

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5897

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: STEFANCIK/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 2 DAY OF NOVEMBER , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF I-12, EAST OF LA HIGHWAY 1 AND WHICH PROPERTY COMPRISES A TOTAL OF 126 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT), NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT), HC-2 (HIGHWAY COMMERCIAL DISTRICT) & HC-3 (HIGHWAY COMMERCIAL DISTRICT) TO AN A-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT), NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT), HC-2 (HIGHWAY COMMERCIAL DISTRICT) , HC-3 (HIGHWAY COMMERCIAL DISTRICT) & RBCO (REGIONAL BUSINESS CENTER OVERLAY), (WARD 1, DISTRICT 1). (2017-740-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-740-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 A-4 (Single-Family Residential District), NC-4 (Neighborhood Institutional District), HC-2 (Highway Commercial District) & HC-3 (Highway Commercial District) to an A-4 (Single-Family Residential District), NC-4 (Neighborhood Institutional District), HC-2 (Highway Commercial District), HC-3 (Highway Commercial District) & RBCO (Regional Business Center Overlay) 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 A-4 (Single-Family Residential District), NC-4 (Neighborhood Institutional District), HC-2 (Highway Commercial District), HC-3 (Highway Commercial District) & RBCO (Regional Business Center Overlay).

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 A-4 (Single-Family Residential District), NC-4 (Neighborhood Institutional District), HC-2 (Highway Commercial District) & HC-3 (Highway Commercial District) to an A-4 (Single-Family Residential District), NC-4 (Neighborhood Institutional District), HC-2 (Highway Commercial District), HC-3 (Highway Commercial District) & RBCO (Regional Business Center Overlay).

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 7 DAY OF DECEMBER, 2017; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: OCTOBER 25, 2017

Published Adoption: _____, 2017

Delivered to Parish President: _____, 2017 at _____

Returned to Council Clerk: _____, 2017 at _____

Exhibit "A"

2017-740-ZC

LEGAL DESCRIPTION - OVERALL

A certain piece or portion of land designated containing 125.708 acres or 5,475,856 square feet, located in Section 47, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, and being more fully described as follows:

Commencing from the common corner of Sections 12, 13 & 46, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, said point being the "POINT OF COMMENCEMENT" and labeled "P.O.C.,"

Then, North 00 degrees 40 minutes 50 seconds East a distance of 1,423.63 feet to a point;

Then, North 89 degrees 23 minutes 30 seconds East a distance of 1,109.12 feet to a point;

Then, North 89 degrees 14 minutes 55 seconds East a distance of 95.62 feet to a point;

Then, North 89 degrees 17 minutes 06 seconds East a distance of 700.84 feet to a point, said point being the "POINT OF BEGINNING" and labeled "P.O.B.,"

Then, North 28 degrees 42 minutes 20 seconds East a distance of 228.30 feet to a point;

Then, North 33 degrees 51 minutes 41 seconds East a distance of 258.04 feet to a point;

Then, North 12 degrees 58 minutes 09 seconds West a distance of 31.42 feet to a point;

Then, South 55 degrees 34 minutes 51 seconds East a distance of 200.00 feet to a point;

Then, North 33 degrees 50 minutes 05 seconds East a distance of 200.16 feet to a point;

Then, South 56 degrees 03 minutes 45 seconds East a distance of 133.27 feet to a point;

Then, South 34 degrees 02 minutes 02 seconds West a distance of 393.82 feet to a point;

Then, North 29 degrees 34 minutes 34 seconds West a distance of 68.52 feet to a point;

Then, along a non-tangent curve to the left having a delta of 06 degrees 11 minutes 21 seconds, a radius of 350.00 feet, an arc length of 37.81 feet, a chord bearing of South 32 degrees 37 minutes 59 seconds East a distance of 37.79 feet to a point;

Then, North 89 degrees 15 minutes 56 seconds East a distance of 2,228.44 feet to a point;

Then, South 21 degrees 01 minutes 24 seconds West a distance of 288.34 feet to a point;

Then, South 24 degrees 03 minutes 50 seconds East a distance of 129.53 feet to a point;

Then, South 68 degrees 58 minutes 39 seconds East a distance of 1,545.58 feet to a point;

Then, South 21 degrees 01 minutes 21 seconds West a distance of 697.35 feet to a point;

Then, along a non-tangent curve to the left having a delta of 54 degrees 14 minutes 38 seconds, a radius of 158.00 feet, an arc length of 149.58 feet, a chord bearing of South 06 degrees 05 minutes 58 seconds East a distance of 144.06 feet to a point;

Exhibit "A"

2017-740-ZC CON'T

Then, along a non-tangent curve to the right having a delta of 28 degrees 35 minutes 09 seconds, a radius of 242.00 feet, an arc length of 120.74 feet, a chord bearing of South 18 degrees 55 minutes 43 seconds East a distance of 119.49 feet to a point;

Then, South 04 degrees 38 minutes 08 seconds East a distance of 9.96 feet to a point;

Then, along a non-tangent curve to the left having a delta of 41 degrees 22 minutes 07 seconds, a radius of 52.00 feet, an arc length of 37.55 feet, a chord bearing of South 25 degrees 19 minutes 12 seconds East a distance of 36.73 feet to a point;

Then, South 79 degrees 06 minutes 26 seconds East a distance of 41.72 feet to a point;

Then, South 11 degrees 29 minutes 34 seconds West a distance 157.60 feet to a point;

Then, along a non-tangent curve to the right having a delta of 11 degrees 06 minutes 26 seconds, a radius of 1,310.00 feet, an arc length of 253.96 feet, a chord bearing of South 72 degrees 57 minutes 13 seconds East a distance of 253.56 feet to a point;

Then, South 20 degrees 52 minutes 52 seconds West a distance 44.99 feet to a point;

Then, South 67 degrees 31 minutes 58 seconds West a distance 415.14 feet to a point;

Then, North 68 degrees 56 minutes 31 seconds West a distance of 2,148.28 feet to a point;

Then, along a non-tangent curve to the left having a delta of 00 degrees 37 minutes 35 seconds, a radius of 23,068.31 feet, an arc length of 252.24 feet, a chord bearing of North 69 degrees 13 minutes 51 seconds West a distance of 252.24 feet to a point;

Then, North 64 degrees 20 minutes 14 seconds West a distance of 101.17 feet to a point;

Then, North 69 degrees 53 minutes 37 seconds West a distance of 704.32 feet to a point;

Then, North 55 degrees 10 minutes 42 seconds West a distance of 315.57 feet to a point;

Then, North 36 degrees 18 minutes 47 seconds West a distance of 272.27 feet to a point;

Then, North 10 degrees 45 minutes 52 seconds West a distance of 542.02 feet to a point;

Then, North 48 degrees 43 minutes 29 seconds West a distance of 326.61 feet to the "POINT OF BEGINNING."

