

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6481                      ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_  
COUNCIL SPONSOR: LORINO/COOPER                      PROVIDED BY: PLANNING DEVELOPMENT  
INTRODUCED BY: MR. DAVIS                      SECONDED BY: MR. STEFANCIK  
ON THE 26 DAY OF AUGUST , 2020

AN ORDINANCE TO AMEND ORD. C.S. NO. 01-0303, ADOPTED MAY 3, 2001 REGARDING A MAJOR AMENDMENT TO THE PUD PLANNED UNIT DEVELOPMENT OVERLAY FOR 161 ACRES LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF I-12 AND LA HIGHWAY 1088, MANDEVILLE, WARD 4, DISTRICTS 5 & 7. (ZC01-03-028)

WHEREAS, the St. Tammany Parish Zoning Commission approved a request for a major amendment to the PUD for 161 acres of land located at the northwest corner of the intersection of I-12 and LA Highway 1088, Mandeville at their June 23, 2020 public hearing.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that the Parish Council amends Ordinance C. S. No. 01-0303, adopted May 3, 2001, regarding a major amendment to the PUD, to add "Transportation Terminal (bus, truck or other)" and "Warehouse and Distribution Center" to the list of permitted uses for Parcels 2, 3, 4, & 5 and to reconfigure the previously approved greenspace. The request will remove the 2.85 acre/ 50 ft. buffer along the interstate on-ramp and provide the required space along the eastern, northern and western property lines, (see Exhibit "A").

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 DAY OF OCTOBER , 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: SEPTEMBER 16 , 2020

Published Adoption: \_\_\_\_\_, 2020

Delivered to Parish President: \_\_\_\_\_, 2020 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2020 at \_\_\_\_\_

## Exhibit A

### ZC01-03-028

The Northwest Quarter of Section 33, Township 7 South, Range 12 East, St. Tammany Parish, Louisiana.

LESS AND EXCEPT:

I. A CERTAIN PORTION OF GROUND, situated in the State of Louisiana, Parish of St. Tammany located in Section 33, Township 7 South - Range 12 East, comprised of a portion of the Northwest Quarter of Section 33, designated as WADSWORTH SUBDIVISION, and being more fully described as follows:

BEGIN at the northwest corner of Section 33, Township 7 South - Range 12 East;

THENCE, proceed along the northerly line of the aforesaid Section 33, S89°31'47"E a distance of 996.86 feet to a point;

THENCE, proceed along the southerly line of a 30' United Gas Pipeline R.O.W., S59°04'50"E a distance of 1,286.84 feet to a point;

THENCE, proceed S01°55'27"W a distance of 627.38 feet to a point of curve;

THENCE, proceed along a curve to the left, in a southeasterly direction, with a radius of 12.00 feet, having an arc length of 14.71 feet, along a chord bearing of S33°11'50"E a distance of 13.81 feet to a point of continuous curve;

THENCE, proceed along a curve to the left, in a southeasterly direction, with a radius of 135.61 feet, having an arc length of 50.21 feet, along a chord bearing of S78°55'27"E a distance of 49.92 feet to a point of tangent;

THENCE, proceed S89°31'47"E a distance of 185.33 feet to a point located on the westerly right-of-way line of Wadsworth Parkway (a 100' R.O.W.);

THENCE, proceed along the aforesaid right-of-way line, S01°55'27"W a distance of 280.09 feet to a point;

THENCE, proceed N89°31'47"W a distance of 178.22 feet to a point of curve;

THENCE, proceed along a curve to the right, in a northwesterly direction, with a radius of 415.61 feet, having an arc length of 209.40 feet, along a chord bearing of N75°05'46"W a distance of 207.19 feet to a point;

THENCE, proceed S63°55'43"W a distance of 70.82 feet to a point;

THENCE, proceed N89°31'47"W a distance of 32.41 feet to a point;

