 11 seconds West, a distance of 60.14 feet; thence go South 82 degrees 38 minutes 48 seconds West, a distance of 709.40 feet; thence go North 01 degrees 50 minutes 07 seconds West, a distance of 385.47 feet; thence go North 09 degrees 08 minutes 50 seconds West, a distance of 309.73 feet; thence go North 65 degrees 07 minutes 41 seconds East, a distance of 176.17 feet; thence go North 71 degrees 34 minutes 22 seconds East, a distance of 63.00 feet; thence go North 75 degrees 19 minutes 48 seconds East, a distance of 61.78 feet; thence go North 86 degrees 22 minutes 07 seconds East, a distance of 89.83 feet; thence go South 87 degrees 05 minutes 26 seconds East, a distance of 84.06 feet; thence go South 75 degrees 39 minutes 25 seconds East, a distance of 105.48 feet; thence go South 07 degrees 25 minutes 00 seconds East, a distance of 225.79 feet; thence go North 82 degrees 35 minutes 00 seconds East, a distance of 119.18 feet; thence go North 82 degrees 34 minutes 56 seconds East, a distance of 60.00 feet; thence go South 07 degrees 25 minutes 04 seconds East, a distance of 471.46 feet back to the Point of Beginning.**

**Said parcel of ground contains 11.571 acres more or less.**

**CASE NO.:** ZC06-06-043  
**PETITIONER:** Jeff Schoen  
**OWNER:** RHP2, L.L.C.  
**REQUESTED CHANGE:** From A-4 (Single Family Residential) & LC (Light Commercial) Districts to C-2 (Highway Commercial) District  
**LOCATION:** Parcel located at the end of River Highlands Blvd., west of Echo Street; S48, T7S, R11E; Ward 3, District 1  
**SIZE:** 11.6 acres