Case No.: 2017-740-ZC

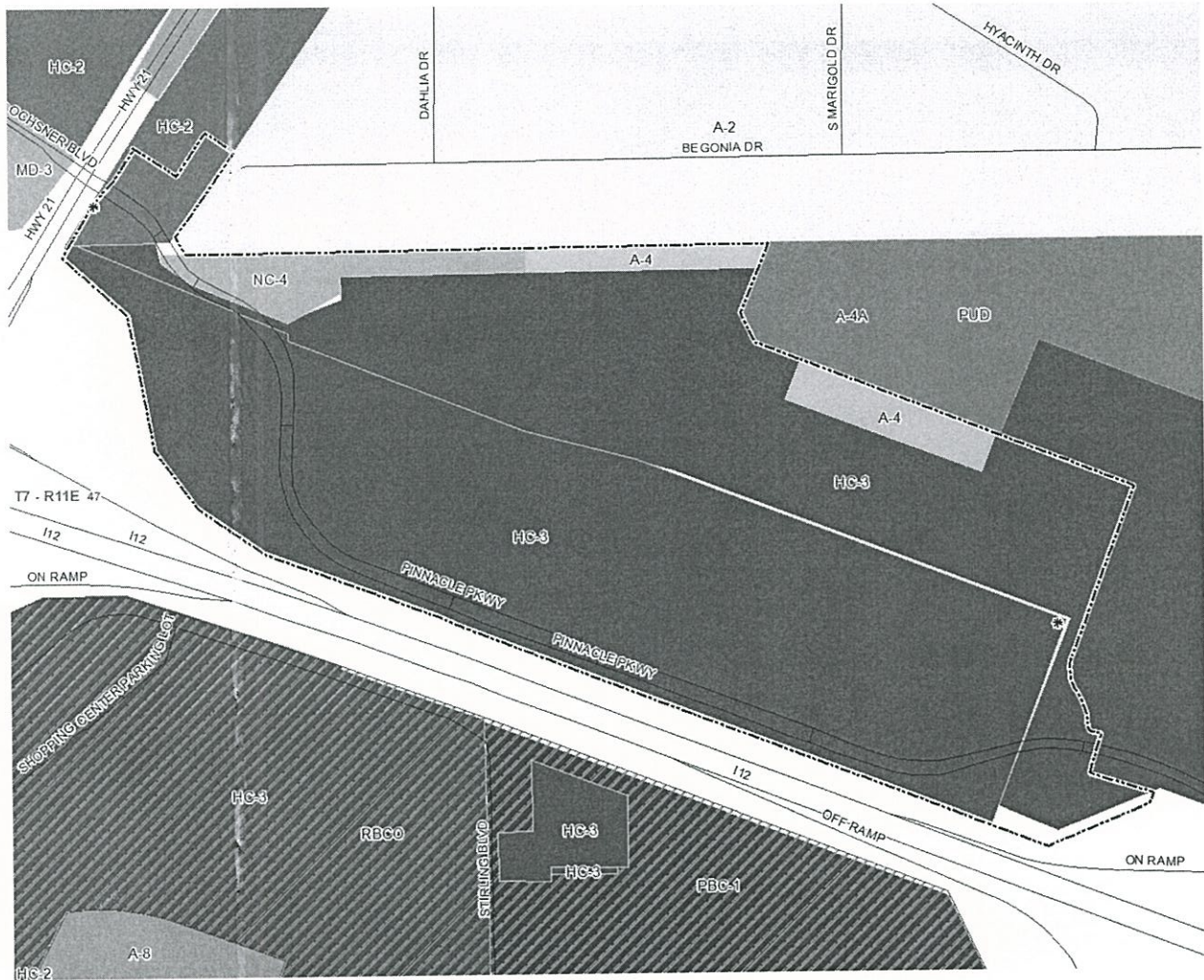
PETITIONER: BSREP II Cypress Covington Owner, LLC

OWNER: BSREP II Cypress Covington Owner, LLC

REQUESTED CHANGE: From HC-3 Highway Commercial District, HC-2 Highway Commercial District, NC-4 Neighborhood Institutional District, A-4 Single-Family Residential District, A-4 Single-Family Residential District to HC-3 Highway Commercial District, Regional Business Center Overlay, HC-2 Highway Commercial District, NC-4 Neighborhood Institutional District

LOCATION: Parcel located on the north side of I-12, east of LA Highway 21 ; S47, T7S, R11E; Ward 1, District 1