THENCE, proceed S01°55'27"W a distance of 157.30 feet to a point of curve;

THENCE, proceed along a curve to the right, in a southwesterly direction, with a radius of 100.00 feet, having an arc length of 77.96 feet, along a chord bearing of S24°15'30"W a distance of 76.00 feet to a point of reverse curve;

THENCE, proceed along a curve to the left, in a southwesterly direction, with a radius of 490.00 feet, having an arc length of 110.57 feet, along a chord bearing of S40°07'41"W a distance of 110.34 feet to a point of tangent;

THENCE, proceed S33°39'49"W a distance of 239.42 feet to a point of curve;

THENCE, proceed along a curve to the right, in a southwesterly direction, with a radius of 180.00 feet, having an arc length of 149.11 feet, along a chord bearing of S57°23'37"W a distance of 144.88 feet to a point of tangent;

THENCE, proceed S81°07'26"W a distance of 373.17 feet to a point of curve;

THENCE, proceed along a curve to the right, in a northwesterly direction, with a radius of 440.00 feet, having an arc length of 206.82 feet, along a chord bearing of N85°24'38"W a distance of 204.92 feet to a point of reverse curve;

THENCE, proceed along a curve to the left, in a southwesterly direction, with a radius of 340.00 feet, having an arc length of 280.61 feet, along a chord bearing of S84°24'40"W a distance of 272.71 feet to a point of reverse curve;

THENCE, proceed along a curve to the right, in a northwesterly direction, with a radius of 260.00 feet, having an arc length of 410.10 feet, along a chord bearing of N74°02'45"W a distance of 368.89 feet to a non-tangent point;

THENCE, proceed N68°32'54"W a distance of 292.49 feet to a point on the common section line of Sections 32 and 33, Township 7 South - Range 12 East;

THENCE, proceed along the aforesaid section line, N00°06'55"W a distance of 2,022.74 feet to the POINT OF BEGINNING.

The above described portion of ground contains 92.5034 acres more or less.

All in accordance with survey of Krebs, LaSalle, LeMieux Consultants, Inc., dated April 4, 2005.

