

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6900

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BINDER /COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. DEAN

SECONDED BY: MR. TOLEDANO

ON THE 3 DAY OF FEBRUARY , 2022

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF HIGHWAY 1085 AND SOUTH AND WEST OF BRICKER ROAD; COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 20.44 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT PF-2 (PUBLIC FACILITIES DISTRICT), NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT) AND A-6 (MULTIPLE FAMILY RESIDENTIAL DISTRICT TO AN PBC-1 (PLANNED BUSINESS CAMPUS) (WARD 1, DISTRICT 1) (2021-2271-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2271-ZC, has recommended Denial to the Council of the Parish of St. Tammany Louisiana, that the zoning classification of the above referenced area remains PF-2 (Public Facilities District), NC-4 (Neighborhood Institutional District) and A-6 (Multiple Family Residential); 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 PBC-1 (Planned Business Campus) see Exhibit "A" for complete boundaries.

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 PF-2 (Public Facilities District), NC-4 (Neighborhood Institutional District) and A-6 (Multiple Family Residential District to an PBC-1 (Planned Business Campus).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 MARCH, 2022; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: FEBRUARY 23, 2022

Published Adoption: _____, 2022

Delivered to Parish President: _____, 2022 at _____

Returned to Council Clerk: _____, 2022 at _____

EXHIBIT "A"

2021-2271-ZC

A CERTAIN PIECE OR PARCEL OF LAND SITUATED IN SECTION 46, T-7-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA AND IS MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 46, T-7-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA, RUN SOUTH 89 DEGREES 23 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 3897.31 FEET TO A POINT; THENCE RUN NORTH 32 DEGREES 27 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 1158.09 FEET TO A POINT; THENCE CONTINUE NORTH 32 DEGREES 27 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 1157.70 FEET TO A POINT; THENCE RUN NORTH 32 DEGREES 36 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 99.76 FEET TO A POINT; THENCE RUN NORTH 36 DEGREES 25 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 202.07 FEET TO THE POINT OF BEGINNING PARCEL #2. FROM THE POINT OF BEGINNING PARCEL #2, CONTINUE NORTH 36 DEGREES 25 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 99.05 FEET TO A POINT; THENCE RUN NORTH 35 DEGREES 26 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 709.38 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTER-CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 1181.57 FEET, AN ARC LENGTH OF 647.54 FEET, A CHORD BEARING OF NORTH 50 DEGREES 48 MINUTES 35 SECONDS WEST AND A CHORD LENGTH OF 639.46 FEET TO A POINT; THENCE LEAVING SAID CURVE, RUN NORTH 32 DEGREES 37 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 89.76 FEET TO A POINT; THENCE RUN NORTH 21 DEGREES 44 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 64.04 FEET TO A POINT; THENCE RUN SOUTH 10 DEGREES 07 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 10.00 FEET TO A POINT; THENCE RUN NORTH 80 DEGREES 16 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 556.97 FEET TO A POINT; THENCE RUN SOUTH 35 DEGREES 26 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 1049.27 FEET TO A POINT; THENCE RUN NORTH 66 DEGREES 26 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 274.65 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 960.00 FEET, AN ARC LENGTH OF 395.45 FEET, A CHORD BEARING OF NORTH 78 DEGREES 14 MINUTES 17 SECONDS EAST AND A CHORD LENGTH OF 392.66 FEET TO A POINT; THENCE LEAVING SAID CURVE, RUN SOUTH 02 DEGREES 26 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 568.52 FEET BACK TO THE POINT OF BEGINNING PARCEL #2.

