

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6531 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: : LORINO/COOPER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MS. O'BRIEN SECONDED BY: MR. BINDER

ON THE 5 DAY OF NOVEMBER , 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF WESTSHORE DRIVE, NORTH OF PINNACLE PARKWAY; COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 45.78 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT PBC-1 (PLANNED BUSINESS CAMPUS) TO AN HC-3 (HIGHWAY COMMERCIAL DISTRICT) (WARD 1, DISTRICT 1). (2020-2019-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-2019-ZC, 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 PBC-1 (Planned Business Campus) to an HC-3 (Highway Commercial District) 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).

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 PBC-1 (Planned Business Campus) to an HC-3 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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: _____

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 3 DAY OF DECEMBER , 2020 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: OCTOBER 21 , 2020

Published Adoption: _____ , 2020

Delivered to Parish President: _____ , 2020 at _____

Returned to Council Clerk: _____ , 2020 at _____

EXHIBIT "A"

2020-2019-ZC

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

COMMENCING FROM THE CORNER COMMON TO SECTIONS 12, 13 & 46 TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA RUN NORTH 00 DEGREES 40 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 1423.63 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 23 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 1109.12 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 14 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 95.62 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 17 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 700.84' TO A POINT ON THE NORTH RIGHT-OF-WAY OF INTERSTATE 12 AND THE EAST RIGHT-OF-WAY OF LOUISIANA HIGHWAY 21; THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY OF INTERSTATE 12 SOUTH 48 DEGREES 43 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 326.61 FEET TO A POINT; THENCE RUN SOUTH 10 DEGREES 45 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 243.47 FEET TO A POINT; THENCE RUN NORTH 51 DEGREES 51 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 368.91 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF PINNACLE PARKWAY, SAID POINT BEING A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID RIGHT-OF-WAY AND CURVE WITH A RADIUS OF 353.09 FEET, AND AN ARC LENGTH OF 448.26 FEET, A CHORD BEARING OF SOUTH 33 DEGREES 52 MINUTES 00 SECONDS EAST AND A CHORD LENGTH OF 418.76 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY RUN SOUTH 86 DEGREES 14 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 120.07 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF PINNACLE PARKWAY, SAID POINT BEING ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID NORTHERLY RIGHT-OF-WAY AND CURVE WITH A RADIUS OF 451.09 FEET, AND AN ARC LENGTH OF 522.22 FEET, A CHORD BEARING OF NORTH 30 DEGREES 01 MINUTES 18 SECONDS WEST AND A CHORD LENGTH OF 493.54 FEET TO A POINT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY, NORTH 65 DEGREES 54 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 91.00 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 360.00 FEET, AND AN ARC LENGTH OF 228.33 FEET, A CHORD BEARING OF NORTH 47 DEGREES 44 MINUTES 46 SECONDS WEST AND A CHORD LENGTH OF 224.52 FEET TO A POINT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY, NORTH 29 DEGREES 34 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 63.58 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY RUN NORTH 34 DEGREES 02 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 11.19 FEET TO A POINT; THENCE RUN SOUTH 29 DEGREES 34 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 68.57 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 350.00 FEET, AND AN ARC LENGTH OF 37.75 FEET, A CHORD BEARING OF SOUTH 32 DEGREES 37 MINUTES 59 SECONDS EAST AND A CHORD LENGTH OF 37.73 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 15 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 2228.44 FEET TO A POINT; THENCE RUN SOUTH 21 DEGREES 01 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 288.34 FEET TO A POINT; THENCE RUN SOUTH 24 DEGREES 03 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 129.53 FEET TO A POINT; THENCE RUN SOUTH 68 DEGREES 58 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 2372.21 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING, CONTINUE SOUTH 68 DEGREES 58 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 1398.26 FEET TO A POINT ON THE WESTERN DESCENDING BANK OF THE TCHEFUNCTE RIVER; THE NILE RUN ALONG THE MEANDERING\$ OF THE WESTERN DESCENDING BANK OF THE TCHEFUNCTE RIVER IN A SOUTHERLY DIRECTION FOR A DISTANCE OF APPROXIMATELY 2390 FEET MORE OR LESS TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE 12; THENCE RUN ALONG SAID RIGHT-OF-WAY NORTH 68 DEGREES 55 MINUTES 27 SECONDS WEST A DISTANCE OF 301.57 FEET TO A POINT; THENCE RUN NORTH 64 DEGREES 51 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 215.06 FEET TO A POINT; THENCE RUN NORTH 67 DEGREES 42 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 113.08 FEET TO A POINT; THENCE RUN NORTH 68 DEGREES 56 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 551.92 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 2210.50 FEET, AN ARC LENGTH OF 418.34 FEET, A CHORD BEARING OF NORTH 63 DEGREES 31 MINUTES 30 SECONDS WEST AND A CHORD LENGTH OF 417.71 FEET TO A POINT; THENCE LEAVING SAID CURVE, RUN NORTH 58 DEGREES 06 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 17.10 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY, RUN NORTH 20 DEGREES 40 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 284.42 FEET TO A POINT; THENCE RUN NORTH 68 DEGREES 58 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 138.01 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 514.50 FEET AN ARC LENGTH OF 178.58 FEET, A CHORD BEARING OF NORTH 59 DEGREES 02 MINUTES 02 SECONDS WEST AND A CHORD LENGTH OF 177.69 FEET TO A POINT; THENCE RUN NORTH 49 DEGREES 05 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 142.21 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTER-CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 498.61 FEET, AN ARC LENGTH OF 151.21 FEET, A CHORD BEARING OF NORTH 57 DEGREES 53 MINUTES 44 SECONDS WEST AND A CHORD LENGTH OF 150.63 FEET TO A POINT; THENCE RUN NORTH 21 DEGREES 01 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 675.48 FEET BACK TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINS 45.78 ACRES (1,994,213 SQ. FT.) MORE OR LESS.