AND

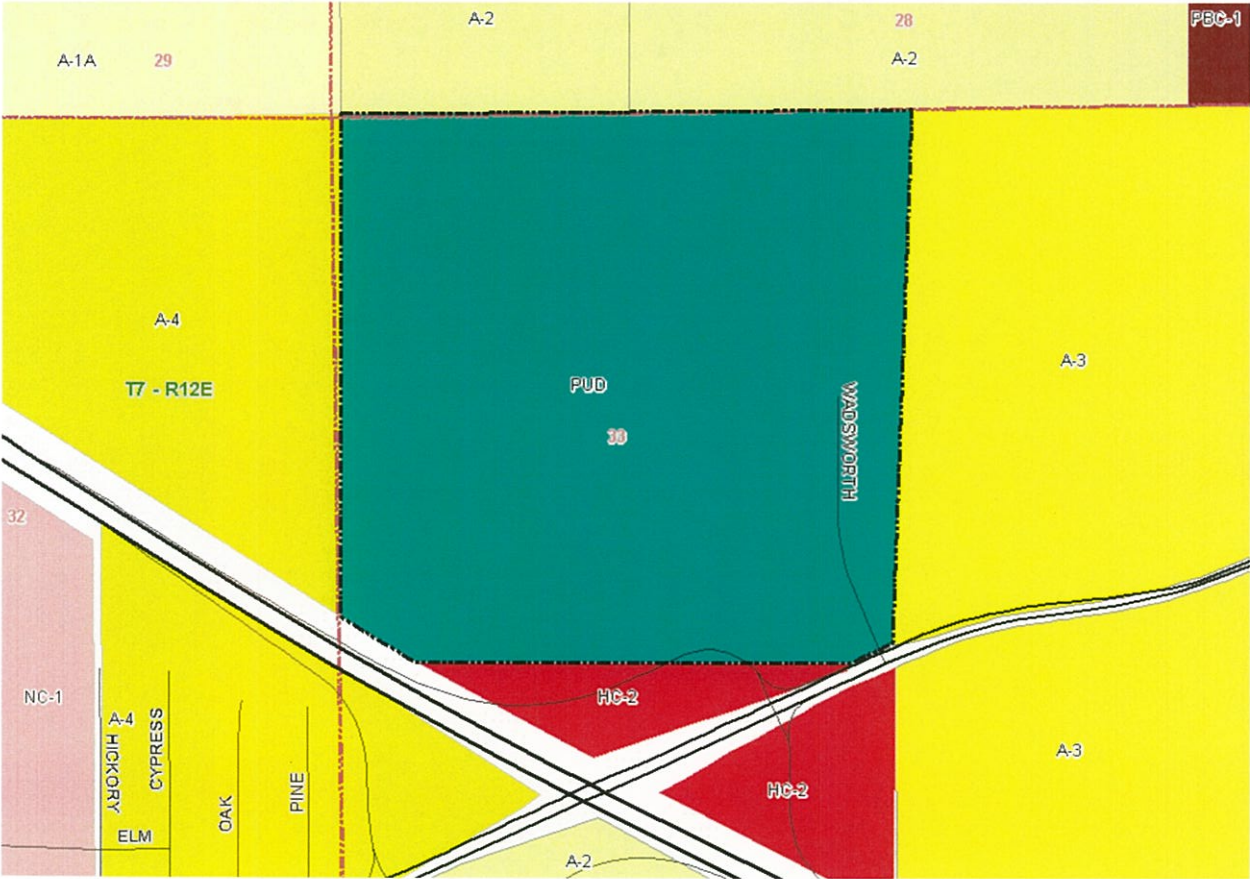
II. A portion of ground situated in Section 33, Township 7 South, Range 12 East, Wadsworth Subdivision, St. Tammany Parish, Louisiana, more particularly described as follows, to-wit: BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF LA HIGHWAY 1088 AND THE WESTERLY RIGHT OF WAY LINE OF WADSWORTH PARKWAY; MEASURE THENCE ALONG SAID WESTERLY LINE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 809.66 FEET, WITH A RADIUS OF 1800.00 FEET, WITH A CHORD BEARING OF N11°39'34"W, WITH A CHORD LENGTH OF 802.85 FEET TO A POINT OF TANGENCY; MEASURE THENCE N01°13'36"E A DISTANCE OF 175.84 FEET TO A POINT OF CURVATURE; MEASURE THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 22.72 FEET, WITH A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF N24°48'22"W, WITH A CHORD LENGTH OF 21.94 FEET TO A POINT OF REVERSE CURVATURE; MEASURE