SAID PARCEL OF LAND CONTAINS 20.44 ACRES MORE OR LESS

Case No.: 2021-2271-ZC

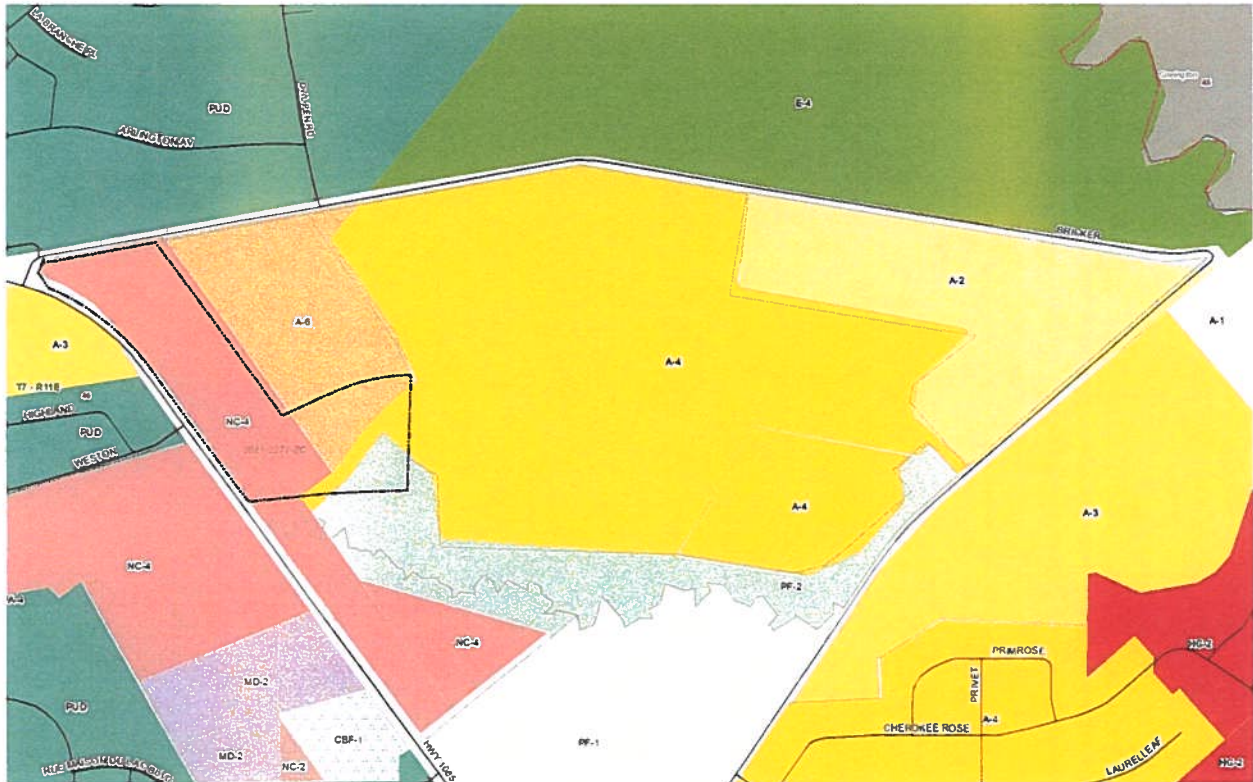
PETITIONER: All State Financial Company

OWNER: All State Financial Company

REQUESTED CHANGE: From PF-2 Public Facilities District, NC-4 Neighborhood Institutional District, and A-6 Multiple Family Residential District to PBC-1 Planned Business Campus

LOCATION: Parcel located on the east side of Highway 1085 and south and west of Bricker Road; Covington; S46, T7S, R11E; Ward 1, District 1

SIZE: 20.44 acres



2021-2271-ZC



The drawing was made by JEB & ASSOCIATES, INC. based on a field sketch by JEB & ASSOCIATES, INC. and a survey by JEB & ASSOCIATES, INC. dated 02/11/21. The drawing is not to be used for any other purpose without the written consent of JEB & ASSOCIATES, INC. The drawing is not to be used for any other purpose without the written consent of JEB & ASSOCIATES, INC. The drawing is not to be used for any other purpose without the written consent of JEB & ASSOCIATES, INC.

