

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6899

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 14.87 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-6 (MULTIPLE FAMILY RESIDENTIAL DISTRICT) TO AN PBC-1 (PLANNED BUSINESS CAMPUS) (WARD 1, DISTRICT 1) (2021-2270-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2270-ZC, has recommended Denial to the Council of the Parish of St. Tammany Louisiana, that the zoning classification of the above referenced area remains A-6 (Multiple Family Residential District); 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 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

2021-2270-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 A POINT; THENCE 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 THE POINT OF BEGINNING PARCEL #3. FROM THE POINT OF BEGINNING PARCEL #3, CONTINUE NORTH 80 DEGREES 16 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 752.56 FEET TO A POINT; THENCE RUN SOUTH 33 DEGREES 49 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 760.35 FEET TO A POINT; THENCE RUN SOUTH 25 DEGREES 05 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 177.27 FEET TO A POINT; ON A CURVE TO THE LEFT (COUNTER-CLOCKWISE & NONTANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 960.00 FEET, AN ARC LENGTH OF 391.07 FEET, A CHORD BEARING OF SOUTH 78 DEGREES 06 MINUTES 27 SECONDS WEST AND A CHORD LENGTH OF 388.38 FEET TO A POINT; THENCE RUN SOUTH 66 DEGREES 26 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 274.65 FEET TO A POINT; THENCE RUN NORTH 35 DEGREES 26 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 1049.27 FEET BACK TO THE POINT OF BEGINNING PARCEL #3.

SAID PARCEL OF LAND CONTAINS 14.87 ACRES MORE OR LESS.

Case No.: 2021-2270-ZC

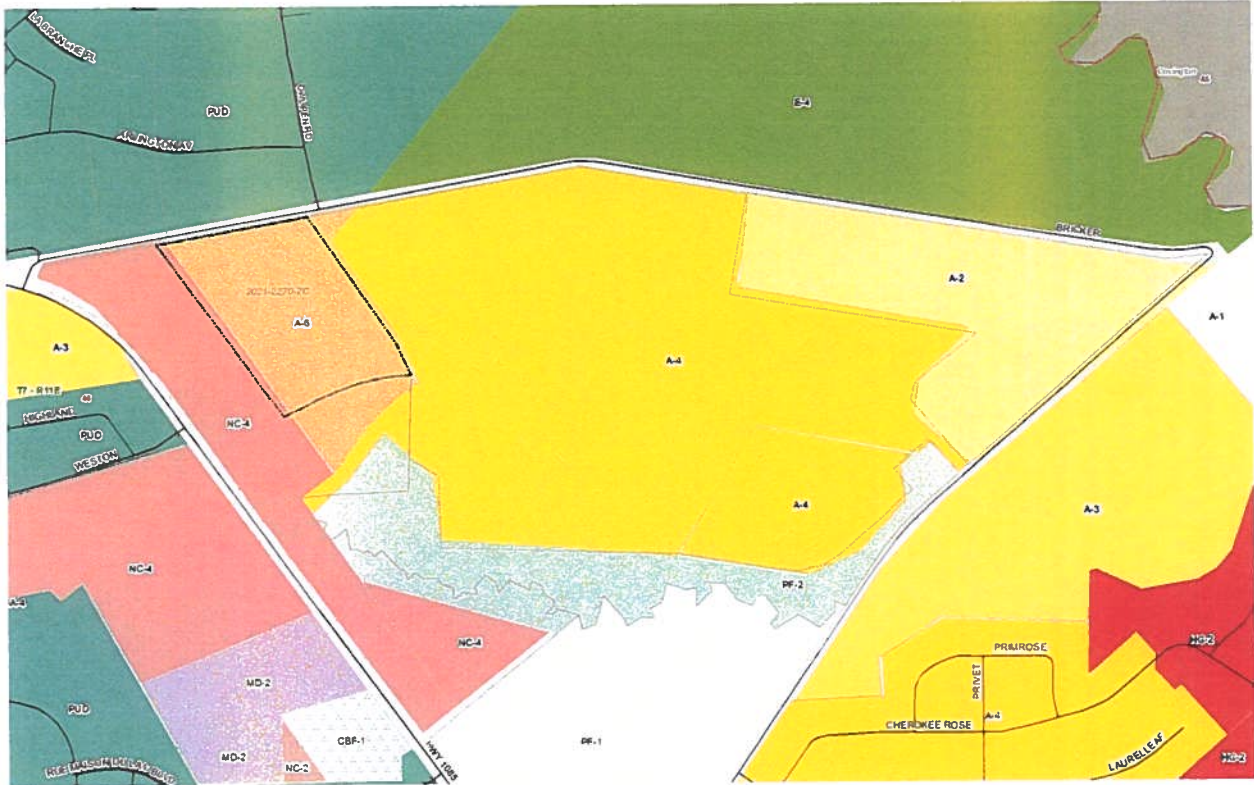
PETITIONER: All State Financial Company

OWNER: All State Financial Company

REQUESTED CHANGE: From 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: 14.87 acres