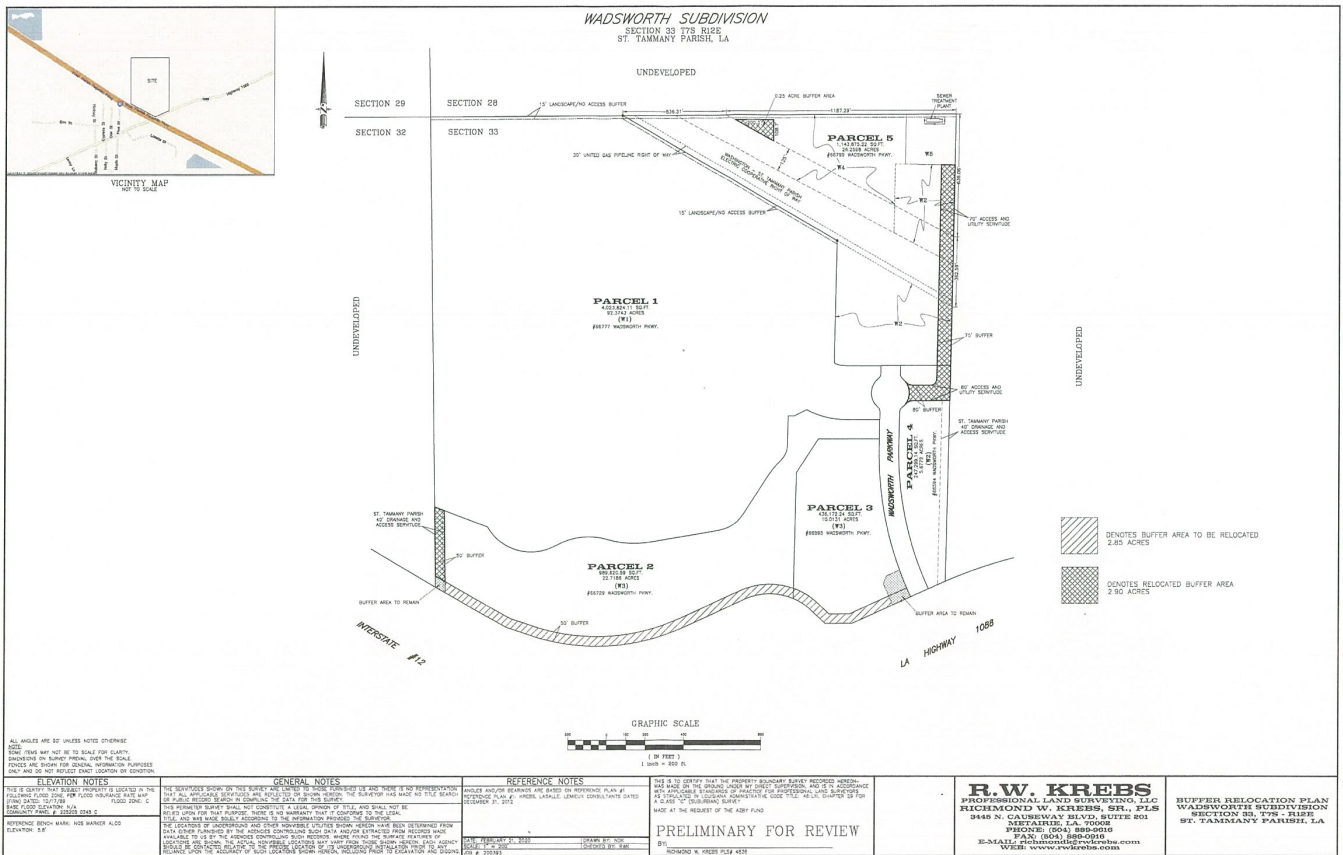


THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 176.29 FEET, WITH A RADIUS OF 97.00 FEET, WITH A CHORD BEARING OF N01°13'36"E, WITH A CHORD LENGTH OF 153.01 FEET TO A POINT OF REVERSE CURVATURE; MEASURE THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 22.72 FEET, WITH A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF N27°15'35"E, WITH A CHORD LENGTH OF 21.94 FEET TO A POINT OF TANGENCY; MEASURE THENCE N01°13'36"E A DISTANCE OF 45.54 FEET; MEASURE THENCE N89°46'22"E A DISTANCE OF 100.03 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF WADSWORTH PARKWAY; MEASURE THENCE ALONG SAID EASTERLY LINE S01°13'36"W A DISTANCE OF 48.08 FEET TO A POINT OF CURVATURE; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 22.72 FEET, WITH A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF S24°48'22"E, WITH A CHORD LENGTH OF 21.94 FEET TO A POINT OF REVERSE CURVATURE; MEASURE THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 176.29 FEET, WITH A RADIUS OF 97.00 FEET, WITH A CHORD BEARING OF S01°13'36"W, WITH A CHORD LENGTH OF 153.01 FEET TO A POINT OF REVERSE CURVATURE; MEASURE THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 22.72 FEET, WITH A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF S27°15'35"W, WITH A CHORD LENGTH OF 21.94 FEET TO A POINT OF TANGENCY; MEASURE THENCE S01°13'36"W A DISTANCE OF 175.84 FEET TO A POINT OF CURVATURE; MEASURE THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 764.36 FEET, WITH A RADIUS OF 1700.00 FEET, WITH A CHORD BEARING OF S11°39'15"E, WITH A CHORD LENGTH OF 757.94 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF LA HIGHWAY 1088; MEASURE THENCE ALONG SAID NORTHERLY LINE S65°16'27"W A DISTANCE OF 100.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF WADSWORTH PARKWAY, THE POINT OF BEGINNING.