DATE	02/11/21
REVISION	DATE
CHECKED	JEB
SCALE	1" = 200'
SURVEY #	21-14005

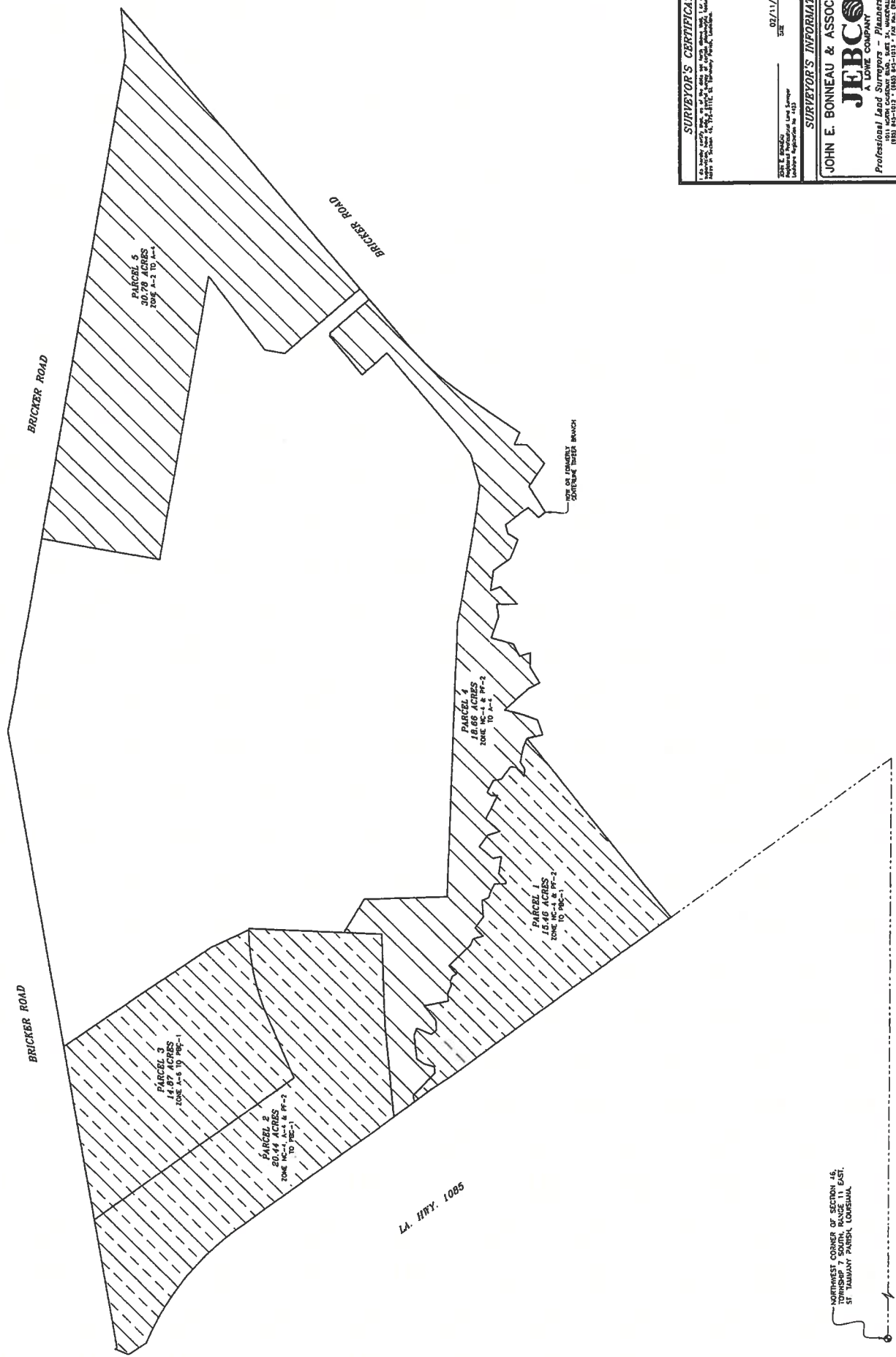
Survey for: ALL STATE FINANCIAL
 Property: A REZONING MAP OF 196.37 ACRES SITUATED IN SECTION 46, T7S-R11E, ST. TAMMANY PARISH, LOUISIANA.

SHEET NUMBER
 1 OF 1

SURVEYOR'S CERTIFICATION
 I, JOHN E. BONNEAU, being duly sworn, depose and say that I am a duly Licensed Professional Engineer in the State of Louisiana, License No. 1432, and I am the Surveyor of Record for the above described property.

DATE: 02/11/21
 SIGNATURE: [Signature]

SURVEYOR'S INFORMATION
JOHN E. BONNEAU & ASSOCIATES, INC.
 A LOUISIANA COMPANY
 Professional Land Surveyors - Planners - Consultants
 1011 NORTH COURTESY ROAD, SUITE 201, WABERSVILLE, LA 70111
 (504) 885-1111
 www.jebco.com



SOUTHWEST CORNER OF SECTION 46, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

LA. HWY. 1085



ZONING STAFF REPORT

Date: October 5, 2021
Case No.: 2021-2271-ZC
Posted: October 8, 2021

Meeting Date: October 19, 2021
Prior Determination: Postponed – May 4, 2021
Prior Determination: Postponed June 1, 2021
Prior Determination: Postponed - September 7, 2021 (Hurricane IDA)
Determination: Denied

GENERAL INFORMATION

PETITIONER: All State Financial Company

OWNER: All State Financial Company

REQUESTED CHANGE: From PF-2 Public Facilities District, NC-4 Neighborhood Institutional District, and A-6 Multiple Family Residential District to PBC-1 Planned Business Campus

LOCATION: Parcel located on the east side of Highway 1085 and south and west of Bricker Road; Covington; S46, T7S, R11E; Ward 1, District 1