2021-2270-ZC

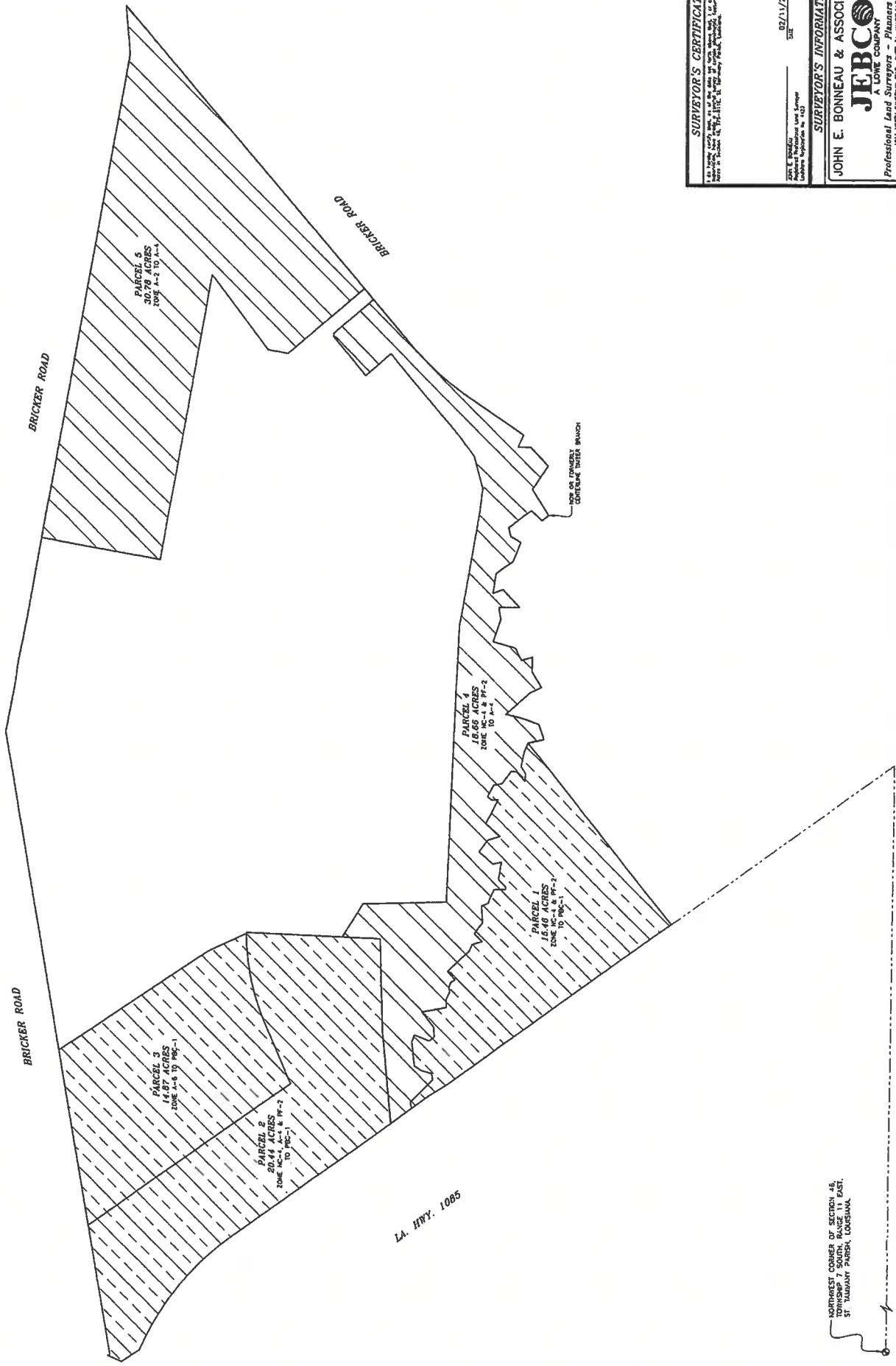


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DESIGNED BY	SPH
DATE	02/11/21
REVISION	DATE
CHECKED	JEB
SCALE	1" = 200'
SURVEY #	21-14002

Property: ALL STATE FINANCIAL
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 a duly sworn and qualified Surveyor in the State of Louisiana, do hereby certify that this is a true and correct copy of the original Survey Map as shown to me by the client.

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

SURVEYOR'S INFORMATION
JOHN E. BONNEAU & ASSOCIATES, INC.
Professional Land Surveyors - Planners - Consultants
1811 SOUTH COURSE BLVD., SUITE 11, MONROE, LA 70131
PHONE: (225) 335-1111 FAX: (225) 335-1112
WWW.JEBANDASSOCIATES.COM

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

LA. HWY. 1085

BRICKER ROAD

BRICKER ROAD

BRICKER ROAD



2021-2270-ZC

LAURA

OWL PEN

PUD

CHRISTEN POINT

E-4

ARLINGTON

BRICKER

A-4

2021-2270-ZC

A-3

A-6

PUD

HIGHLAND

NC-4

46

T7-R1E

WESTON

HWY 1085

PF-2

NC-4

NC-4

PUD

MD-2

CBF-1

PF-1

Existing Zoning	Total Allowable Density	Max Lot Coverage	Max Height	Permitted Uses	Purpose
A-6	One unit per 4,000 sq. ft. of property (161 units)	Not to exceed 50% of the total area of the lot	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 Density/Lot Coverage	Max Height	Permitted Uses	Purpose
PBC-1	FAR = 3* 971,605 sq. ft. of all principal and accessory buildings	Max Density: N/A 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