3319



3319



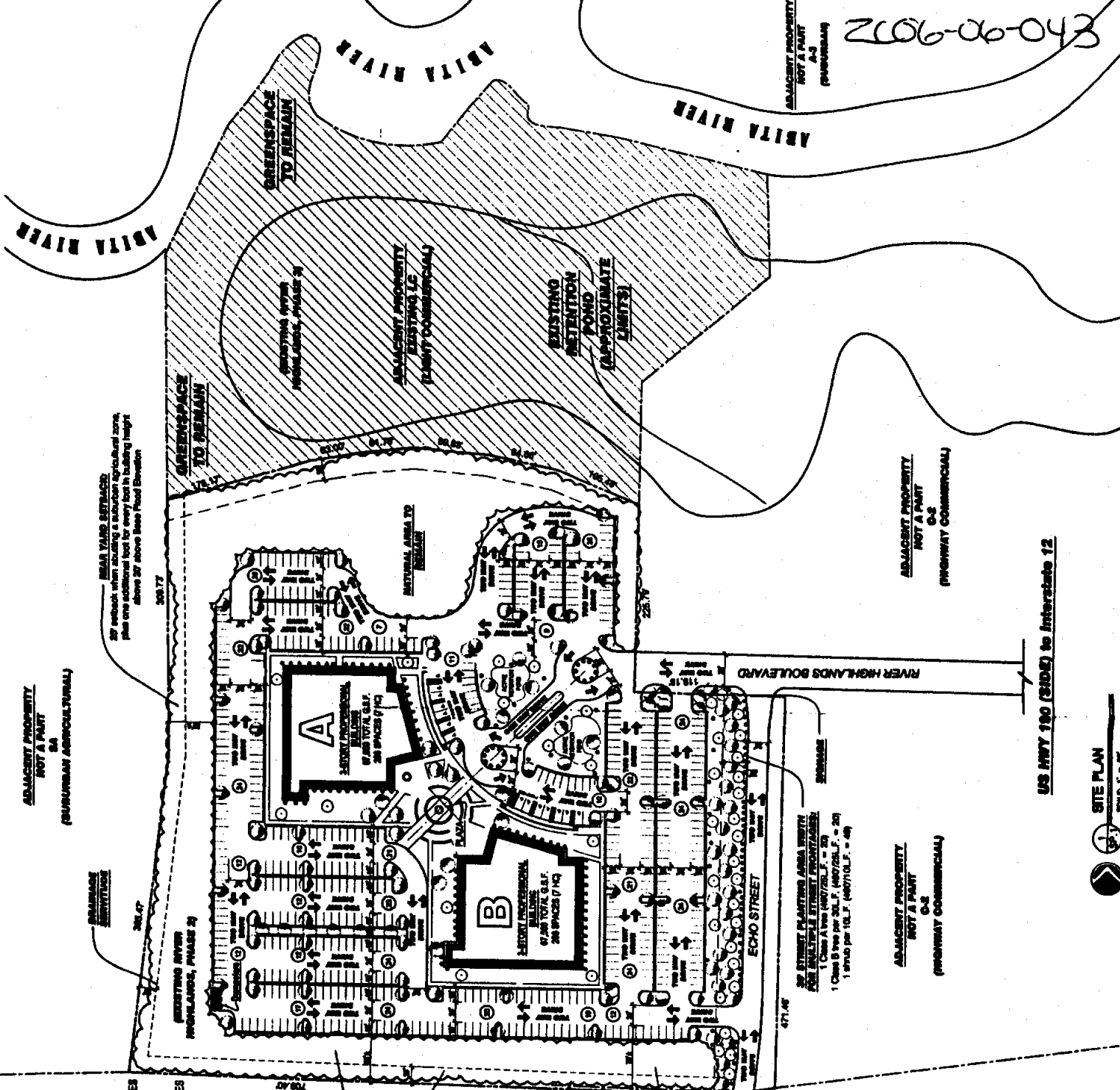
**F&L**  
Architects  
Planners

Frederick & Lathrop  
Architects, P.C.  
220 N. Lake Street  
Baton Rouge, LA 70802  
504-382-2200 FAX  
504-382-4222 TUE  
www.f-l.com

A MASTER PLAN SITE STUDY FOR  
RIVER HIGHLANDS OFFICE PARK  
INTERSECTION OF RIVER HIGHLANDS BLVD. AND ECHO STREET  
ST. TAMMANY PARISH, LOUISIANA

DATE: 08/20/02  
SCALE: AS SHOWN  
DRAWN BY: [unintelligible]  
CHECKED BY: [unintelligible]  
APPROVED BY: [unintelligible]

SP.1



540-90-9072

**TOTAL PROPOSED PARKING:**  
MINIMUM PARKING BY ORDINANCE: 1 SPACE FOR EVERY 300 SQUARE FEET OF GROSS FLOOR AREA = 360 TOTAL SPACES  
RECOMMENDED 1 SPACE FOR EVERY 200 SQUARE FEET OF GROSS FLOOR AREA = 640 TOTAL SPACES

**A** 3-STORY PROFESSIONAL OFFICE BUILDING: 67,200 G.S.F. / 350 = 193 MIN. PARKING SPACES  
200 PARKING SPACES PROVIDED, INCLUDING 7 ACCESSIBLE SPACES

**B** 2-STORY PROFESSIONAL OFFICE BUILDING: 67,200 G.S.F. / 350 = 193 MIN. PARKING SPACES  
200 PARKING SPACES PROVIDED, INCLUDING 8 ACCESSIBLE SPACES AND ONE VAN ACCESSIBLE SPACE

**PLANTING REQUIREMENTS:**  
INTERIOR PARKING LANDSCAPING  
1. 1 TREE PER 12 PARKING SPACES. LANDSCAPED ISLANDS SHALL HAVE 1 TREE AT THE END OF EACH ROW (LANDSCAPED ISLANDS TO BE NOT LESS THAN 8' WIDE, INCLUDING CURBS).  
2. EVERY FOURTH ROW OF PARKING SHALL HAVE 1 CLASS A TREE EVERY 30'L.F. LANDSCAPED MEDIAN SHALL BE NOT LESS THAN 8' WIDE INCLUDING CURBS).

**GENERAL NOTE:**  
SHRUBS TO BE PLANTED NO MORE THAN 2 1/2 FEET APART IN A LINEAR FASHION AND SHOULD OBSOURE PARKING. SHRUBS SHALL GROW TO A MINIMUM HEIGHT OF 3 FEET AFTER 2 YEARS OF GROWTH.

**ADJACENT PROPERTY:**  
TULALUM PRIMATE RESEARCH CENTER  
NOT A PART (INSTITUTIONAL)

**ADJACENT PROPERTY:**  
NOT A PART (SUBURBAN)

**ADJACENT PROPERTY:**  
NOT A PART (FRONTAGE COMMERCIAL)

**TREE LEGEND:**  
CLASS 'A' TREE  
CLASS 'B' TREE  
SHRUB

**ADJACENT PROPERTY:**  
NOT A PART (SUBURBAN)

**ADJACENT PROPERTY:**  
NOT A PART (FRONTAGE COMMERCIAL)

**ADJACENT PROPERTY:**  
NOT A PART (FRONTAGE COMMERCIAL)

**ADJACENT PROPERTY:**  
NOT A PART (FRONTAGE COMMERCIAL)

**ADJACENT PROPERTY:**  
NOT A PART (FRONTAGE COMMERCIAL)

**ADJACENT PROPERTY:**  
NOT A PART (FRONTAGE COMMERCIAL)

**ADJACENT PROPERTY:**  
NOT A PART (FRONTAGE COMMERCIAL)

**PROPOSED OFFICE PARK:**  
11.6 ACRES (604,021 S.F.)  
PHASE 2 APPROXIMATELY  
TOTAL PROPOSED BUILDING S.F. 134,400 G.S.F.  
TOTAL PROPOSED PARKING 532 SPACES

**ST. TAMMANY PARISH EXISTING ZONING:**  
PHASE 2 ZONED A-1 AND PHASE 3 ZONED LC

**PROPOSED RE-ZONING:**  
C-2 FOR PHASE 2



US HWY 190 (SIDE) to Interstate 12

1" = 60'

SITE PLAN

SCALE: 1" = 60'