SIZE: 126 acres



2017-740-ZC



T7 - R11E



2017-740-ZC

PINNACLE NORD DU LAC REGIONAL BUSINESS CENTER OVERLAY

BUILDING SITE GUIDELINES

- A. Building Materials and Colors
- i. Exterior building materials, textures and colors are to be selected so as to be in harmony with the environment and/or existing structures.
 - ii. Reflective or color tinted glass is discouraged and will not be permitted without written approval by the Owner's ARB. Where necessary, smoked or tinted glass is preferred.
- B. Roofs and Mechanical Systems Roof top equipment which is or potentially could be visually offensive to a taller neighboring structure shall be either fully enclosed, painted to match roofing aggregate, the color palette of the primary structure, or similarly treated in a manner acceptable to the ARB. No Roof top equipment shall be visible from public streets or adjacent structures of equal or lesser height must be similarly treated.
- C. Building wall footings shall not encroach from one Tract onto another Tract. The design and construction shall be of high quality.
- D. Setbacks Except for the more restrictive requirements set forth below, all buildings or other permanent structures shall be constructed, placed and maintained in conformity with the applicable requirements set forth in the UDC, as it relates to Public R.O.W. however no setback will be required along adjoining property boundaries to encourage cross access and ease of pedestrian flow between internal lots.
- E. Exception to Setback Restrictions. The following improvements are expressly excluded from these setback restrictions:
- i. Surface parking areas exclusive of parking structures.
 - ii. Steps, walks, and driveway access to the site.
 - iii. Landscaping, including berms, irrigation and accent lighting.
 - iv. Planters not exceeding 4' in height or within motorist sight lines at intersections or entries.
 - v. Project identification graphics.
- F. Height Limitations. All height limitations shall be as set forth below:
- i. As used herein, the term "Significant Design Components" shall mean (a) the locations and heights of the Developer Lifestyle Center Retail Buildings and Developer Power Center Buildings (Dillard hereby approving the respective Permissible Building Areas therefor as shown on the Plot Plan), and the Parties agree that all of the Developer Lifestyle Center Retail Buildings and Developer Power Center Buildings shall be one level; (b) the exterior size and shape of any Developer Lifestyle Center Retail Buildings or Developer Power Center Buildings that extends beyond any Permissible Building Area, (c) the connections of the Developer Lifestyle Center Retail Buildings with the Dillard Building, (d) the Developer Lifestyle Center Retail Buildings footings and any retaining walls where they interface with the Dillard Building and (e) the exterior architectural elevations, and general architectural treatment and materials of the Developer Lifestyle Center Retail Buildings and Developer Power Center Buildings (provided, however, that the prototype exterior architectural elevations and general architectural treatment and materials used by any national or regional chain Occupant of any Building on a majority of its stores in the Southeastern United States shall not be subject to Dillard's approval).
 - ii. Hotel and/or Apartments may be constructed within Developer Lifestyle Center so as to have a grade level plus not more than 4 levels above grade level and shall be located within the Permissible Building Area in the REA Exhibit.
- G. Permitted Uses: Uses as listed in underlying zoning shall supersede except temporary uses.

LANDSCAPE GUIDELINES

- A. Landscaping shall be installed and maintained within those portions of a Lot improved by buildings, parking areas and the like, including the Street Planting Area: trees, shrubs, landscaping, fountains and any other landscape architectural feature, specifically approved by the Department of Planning, are allowed.
- B. Also allowed are sidewalks, driveways, signs, utility easements and servitudes, retention/detention ponds, drainage ways and facilities or other non-building improvements approved by Staff.
- C. All required trees and shrubs shall be located within the street planting area as follows:
 - i. If no servitude or easement within street planting area, locate Class A and B trees and shrubs anywhere within street planting area.
 - ii. If overhead line servitude or easement, along street or road, within street planting area locate Class A trees outside of servitude or easement; locate Class B trees within servitude or easement; locate shrubs anywhere within street planting area.
 - iii. If underground line servitude or easement is located along street or road, within street planting area, locate Class A and B trees outside servitude or easement; locate shrubs within servitude or easement.
 - iv. If crossing servitude or easement is located overhead or underground, within street planting area, locate all Class A trees outside servitude or easement; if overhead, locate some Class B trees within servitude or easement; if underground, locate some shrubs within servitude or easement.
- D. Side and rear setback areas not used for parking or drives or buildings. In the specific zones (Developer Lifestyle Center and Developer Power Center Phases) driveways may be parallel to and over property lines so as to service each contiguous parcel, the total square footage of required landscape buffers will be accommodated within the subject parcel; parking lots may be located over property lines where cross parking servitudes allow for parking on each contiguous parcel; and in no event shall less than 10 percent of the total improved area be landscaped.
- E. All parking areas on the Lot shall be landscaped in such a manner as to interrupt or screen subject areas from view from the streets.
- F. Landscaping shall be an effective combination of trees, grass, ground cover and shrubbery, including an irrigation system to maintain same. The preservation of existing trees on the Lot shall be done wherever possible.
- G. Landscaping shall be designed so as to permit reasonable access to any and all public and private utility lines and easements situated on or adjacent to Lot(s), for installation and repair.
- H. The interior parking landscaped areas shall be curbed with permanently anchored material at least four (4) inches in height. Curb material shall be concrete.
- I. A required interior parking landscaped area may be connected with a required street or buffer planting area so long as the interior parking landscaped area is in addition to the area of the required street planting or buffer areas.
- J. No more than twelve (12) parking spaces shall be permitted in a continuous row without being interrupted or terminated by a landscaped island or median of not less than six (6) feet in width (exclusive of curbs) and not less than the length of the parking space. In the event the parking field of a smaller parcel or outparcel when developed the required square footage of interior landscape area as required by code shall be provided within the interior parking area, however the developer is allowed flexibility to provide the required planting and landscape area within the interior parking without meeting the required landscape island every 12 spaces. (I.E. The required interior landscape areas shall meet or exceed the code but the interior island requirement every 12 spaces will be relaxed).
- K. Every parking row shall terminate in a landscaped island of not less than nine (9) feet in width (including the curbs) and not less than the length of the parking space; provided that, a landscape island shall not be required at the end of a parking row where the end of the parking row abuts a street planting area or buffer planting area.
- L. All undeveloped properties shall be maintained by the Owner of that property in accordance with applicable requirements of Governmental Authorities, and such Owner shall be obligated to maintain such undeveloped property free and clear of any man-made debris and to maintain all weeds and underbrush at an elevation of not more than nine inches (9") in height by cutting the same not less than four times each year.
- M. Exposed concrete culverts for drainage ways shall be discouraged. All drainage ways shall be maintained free of all man-made debris and under-brush, fences, or any other man-made structures or obstructions of any kind.

