

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3662

ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR BAGERT/DAVIS

PROVIDED BY: PLANNING

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MR. BURKHALTER

ON THE 4TH DAY OF OCTOBER 2007

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the north side of Oschner Boulevard, west of LA Highway 21, north of Interstate 12 and which property comprises a total of 4.29 acres of land more or less, from its present A-4 (Single Family Residential) District to a C-3 (Planned Commercial Center) District, Ward 1, District 1. (ZC07-05-025)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC07-05-025, 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) District to a C-3 (Planned Commercial Center) 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-3 (Planned Commercial Center) 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) District to a C-3 (Planned Commercial Center) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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

ZC07-05-025

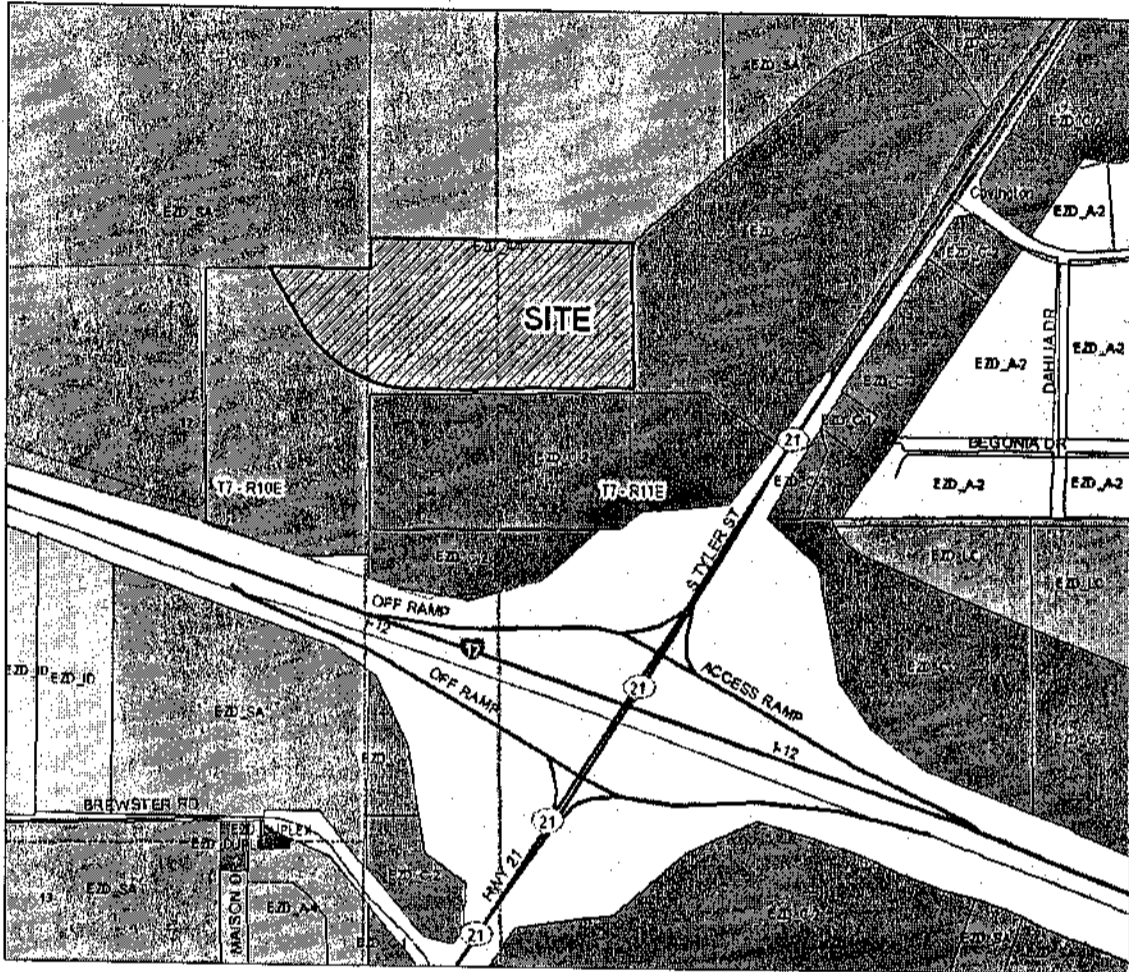
A CERTAIN PIECE OR PORTION OF LAND SITUATED IN SECTION 46, TOWNSHIP 7 SOUTH, RANGE 10 EAST AND SECTION 47, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA BEING MORE FULLY DESCRIBED AS FOLLOWS:

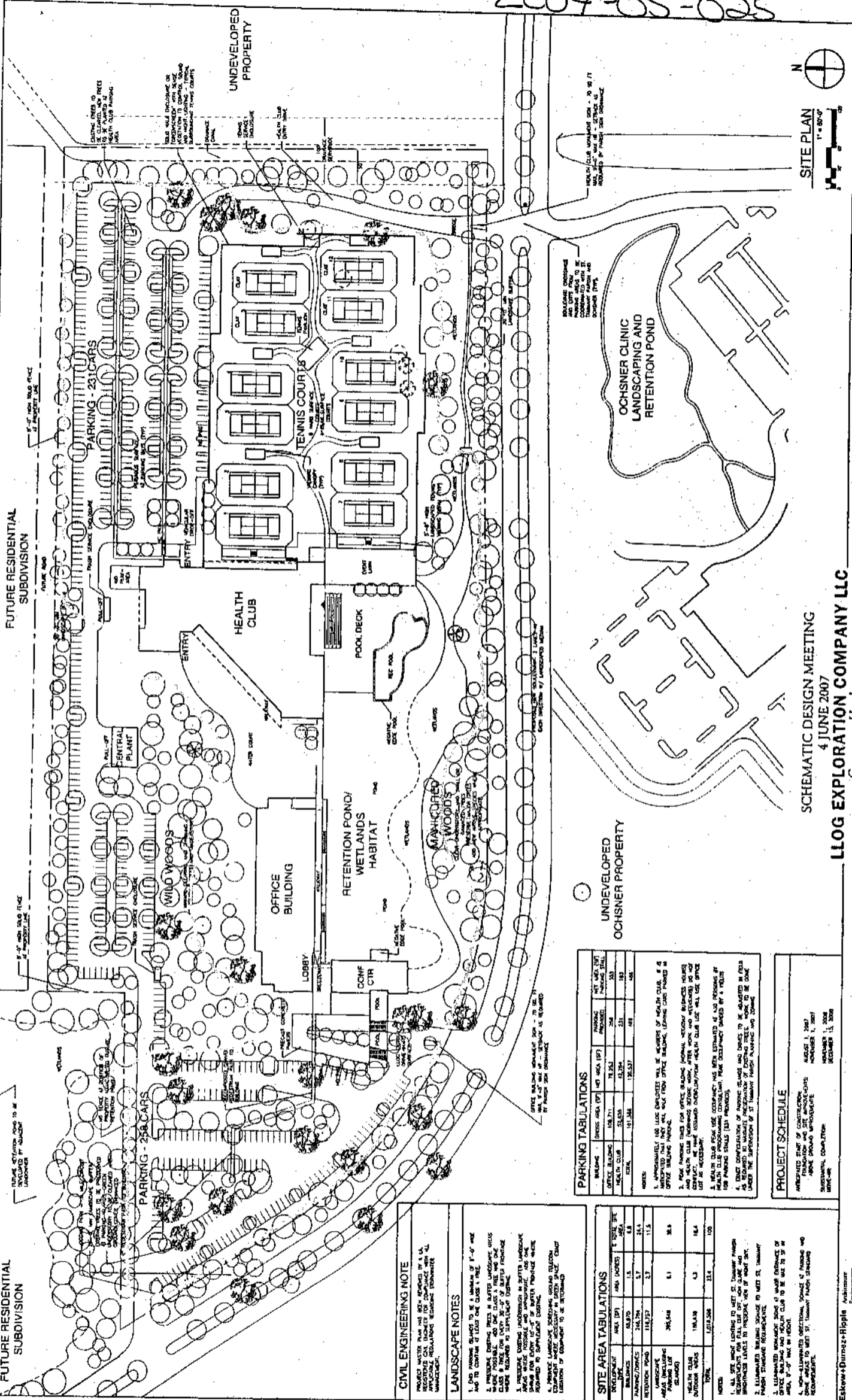
FROM THE SECTION CORNER COMMON TO SECTIONS 12, 45, & 46 TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA RUN SOUTH 00 DEGREES 02 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 2341.37 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING RUN SOUTH 89 DEGREES 42 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 1282.50 FEET TO A POINT ON THE CENTERLINE OF A 100 FOOT DRAINAGE SERVITUDE; THENCE RUN ALONG SAID CENTERLINE SOUTH 50 DEGREES 44 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 25.16 FEET TO A POINT; THENCE CONTIUNE ALONG SAID SERVITUDE SOUTH 00 DEGREES 59 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 127.26 FEET TO A POINT; THENCE LEAVING SAID SERVITUDE RUN NORTH 89 DEGREES 42 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 215.05 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 17 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 2.76 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 42 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 855.79 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 08 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 50.00 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 42 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 145.00 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 15 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 140.00 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 4.09 ACRES MORE OR LESS.

CASE NO.: ZC07-05-025
PETITIONER: LLOG Exploration Company, LLC c/o Scott Gutterman
OWNER: Wainer Brothers and Allstate Financial Company
REQUESTED CHANGE: From A-4 (Single Family Residential) District to C-3 (Planned Commercial Center) District
LOCATION: Parcel located on the north side of Oschner Boulevard, west of LA Highway 21, north of Interstate 12; S46, T7S, R10E & S47, T7S, R11E; Ward 1, District 1
SIZE: 19.11 acres





SITE PLAN
1" = 60'

SCHMATIC DESIGN MEETING
4 JUNE 2007
LLOG EXPLORATION COMPANY LLC
Corporate Headquarters
St Tammany Parish, Louisiana