ALL AS MORE FULLY SHOWN ON A SURVEY BY R.W. KREBS PROFESSIONAL LAND SURVEYING, LLC DATED APRIL 11, 2016 JOB #150328

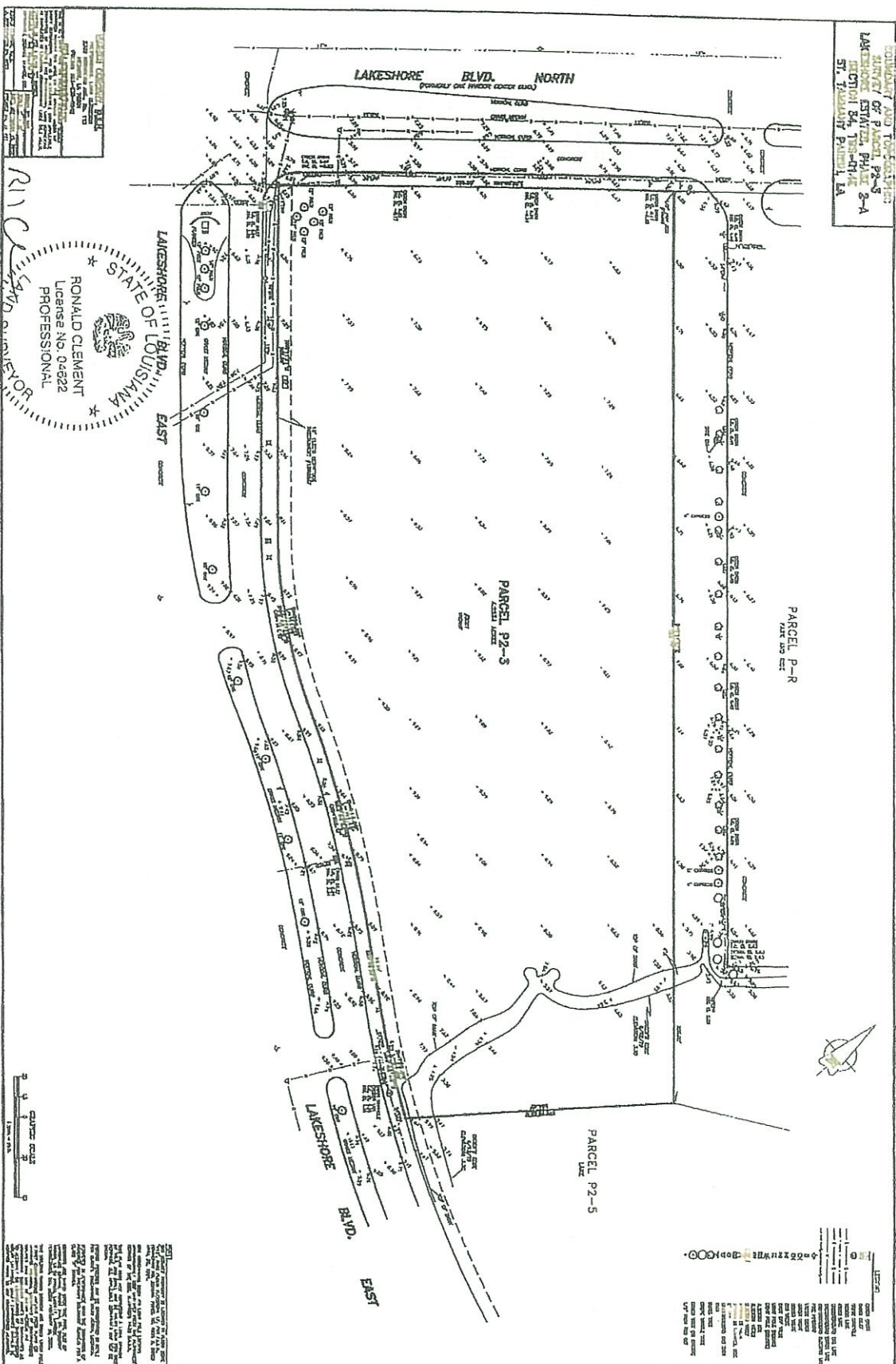
**Case No.:** ZC01-03-028  
**PETITIONER:** Jones Fussell, LLP - Paul Mayronne  
**OWNER:** The Azby Fund  
**REQUESTED CHANGE:** PUD Planned Unit Development Overlay  
**LOCATION:** Parcel located at the northwest corner of the intersection of I-12 and LA Highway 1088, Mandeville, S33, T7S, R12E, Ward 4, Districts 5 and 7  
**SIZE:** 161 acres