- N. The chosen plant palette should consider hardiness of species, maintenance, application and consistency with the adjacent micro-climatic zones of the region's established landscapes and following the existing Landscape theme of the Shopping Center.
- O. The Owner shall be responsible for the design, installation, maintenance and proper utilization of automatically controlled landscape irrigation systems for each site. Irrigation installation shall be performed by a licensed irrigation contractor as regulated by the Louisiana Horticulture Commission. Irrigation devices shall not be installed above finish grade or in such a manner as to be hazardous to pedestrian traffic.
- P. Any retention/detention ponds shall be designed as a visual amenity to the area in which it is situated. A strip of land, a minimum of five (5) feet in width, shall surround the retention/detention pond on the front, rear and all sides, which strip shall be at grade level and shall not be excavated or made a part of the slope of the retention/detention pond. This strip of land shall contain the required landscaping for the area in which the retention/detention pond is located.
- Q. If the banks of the retention/detention pond are sloped, the slope shall be at such a ratio so that vegetation will grow thereon so that it can be maintained. Vegetation is required on such slopes. Water quality ponds may have a vegetative shelf for certain aquatic plants.
- R. Any fences around the retention/detention pond shall be an ornamental fence.
- S. The plan for the retention/detention pond shall be shown on the landscape and tree preservation plan or on a separate plan. This plan shall be submitted to the Department of Planning and Engineering for its review and approval in connection with the issuance of the landscape permit.
- T. At least 50%, of the aggregate in number, of all required trees and shrubs (the sum of all trees and shrubs required in street planting areas, buffer planting areas, parking areas, building facade planting areas and any other areas where trees and shrubs are required shall be a native species of trees and shrubs. None of the required ground cover need be a native species. Palm Trees, such as Washingtonian Palms or Sabal Palms, are allowed and permitted as a Class A substitute in order to keep the Theme of the existing Shopping Center. All Palms shall be a 16' minimum tree height at the time of planting and shall be freeze tolerant species.
- U. Tree Species and replanting: In order to maintain a diversity of replacement trees and to avoid a monoculture, it will be allowed to mitigate the removal of Live Oak and Cypress trees with an assortment of "Class A" native south Louisiana trees deemed appropriate and mutually agreed upon by the St. Tammany Parish Department of Development.

SIGNAGE GUIDELINES

- A. Design Precept. Exterior signage shall closely reflect the architectural style of primary structures. Sign structures shall integrate with the landscape and shall be designed as a part of the overall site development.
- i. No signs shall be permitted except permanent signs to identify the NDL Development, those necessary for directional or information purposes, and those necessary to identify the establishment. Signs design and materials shall contain a stone base and maintain the use of stone as a primary design element. Signs for directional or informational purposes shall not exceed thirty-five (35) square feet per sign. Signs necessary to identify an establishment shall be included within the architectural design of the building. In no event shall signs be permitted to be placed on the roofs of any building or permanent structures. Banners, pennants, spinners and streamers shall not be permitted. No neon, intermittent or flashing signs shall be permitted within the subdivision. Directional Signs are shown on the NDL Pylon, Directional & Entry Concept plan dated July 10, 2017.
 - ii. Undeveloped properties shall be limited to one sign per lot which shall identify only the prospective use or development of that property, or the fact that such property is available for sale, build to suit and/or ground lease. All signs shall be kept in a neat and orderly appearance, free of chips and smudges, and in a plumb, vertical position. Prohibited signs include signs mounted above parapets or roof lines, bench signs, billboards, pennants, political campaign signs, trailer signs, signs with beacons, any sign containing statements, pictures or words of an objectionable nature or any sign that obstructs "safe" sight lines at street or road intersection.
 - iii. Temporary Signage. Temporary signage will be allowed on the building exterior or on the premises, but not within ten (10) feet of adjoining public street Rights-of-way, for "For Lease" or "For Sale", but not general business promotion. Any such signs shall not exceed 2 in number per Lot or be larger than 64 square feet or more than 8 feet high. Temporary signage, applied to glass, and visible from the building exterior, is prohibited. Temporary signage intended to identify a site user is allowed.
- B. Pylon Signs
- i. Number of Pylon Signs. Two Pylon Signs shall be located along Pinnacle Parkway adjacent to Interstate 12 R.O.W. as shown on the NDL Pylon, Directional and Entry Sign Concept Plan dated July 10, 2017. Pylon Signs can display users, tenants, owners on any parcel anywhere in the NDL Project.
 - ii. Location of Pylon Signs
 - a. A pylon sign must be located within one hundred (150) feet of the highway or frontage road right of way.
 - b. If a pylon sign is located between an internal road and an Interstate highway right of way, the sign must be at least 5 feet from the internal road right of way, and may be placed immediately adjacent to the Interstate Highway right of way, if there is no objection to such placement from the Louisiana Department of Transportation and Development.
 - c. A pylon sign may not be located within a triangular area formed by the street or driveway right-of-way lines and a line connecting them at points fifty (50) feet from the intersection of said right-of-ways.
 - iii. Standards for Pylon Signs
 - a. Area - The total sign face area (multiple tenant signs) for each allowed pylon sign shall not exceed 450 square feet per side.
 - b. Height of Pylon Signs - The height of monument signs shall not be greater than 45 feet from grade.
 - c. The total structure face shall not exceed 1500 square feet, inclusive of the total sign face.
 - d. A logo or graphic identified with the development may be placed on each side of the structure not to exceed 100 square feet in area per side.

C. Entry Identification Small Pylon Signs

- i. Number of Entry Identification Small Pylons. One Entry Identification Small Pylon Sign shall be located at the northeast quadrant of the Hwy 21/Pinnacle Parkway intersection as shown on the NDL Pylon, Directional and Entry Sign Concept Plan dated July 10, 2017. Entry Identification Small Pylon Signs can display users, tenants, owners on any parcel anywhere in the NDL Project.
- ii. Standards for Entry Signs
 - a. Area - The total sign face area (multiple tenant signs plus shopping center sign) for each allowed entry sign shall not exceed 350 square feet per side.
 - b. Height of Entry Signs - The height of entry signs shall not be greater than 35 feet from grade.
 - c. The total structure face shall not exceed 1000 square feet, inclusive of the total sign face.
 - d. A logo or graphic identified with the development may be placed on each side of the structure not to exceed 100 square feet in area per side.
 - e. If a Entry Identification Small Pylon sign is located along Hwy 21 it must be setback 5' feet from the right of way of said public road.

D. Multi-Tenant Monument Signs

- i. Allowed to display any users within the project area including off premise users.
- ii. Multi-Tenant Monument Signs shall be in the locations shown on the NDL Pylon, Directional and Entry Sign Concept Plan dated July 10, 2017, or in such other area approved in advance by the property owner.
- iii. Height of Monument Signs - The height of monument signs shall not be greater than nine (9) feet.
- iv. Area - The total sign area for each allowed monument sign constructed shall not exceed the following limits:
 - a. Area - The total sign face area (multiple tenant signs plus shopping center sign) for each allowed Multi-Tenant Monument Sign shall not exceed 100 square feet per side.

