

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3662

ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR BAGERT/DAVIS

PROVIDED BY: PLANNING

INTRODUCED BY: _____

SECONDED BY: _____

ON THE _____ DAY OF _____, 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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

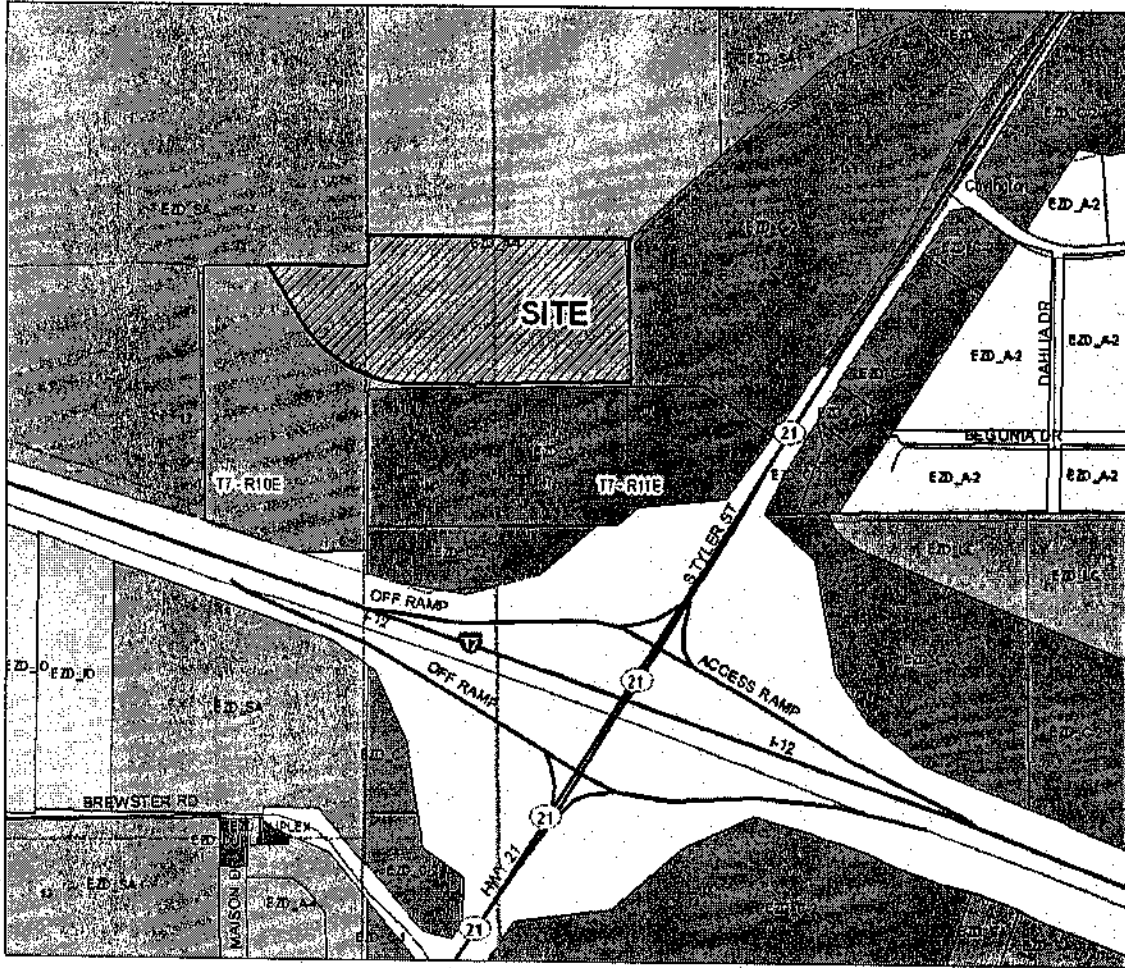
A CERTAIN PIECE OR PORTION OF LAND SITUATED IN SECTION 46, TOWNSHIP 7 SOUTH, RANGE 10 EAST AND SECTION 47, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA BEING MORE FULLY DESCRIBED AS FOLLOWS:

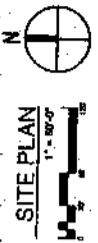
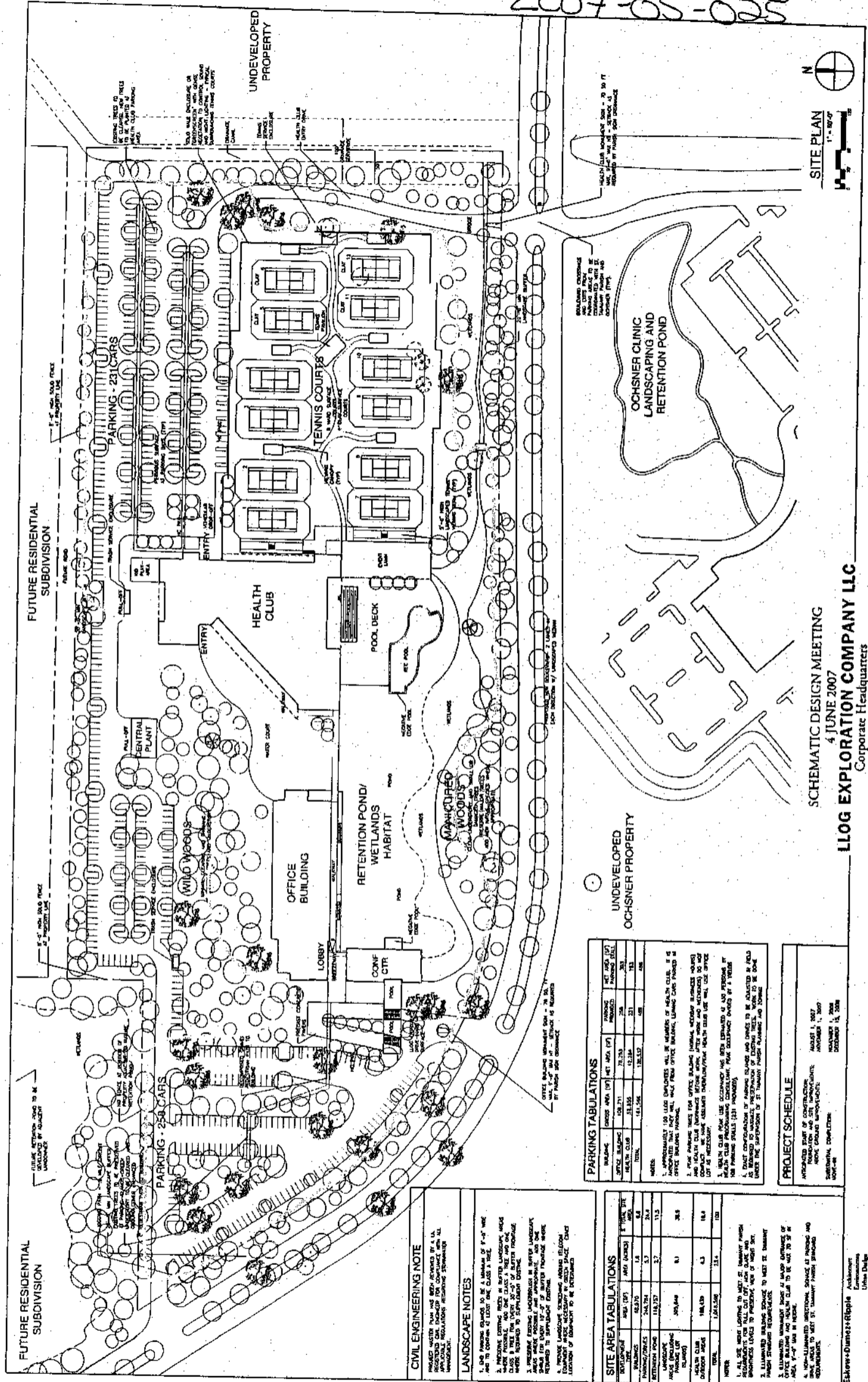
FROM THE SECTION CORNER COMMON TO SECTIONS 12, 45, & 46 TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA RUN SOUTH 00 DEGREES 02 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 2341.37 FEET TO THE POINT OF BEGINNING.