PARKING TABULATIONS

WALKWAY	DRIVEWAY	NET AREA (SF)	NET AREA (SQ FT)	PARKING SPACES	NET AREA (SQ FT)
OFFICE BUILDING	108,271	78,253	248	303	
HEALTH CLUB	53,628	52,824	231	192	
TOTAL	161,899	131,077	479	495	

NOTES:
 1. APPROXIMATELY 100 USE CATEGORIES ARE BEING CONSIDERED FOR OFFICE BUILDING AND HEALTH CLUB. THIS IS AN ESTIMATE AND SHOULD BE CONFIRMED BY THE CLIENT.
 2. PARKING SPACES FOR OFFICE BUILDING (NORMAL BUSINESS HOURS) AND HEALTH CLUB (BUSINESS BEFORE WORK, AFTER WORK AND WEEKENDS) ARE NOT BEING CONSIDERED. OFFICE BUILDING AND HEALTH CLUB USE ALL USE OFFICE USE AS NECESSARY.
 3. HEALTH CLUB FROM USE CATEGORIES HAS BEEN ESTIMATED AS 100 SPACES OF HEALTH CLUB PROGRAMMING. HEALTH CLUB PROGRAMMING SHOULD BE A RESULT OF HEALTH CLUB PROGRAMMING CONSULTATION. HEALTH CLUB PROGRAMMING SHOULD BE A RESULT OF HEALTH CLUB PROGRAMMING CONSULTATION.
 4. EXACT CONCENTRATION OF PARKING SPACES AND DRIVES TO BE ADJUSTED IN FIELD BASED ON CLIENT REQUIREMENTS AND AVAILABILITY OF EXISTING TREES. WORK TO BE DONE UNDER THE SUPERVISION OF ST. TAMMANY PARISH PLANNING AND ZONING DEPARTMENT.

PROJECT SCHEDULE

ACTIVITY	START DATE	END DATE
PRELIMINARY DESIGN	AUGUST 1, 2007	NOVEMBER 1, 2007
CONSTRUCTION	NOVEMBER 1, 2007	DECEMBER 15, 2008

SITE AREA TABULATIONS

DEVELOPMENT TYPE	AREA (SF)	AREA (ACRES)	TOTAL SITE AREA
OFFICE BUILDING	108,271	2.47	111.5
HEALTH CLUB	53,628	1.23	
PARKING	147,272	3.35	
LANDSCAPE	396,048	9.11	
HEALTH CLUB OUTDOOR AREAS	108,271	2.47	18.4
TOTAL	1,072,268	24.6	105

NOTES:
 1. ALL SITE AREA INCLUDING TO BE ST. TAMMANY PARISH REQUIREMENTS FOR ALL USES, INCLUDING OFFICE BUILDING AND HEALTH CLUB. OFFICE BUILDING AND HEALTH CLUB ARE TO BE ADJUSTED IN FIELD BASED ON CLIENT REQUIREMENTS AND AVAILABILITY OF EXISTING TREES. WORK TO BE DONE UNDER THE SUPERVISION OF ST. TAMMANY PARISH PLANNING AND ZONING DEPARTMENT.
 2. LANDSCAPE AREA IS TO BE ADJUSTED IN FIELD BASED ON CLIENT REQUIREMENTS AND AVAILABILITY OF EXISTING TREES. WORK TO BE DONE UNDER THE SUPERVISION OF ST. TAMMANY PARISH PLANNING AND ZONING DEPARTMENT.
 3. LANDSCAPE AREA IS TO BE ADJUSTED IN FIELD BASED ON CLIENT REQUIREMENTS AND AVAILABILITY OF EXISTING TREES. WORK TO BE DONE UNDER THE SUPERVISION OF ST. TAMMANY PARISH PLANNING AND ZONING DEPARTMENT.

CIVIL ENGINEERING NOTE
 THIS SITE PLAN HAS BEEN APPROVED BY L.A. ARCHITECTURE, INC. FOR THE PRELIMINARY DESIGN PHASE OF THE PROJECT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS FROM THE ST. TAMMANY PARISH PLANNING AND ZONING DEPARTMENT.
LANDSCAPE NOTES
 1. THE PARKING SPACES TO BE A MINIMUM OF 7'-0" WIDE AND TO CONTAIN AT LEAST ONE CURB & GUTTER.
 2. PREPARE DRAINAGE PANS IN ALL LANDSCAPE AREAS AND HEALTH CLUB AREAS. DRAINAGE PANS SHALL BE LOCATED AT THE CURB & GUTTER LINE AND SHALL BE SLOPED TO THE CURB & GUTTER LINE.
 3. PREPARE DRAINAGE PANS IN ALL LANDSCAPE AREAS WHERE POSSIBLE AND APPROPRIATE. FOR ONE AND TWO STORY BUILDINGS, DRAINAGE PANS SHALL BE LOCATED AT THE CURB & GUTTER LINE.
 4. PROVIDE LANDSCAPE SCHEDULING UNLESS OTHERWISE NOTED. LANDSCAPE SCHEDULING IS TO BE PROVIDED FOR ALL PLANTING.