Case No.: 2020-2019-ZC

PETITIONER: Watercross Development, LLC

OWNER: Watercross Development, LLC

REQUESTED CHANGE: From PBC-1 Planned Business Campus to HC-3 Highway Commercial District

LOCATION: Parcel located on the east side of Westshore Drive, north of Pinnacle Parkway; Covington

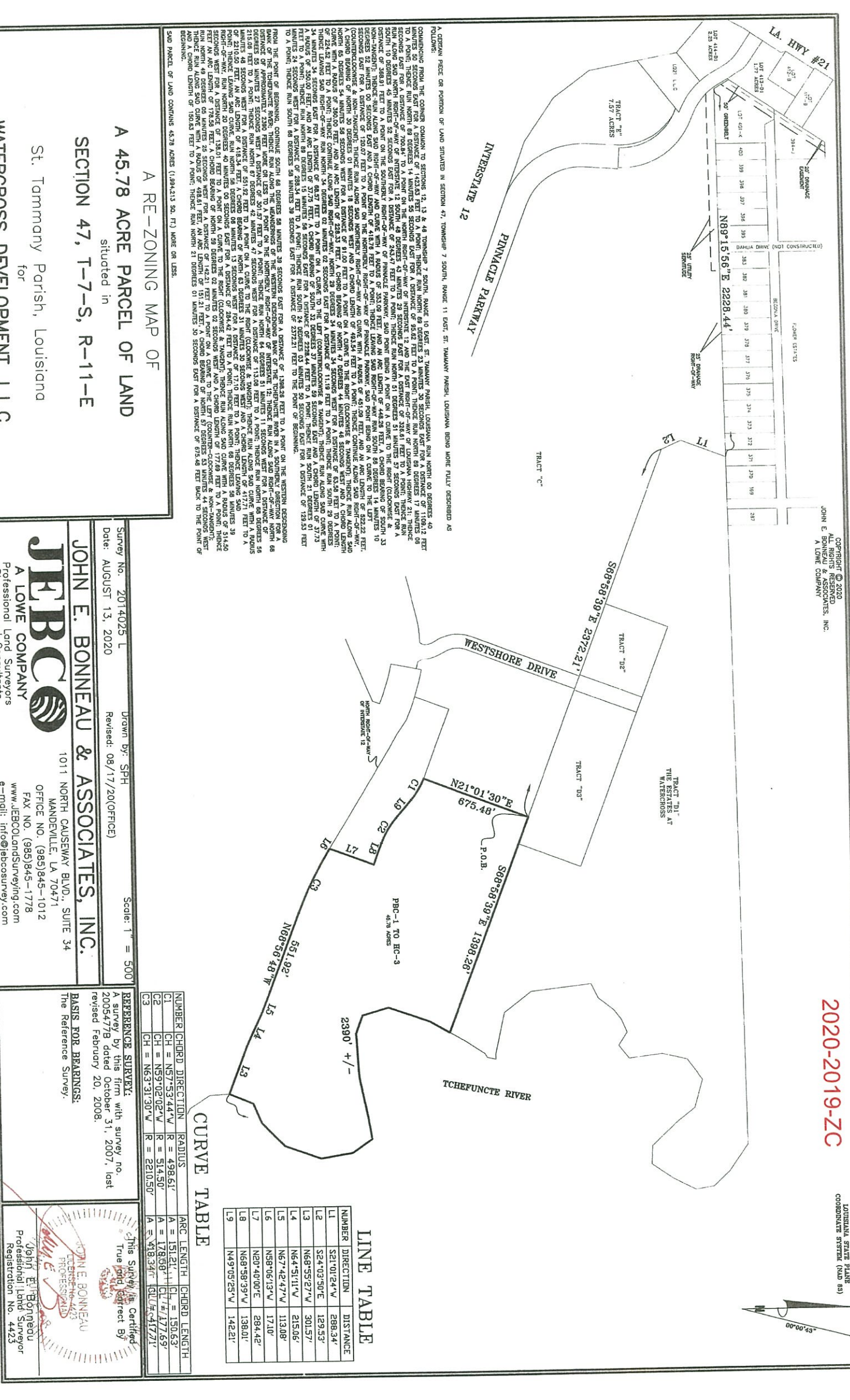
SIZE: 45.78 acres



2020-2019-ZC

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ALLEN RYAN ASSOCIATES, INC.
A LOWE COMPANY