E. Retail Building Signage

- i. Signs, Location - One wall sign per occupant to be sized at a ratio of one square foot of sign area per linear foot of the facade of the store front. For store fronts of less than thirty-two (32) linear feet the allowable size sign shall be thirty-two (32) square feet.
- ii. Corner Buildings - On store frontages located at the corner of a building, which face two different street frontages (or parking lot), or if a business occupies an entire separate structure within a center, additional wall signs, the area of which shall be calculated as above.
- iii. Tenant's sign shall be store identity sign only and shall be placed on the exterior facade above the storefront
- iv. Tenant's sign shall be individual, 3 dimensional, internally illuminated channel letters mounted directly to the signboard. No raceways are allowed.
- v. Tenant's sign shall be limited to letters not to exceed that allowed by code.
- vi. Rear Doors - One rear identification wall sign must be displayed on or at a rear door of each separate business entity for purposes of emergency access and deliveries only. Such sign shall be limited in size to the minimum size required by the State Fire Marshall.
- vii. Address Signs - An occupant shall place 6" numbers for the street address of the store above the main entrance door(s).

F. Single Tenant Monument Signs

- i. Developer Building Signage. Tenants in the Developer Buildings will be responsible for the fulfillment of all requirements and specifications as stated in the attached "Tenant Sign Criteria" (Exhibit D), which will be a part of all Leases for Floor Area in the Developer Buildings. Developer will administer and interpret said regulation but is not empowered to authorize any departure.
- ii. Developer may allow, at its own discretion, (i) any tenant occupying in excess of 15,000 square feet of Floor Area, or (ii) any sit-down restaurant tenant (including any cafeteria tenant) to have an exterior sign in addition to its storefront sign. The signs described in the immediately preceding clauses (i) and (ii) shall be in the locations shown on the NDL Pylon, Directional and Entry Sign Concept Plan dated July 10, 2017, or in such other area approved in advance by the property owner. Anything contained in this Exhibit to the contrary notwithstanding, national or regional tenants commonly referred to as "big box tenants" may install their standard identification signs with letters not exceeding six (6) feet in height on the exterior walls of its demised premises.

PARKING GUIDELINES

A. Parking

- i. All present and future vehicle parking shall be constructed and maintained on the premises. The number of parking spaces to be included in the parking area shall be the greater of 4.5 per 1,000 square feet of leasable area or the requirements of Section 7.0704 Supplemental District Regulations and conform to all other applicable government regulations including and pursuant to underlying zoning designations. All such areas shall be paved with permanent surfacing materials, such as asphalt or concrete. Parking areas shall be curbed and paved with appropriate materials. No parking area shall be allowed to be constructed within 10 feet from any public street right-of-way line. Parking areas for trucks and vans shall be provided at the rear of the building or at the side of the building within properly screened areas in accordance with the landscaping provision. No on-street parking of any vehicle shall be permitted and the parking area shall be designed so as to ensure that no on-street parking will occur.

B. Surface Parking

- i. Driveways and Sidewalk. Adequate off-street parking shall be provided to accommodate all parking needs for employees, visitors and company vehicles for each site. All parcels shall be designed to have self-sustaining parking. Cross parking easements can be utilized. The intent of this provision is to eliminate the need for any on-street parking.

C. Equipment Parking

- i. Parking of equipment on a regular basis in parking areas will not be allowed. The development and use of parking structures architecturally compatible with the surrounding buildings, land usage, and natural environment is encouraged.

D. Construction Materials The construction of parking areas, driveways and sidewalks shall comply with the following requirements:

- i. All parking areas and drives shall be paved with concrete or asphalt and properly marked.
- ii. Where a curb or gutter is used at the pavement edge, top of curb shall be placed at natural grade. Where no curb is utilized, pavement must terminate with a suitable edging to ensure stability of the pavement edge and drainage away from landscape areas.
- iii. A curb or other wheel stop shall be provided at the perimeter of planted areas to prevent vehicular intrusion.
- iv. Expanded walks with curb or perimeter curb sections are preferred over free-standing wheel stops.
- v. Parking lot and vehicular use area surface markings shall be painted in a semi-reflective white or yellow paint manufactured for such purposes. Red surface marking is prohibited unless required by UDC.

E. Structured Parking

- i. Parking structures shall be compatible in material, color, and design to the primary commercial structure(s). The maximum height permitted for any parking structure is the lesser of sixty feet (60') from adjacent ground level or the height of the adjacent building. When used, parking structures should maintain adequate setbacks from adjacent rights-of-way. No part of the automobile below the hood line shall be visible from any point on the site, or from adjacent sites or roads. Garages shall be constructed with internal ramps such that horizontal floor planes are present when viewed externally. The use of planters, trees and vines is encouraged to mask or break up the elevations of parking structures. Light sources located within parking structures should be so placed or shielded so as to conceal their source and not create a negative impact on adjacent properties.