SIZE: 20.44 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

	Type	Road Surface	Condition
Highway 1085:	Parish	2 Lane Asphalt	Good
Bricker Road	Parish	1 Lane Asphalt	Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Commercial and Residential	Terra Bella PUD Planned Unit Development Overlay
South	Undeveloped	NC-4 Neighborhood Institutional District and PF-2 Public Facilities District
East	Undeveloped	A-6 Multiple-Family Residential District, A-4 Single-Family Residential District, and PF-2 Public Facilities District
West	Commercial and Residential	A-3 Suburban District, Weston Glen PUD Planned Unit Development Overlay, and NC-4 Neighborhood Institutional District

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 – Other – Conservation – These planned districts would include mixed 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 to change the zoning classification from PF-2 Public Facilities District, NC-4 Neighborhood Institutional District, and A-6 Multiple Family Residential District to PBC-1 Planned Business Campus. The site is located on the east side of Highway 1085 and south and west of Bricker Road, Covington. The 2025 Future Land Use Plan designates the site to be developed as a Planned District which includes a mix of uses at varying-densities and conservation areas.

The requested PBC-1 Planned Business Campus will allow for the location of office space and supporting high-density residential uses in a campus like setting. The subject site is adjacent to undeveloped land that is zoned A-6 Multiple Family Residential and a commercial and residential PUD to the north, undeveloped land that is zoned A-4 Single-Family Residential District to the east, undeveloped property that is zoned NC-4 Neighborhood Institutional District and PF-2 Public Facilities District to the south, and commercial developments, and an existing residential subdivision to the west. The requested PBC-1 zoning classification allows uses that are primarily contained within a campus like setting and therefore allow a much higher density **for residential uses** and building size than is typically found within the existing zoning classifications for the property.

Existing Zoning	Max Density/Lot Coverage	Max Building Size	Max Height	Permitted Uses	Purpose
PF-2	Max Density: N/A Max Lot Coverage: Not to exceed 50% of the total area of the lot	N/A	45 ft.	State or federal wildlife management areas; State parks and commemorative areas; Local, state, or national parks; Privately owned conservation areas; Habitat and wetland mitigation banks; Passive Recreational Facilities; Marinas and boat launches; Pavilions for environmental education	To provide for the location of public or nonprofit facilities dedicated to conservation, environmental education, or outdoor activities.
NC-4	Max Density: N/A Max Lot Coverage: Not to exceed 50% of the total area of the lot	Max. Building Size is 12,500 sq. ft.	35 ft.	Dance Studios; Music Studios; Aerobic/weight loss studios; Educational Learning Centers; Churches; Religious Educational Facilities; Clubs and Lodges; Fraternal and religious institutions; Child Day Care Centers; Nursery Schools	To provide for the location of commercial uses that are appropriately located adjacent to residential uses
A-6	Max Density: 1 unit per 4,000 sq. ft. Approx. 115,707 sq. ft. allows 29 units Max Lot Coverage: Not to exceed 50% of the total area of the lot	N/A	35 ft.	Multiple Family Dwellings; Townhouses and Condos; Nursing Homes	To provide medium density residential development in an urbanized location where it may serve as a transitional district between less intense commercial or industrial environments. This district is to be served by central utility systems, be convenient to commercial and employment centers, and have easy access to thoroughfares and collector streets. To protect the intentions of the district, permitted activities are limited to residential uses, both private and public, and utility uses. All strictly commercial uses are prohibited in the A-6(D) district.

Requested Zoning	Max Floor Area Ratio	Max Lot Coverage	Max Height	Permitted Uses	Purpose
PBC-1	FAR = 3* 1,335,549 sq. ft. of all principal and accessory buildings	Max Lot Coverage: Not to exceed 50% of the total area of the lot	75 ft.	Mid-rise office and residential buildings; Hotels, motels, and convention centers; College, universities, and research centers; Public utility facilities; Parking lots and decks; Freestanding Restaurants; Mixed use centers	The purpose of the PBC-1 district is to provide for Class A office space with supporting uses in a campus-type setting. This district is located particularly near the intersection of major arterials or a major and a minor arterial. The PBC-1 district is intended to provide flexibility in meeting the needs of both the public and private sectors for large-scale office development. The site must be large enough to accommodate internal traffic flows, parking, buffer and landscape, and a variety of uses and building types. In no case shall the PBC-1 district be less than ten acres in area.

***Floor area ratio is the ratio of a buildings total floor area (gross floor area) to the size of the piece of land upon which it is built. Written as a formula, FAR = gross floor area/buildable area of the lot**