LOUISIANA STATE PLANNING
COORDINATE SYSTEM (SUD 89)



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

COMMENCING FROM THE CORNER COMMON TO SECTIONS 14, 13 & 48 TOWNSHIP 7 SOUTH, PARISH, LOUISIANA, RUN NORTH 00 DEGREES 40 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 120 FEET TO A POINT; THENCE RUN NORTH 69 DEGREES 23 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 120 FEET TO A POINT; THENCE RUN NORTH 69 DEGREES 23 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 14 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 95.02 FEET TO A POINT; THENCE RUN NORTH 69 DEGREES 23 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 236.81 FEET TO A POINT; THENCE RUN NORTH 45 DEGREES 51 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 454.77 FEET TO A POINT; THENCE RUN NORTH 51 DEGREES 51 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 388.81 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF PINNACLE PARKWAY, SUD POINT BEING A POINT ON A CHORD BEARING OF SOUTH 10 DEGREES 52 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 150.07 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY RUN SOUTH 86 DEGREES 14 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 222.22 FEET TO A POINT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY, (COUNTERCLOCKWISE & NON-TANGENT), THENCE RUN ALONG SAID RIGHT-OF-WAY CURVE WITH A CENTER POINT BEING ON A CHORD BEARING OF NORTH 30 DEGREES 30 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 227.21 FEET TO THE POINT OF BEGINNING.

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S81°01'24" W	288.34'
L2	S84°03'50" E	129.53'
L3	N68°55'57" W	301.57'
L4	N64°51'11" W	215.06'
L5	N67°42'47" W	113.08'
L6	N58°06'13" W	171.0'
L7	N20°40'00" E	284.42'
L8	N68°58'39" W	138.01'
L9	N49°05'55" W	142.21'

CURVE TABLE

NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	CH = N57°53'44" W	R = 498.61'	A = 151.21'	C1 = 130.63'
C2	CH = N59°02'02" W	R = 514.50'	A = 178.58'	C2 = 177.69'
C3	CH = N63°31'30" W	R = 2210.50'	A = 188.34'	C3 = 171.71'

REFERENCE SURVEY: with survey no. 20054778 dated October 31, 2007, last revised February 20, 2008.

BASIS FOR BEARINGS:
The Reference Survey.

Survey No. 2014025 L
Date: AUGUST 13, 2020
Drawn by: SPH
Revised: 08/17/20(OFFICE)
Scale: 1" = 500'

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This Survey is Certified
True and Correct by
JOHN E. BONNEAU
Professional Land Surveyor
Registration No. 4423

A RE-ZONING MAP OF
A 45.78 ACRE PARCEL OF LAND
situated in
SECTION 47, T-7-S, R-11-E
St. Tammany Parish, Louisiana
for
WATERCROSS DEVELOPMENT, L.L.C.



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 9/25/2020

Case No.: 2020-2019-ZC

Posted: 9/25/2020

Meeting Date: October 6, 2020

Determination: Approved

GENERAL INFORMATION

PETITIONER: Watercross Development, LLC

OWNER: Watercross Development, LLC

REQUESTED CHANGE: From PBC-1 Planned Business Campus to HC-3 Highway Commercial District

LOCATION: Parcel located on the east side of Westshore Drive, north of Pinnacle Parkway; Covington

SIZE: 45.78 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 1 lane, asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	PUD Planned Unit Development
South	I-12	N/A
East	Residential	Covington City Limits
West	Commercial	HC-3 Highway Commercial

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

Conservation - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of "conservation" includes a private landowner's understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simply referred to as "good stewardship"); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from PBC-1 Planned Business Campus to HC-3 Highway Commercial District. The site is located on the east side of Westshore Drive, north of Pinnacle Parkway, Covington. The 2025 Future Land Use Plan designates the site to be developed with uses that achieve conservation through both private and public sector initiatives.

The purpose of the PBC-1 zoning designation is to provide for the location of office uses in a campus-type setting. The purpose of the HC-3 Highway Commercial District is to accommodate large scale, heavy commercial uses. The subject site is located east of the existing Colonial Pinnacle Nord Du Lac Regional Business Center, which is developed with commercial and retail uses of various types and densities. Staff has determined that the petitioned HC-3 Highway Commercial District will allow for uses that are appropriate to the area and as such, is not opposed to the request.