F. Landscaping Requirements All landscaping at the parking lots shall meet the guidelines herein.

MISCELLANEOUS GUIDELINES

- A. Refuse and Storage Areas
- i. Refuse and outside storage areas shall be visibly screened from streets and adjacent properties with a 7'-0" tall screen. All such areas shall be located to the rear of the building or to the side of a building, other than street side, at least three-fourths ($\frac{3}{4}$) of the way from the front of the building.
 - ii. All waste and exterior trash shall be situated so as to be inconspicuous from adjacent public streets. 7'-0" tall dumpster enclosures shall completely screen the unit and shall incorporate an opaque 7'-0" tall gate for access.
 - iii. On site storage of materials, supplies, equipment, trucks, trailers and other commercial or industrial vehicles is prohibited, except for periods of construction.
- B. Utilities
- i. All onsite utility service lines, including electrical lines and telephone lines, located within a Lot shall be placed underground from the property line. Any transformer or terminal equipment provided within or immediately adjacent to the parcel area shall be visibly screened from view from streets and adjacent properties, with appropriate screening material provided by, maintained by and at the sole cost and expense of the Lot Owner.
 - ii. Transformers, mechanical equipment, electric, gas or other meters of any type shall be painted to blend with the native planting or the color of the building. Full coordination with the local utility companies is recommended to ensure the most aesthetic siting of utility equipment.
 - iii. Internet and Phone services shall be permitted.
- C. Roofs
- i. Placement of any objects such as air conditioning units or exhaust fans on the roof of any building or other permanent structure shall be effectively screened from view.
- D. Walls and Fences
- i. No fence, wall, or hedge shall be built or maintained in front of any buildings. Rear yard fencing shall not extend nearer than 15 feet to the front wall line of the building or nearer than 15 feet to any adjoining building. Side yard fencing is permitted, but shall not extend nearer than 15 feet to the front wall line of the building, nor nearer than 15 feet to any adjoining building. Chain link fencing shall not be permitted under any circumstances.
 - ii. The design, materials, textures and colors of such elements must be architecturally compatible with those of the building. Where practical, they are to be integrated with the building so as to be an extension thereof.
- E. Lighting
- i. All exterior light fixtures shall be designed and placed to illuminate structures within the confinement of the Lot boundary lines.
 - ii. On each site, lighting fixtures shall be from the same family of fixtures with regard to design, materials, color of fixture and light source. Exterior building and parking lot lighting is required on all sites. All exterior lighting shall be directed so as to avoid glare or light throw onto streets or adjoining properties. The lighting guideline shall be established to provide a minimum of 1.5 foot candles in all areas of the site.
 - iii. Encouragement will be given to the illumination of tree groupings within these buffers using ground or tree mounted up-lights. Light sources shall not be visible from the street.
 - iv. Accent illumination of building or site entry points is encouraged. Identification signage shall be interior illuminated or illuminated by an approved ground mounted fixtures. Blinking, flashing or multi-colored illumination is generally unacceptable. All exterior illumination shall be fully operational each night from dusk until midnight or as required by the Parish of St. Tammany. All wiring shall be installed underground.
- F. Screening
- i. All required screening within any Lot in the subdivision shall be constructed of 100 percent masonry or stucco. Berms or shrubs shall be allowed to be used for screening if properly landscaped and continuously maintained.
 - ii. Screening devices shall be of a height at least equal to that of the materials or equipment being screened.
- G. Loading Areas
- i. Adequate area shall be provided on site for all loading and maneuvering of trucks and other vehicles. No such operations will be permitted within any street, private access drives or rights-of-way. Truck loading and service areas shall be sited and screened so as not to be visible from adjacent public streets and should minimize the potential for negative impacts on adjacent site users. No such areas shall encroach into any public right-of-way, fire lane, parking area, or interior drive.

H. Solar Panels and Equipment

- i. Roof-mounted solar panels must match the roof material. Panels must be an integrated part of the roof design and mounted directly to the roof plane. Solar units must be screened from neighboring property.

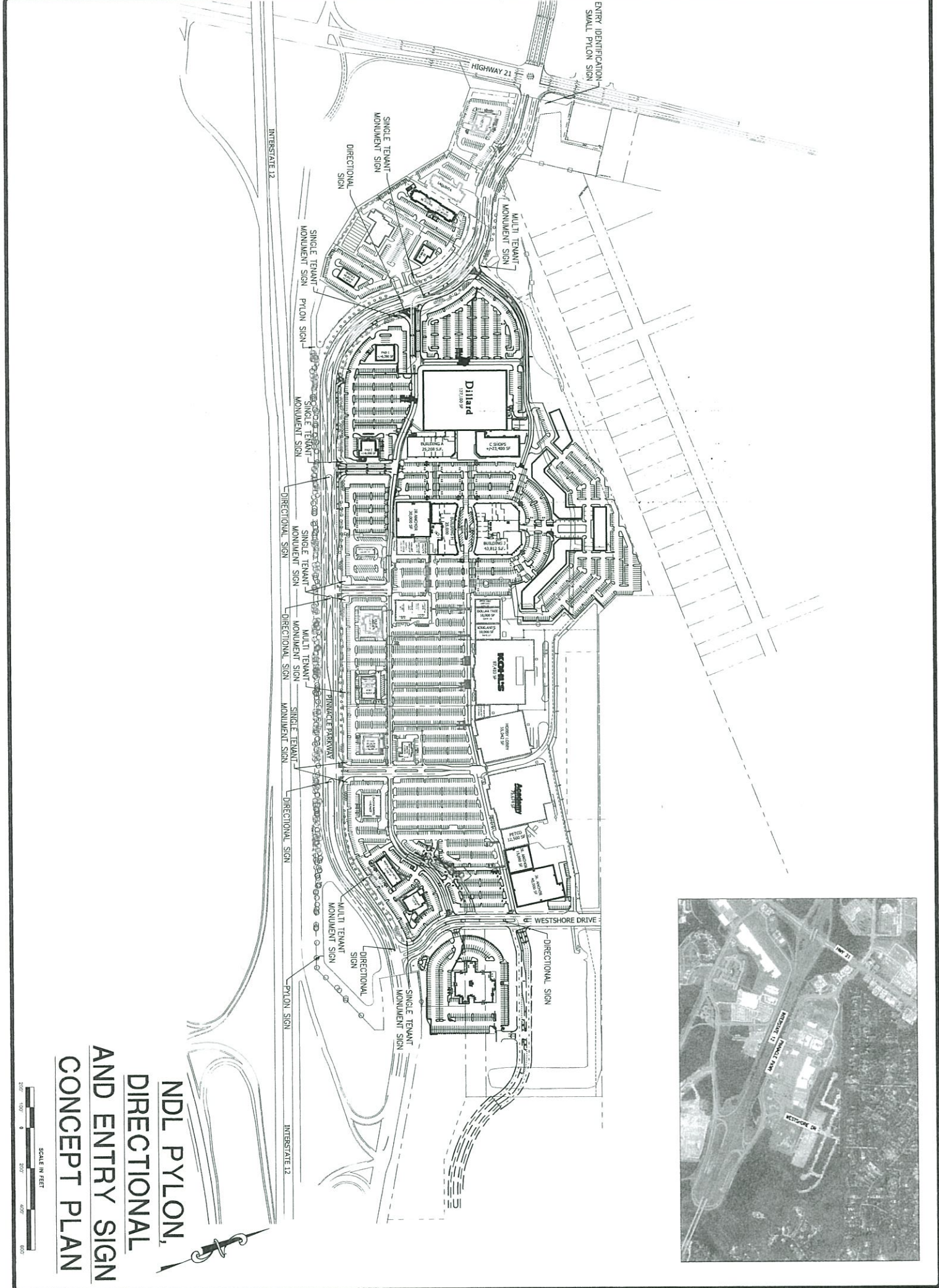
I. Satellite Dishes/Transmission Equipment

- i. Large exterior utility equipment, such as satellite dishes, cooling towers, and the like, shall be placed to the rear or side of buildings, out of view from the street, or shall be screened from view by landscaping, fences, wells or berms. Antennas or other pieces of equipment taller than the building will generally not be permitted. All federal and state law regarding satellite dishes, antennae, and microwave dishes must be met in full compliance.