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





PARKING TABULATIONS

Building	Garage Area (SF)	Net Area (SF)	Spaces Provided (SF)	Net Spaces (SF)
OFFICE BUILDING	108,711	73,753	258	258
HEALTH CLUB	51,855	52,884	231	231
TOTAL	161,566	126,637	489	489

NOTES:

- APPROXIMATELY 150 LEASE EMPLOYEES WILL BE MEMBERS OF HEALTH CLUB. IF 50% OF THESE EMPLOYEES ARE MEMBERS, THE HEALTH CLUB WILL BE FULLY OPERATIONAL. LEASING CONTRACTS WILL BE SIGNED WITH OFFICE BUILDING LEASING CONTRACTS IN ORDER TO MAINTAIN PARKING.
- LEASE EMPLOYEES WILL USE OFFICE BUILDING PARKING, HEALTH CLUB PARKING AND HEALTH CLUB PARKING. OFFICE BUILDING LEASING CONTRACTS WILL BE SIGNED WITH OFFICE BUILDING LEASING CONTRACTS IN ORDER TO MAINTAIN PARKING.
- LEASE EMPLOYEES WILL USE OFFICE BUILDING PARKING, HEALTH CLUB PARKING AND HEALTH CLUB PARKING. OFFICE BUILDING LEASING CONTRACTS WILL BE SIGNED WITH OFFICE BUILDING LEASING CONTRACTS IN ORDER TO MAINTAIN PARKING.
- LEASE EMPLOYEES WILL USE OFFICE BUILDING PARKING, HEALTH CLUB PARKING AND HEALTH CLUB PARKING. OFFICE BUILDING LEASING CONTRACTS WILL BE SIGNED WITH OFFICE BUILDING LEASING CONTRACTS IN ORDER TO MAINTAIN PARKING.

PROJECT SCHEDULE

Activity	Start Date	End Date
ARCHITECTURAL DESIGN	NOVEMBER 1, 2007	NOVEMBER 1, 2007
LANDSCAPE ARCHITECTURE	NOVEMBER 1, 2007	NOVEMBER 1, 2007
ENGINEERING	NOVEMBER 1, 2007	NOVEMBER 1, 2007
CONSTRUCTION	NOVEMBER 1, 2008	NOVEMBER 1, 2008

CIVIL ENGINEERING NOTE

PROJECT MASTER PLAN HAS BEEN REVIEWED BY A LICENSED PROFESSIONAL ENGINEER FOR COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND STANDARDS. ALL DIMENSIONS AND LOCATIONS ARE TO BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

LANDSCAPE NOTES

- ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE CONTRACT DOCUMENTS.
- PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE CONTRACT DOCUMENTS.
- PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE CONTRACT DOCUMENTS.
- PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE CONTRACT DOCUMENTS.

SITE AREA TABULATIONS

Category	Area (SF)	Area (Acres)
TOTAL SITE AREA	1,011,500	23.4
OFFICE BUILDING	108,711	2.5
HEALTH CLUB	51,855	1.2
TENNIS COURTS	118,757	2.7
LANDSCAPE	200,000	4.6
UNDEVELOPED PROPERTY	181,177	4.1
WETLANDS	181,177	4.1
TOTAL	1,011,500	23.4

NOTES:

- ALL DIMENSIONS AND LOCATIONS ARE TO BE VERIFIED BY THE CONTRACTOR.
- ALL DIMENSIONS AND LOCATIONS ARE TO BE VERIFIED BY THE CONTRACTOR.
- ALL DIMENSIONS AND LOCATIONS ARE TO BE VERIFIED BY THE CONTRACTOR.
- ALL DIMENSIONS AND LOCATIONS ARE TO BE VERIFIED BY THE CONTRACTOR.

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