BOUNDARY AND TOPOGRAPIH  
SURVEY OF PARCEL, PG-5  
LAKEHURST ESTATES, PHASE 2-A  
SECTION 84, T8N-07-1E  
ST. TAMMANY PARISH, LA









## ZONING STAFF REPORT

**Date:** 6/15/2020  
**Case No.:** ZC01-03-028  
**Posted:** 6/12/2020

**Meeting Date:** June 23, 2020  
**Determination:** Approved  
**Prior Action:** 4/7/2020 - Postponed  
**Prior Action:** 5/5/2020 – Postponed

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### GENERAL INFORMATION

**PETITIONER:** Jones Fussell, LLP - Paul Mayronne

**OWNER:** The Azby Fund

**REQUESTED CHANGE:** PUD Planned Unit Development Overlay

**LOCATION:** Parcel located at the northwest corner of the intersection of I-12 and LA Highway 1088, Mandeville, S33, T7S, R12E, Ward 4, Districts 5 and 7

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### GENERAL INFORMATION

#### ACCESS ROAD INFORMATION

**Type:** Parish

**Road Surface:** 2 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 Land	A-2 Suburban Residential
South	Undeveloped Land and I-12	HC-2 Highway Commercial
East	Undeveloped Land	A-3 Suburban District
West	Undeveloped Land	A-4 Single-Family Residential

#### EXISTING LAND USE:

**Existing development:** No

**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.

#### STAFF COMMENTS:

The petitioner is requesting a major amendment to the PUD (Planned Unit Development Overlay). The original PUD plan was approved in 2001 for the site to be developed as a commercial, residential and institutional PUD. The PUD was reconfigured in 2014 to be developed as a commercial and industrial subdivision. The applicant is currently requesting to add “Transportation Terminal (bus, truck or other)” and “Warehouse and Distribution Center” to the list of permitted uses for Parcels 2, 3, 4, and 5.

The applicant is also requesting to reconfigure the previously approved greenspace. The request will remove the 2.85 acre/ 50 ft. buffer along the interstate on-ramp and provide the required space along the eastern, northern and western property lines.

The site’s comprehensive plan designation calls for the area to be developed with a mix of commercial uses at varying densities, including open spaces and the preservation of the natural environment. The proposed development meets the comprehensive plan by proposing a variety of commercial and industrial uses and open space, which will allow for diversity through the subdivision. As such, staff does not object to the request for a major amendment to the Planned Unit Development Overlay (PUD).