J. Site Furniture

- i. Site furniture consists of benches, mailboxes, bollards, bicycle racks, trash receptacles and the like. The specification and design of all site furniture should be consistent with, and complementary of, its context. These elements should be of uniform design and material wherever possible. Site furniture cannot be placed along drainage easements.

2017-740-20



**ND L PYLON,
DIRECTIONAL
AND ENTRY SIGN
CONCEPT PLAN**



DESIGN	DATE
BY	
CHECKED	
DATE	
ISSUED DATE	
ISSUED FOR	
REVIEW	
PROJECT NO.	18-350
PROJECT NAME	18-350 ND L Pylon, Directional and Entry Sign Concept Plan EX-1
SHEET	EX-1

**NORD-DU-LAC DEVELOPMENT
COVINGTON, LA
ST. TAMMANY PARISH**

**FOR CYPRESS EQUITIES, LLC
DALLAS, TX**

STAMP

SIGNATURE _____

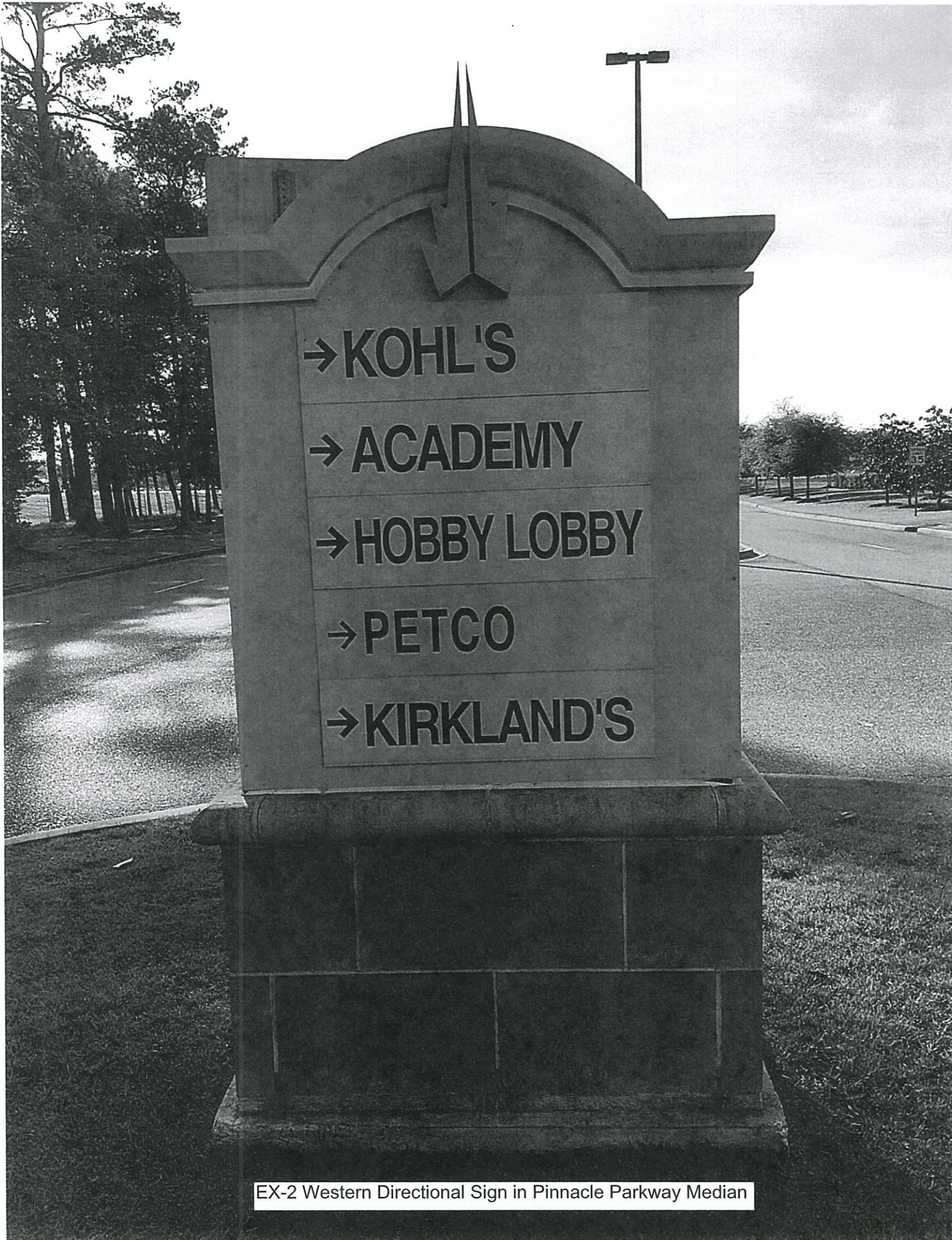
DATE _____

DDG
DUPLANTIS DESIGN GROUP, PC
16564 E. Brewster Road, Suite 101
Covington, LA 70433
Phone: 985.249.6180 \ FAX: 985.249.6180
THIBODAUX \ COVINGTON
HOUSTON \ BATON ROUGE \ HOUMA

WWW.DDGPC.COM

REVISION	BY

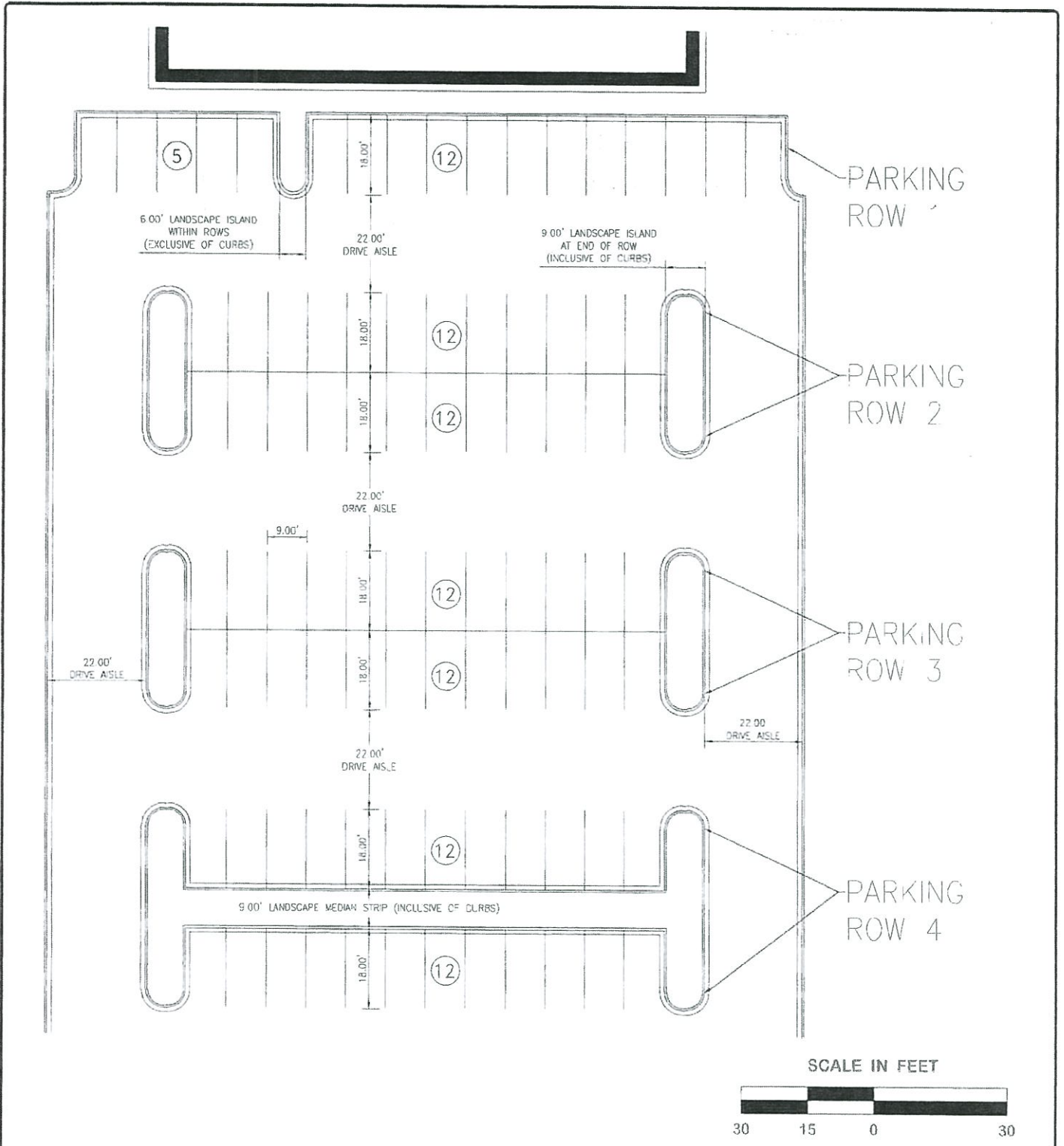
2017-740-20



EX-2 Western Directional Sign in Pinnacle Parkway Median

2017-740-2C

EX-1 Landscape Exhibit



DDG
WWW.DDGPC.COM
DUPLANTIS DESIGN GROUP, PC
CIVIL ENGINEERING • ARCHITECTURE
34 LOUIS PRIMA DRIVE COVINGTON, LA 70433
PHONE: 985.249.6180 || FAX: 985.249.6190
THIBODAUX | COVINGTON | HOUSTON | BATON ROUGE | HOUMA

EXHIBIT 4
RIVER CHASE OVERLAY
COVINGTON, LOUISIANA
ST. TAMMANY PARISH

DATE: 3-23-16

**ADMINISTRATIVE COMMENT
ZONING STAFF REPORT**

Date: 10/2/2017
Case No.: 2017-740-ZC
Prior Action: Postponed
Posted: 9/18/17

Meeting Date: 10/3/2017
Determination: Approved

GENERAL INFORMATION

PETITIONER: BSREP II Cypress Covington Owner, LLC

OWNER: BSREP II Cypress Covington Owner, LLC

REQUESTED CHANGE: From HC-3 Highway Commercial District, HC-2 Highway Commercial District, NC-4 Neighborhood Institutional District, A-4 Single-Family Residential District to HC-3 Highway Commercial District, HC-2 Highway Commercial District, NC-4 Neighborhood Institutional District, A-4 Single-Family Residential District & Regional Business Center Overlay

LOCATION: Parcel located on the north side of I-12, east of LA Highway 21 ; S47, T7S, R11E; Ward 1, District 1

SIZE: 126 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Interstate & State **Road Surface:** 4 lanes asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-2 Suburban District & PUD Planned Unit Development Overlay
South	Interstate	
East	Commercial	HC-3 Highway Commercial District
West	Commercial	HC-2 Highway Commercial District

EXISTING LAND USE:

Existing development: Yes **Multi occupancy development:** Yes

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.

Single Family Residential – Conservation - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

STAFF COMMENTS:

The petitioner is requesting a RBCO (Regional Business Center Overlay). The purpose of this overlay is to provide for coordinated flexible design standards, for planned commercial or office developments that meet the definition of the RBCO. The existing Nord du Lac/Pinnacle commercial and office development and its proposed addition, meet the required characteristics of the Regional Business Center Overlay, having over 1250 feet of frontage along I-12 and a HC-3 Highway Commercial underlying zoning district, and being over 100 acres in size.

Note that the site remains subject to the minimum standards of the Unified Development Code, except for the special design standards set for the overlay of the Nord du Lac/Pinnacle development. The attached document and map describe the proposed guidelines regarding the architecture, landscape, signage, parking, lighting and additional miscellaneous criteria for the site (see attached document & plan).

COMPREHENSIVE PLAN ANALYSIS

The 2025 future land use plan designates the site to be developed as a Planned District with a mix of commercial and residential uses. The proposed RBCO for the Nord du Lac/Pinnacle development is compatible with the objectives of the 2025 future land use plan and will allow for the preservation and development of the existing and proposed mix of commercial uses. Moreover, the proposed modifications of the general zoning regulations, will also allow for balance, compatibility and integration of the uses within the entire the development, meeting the objectives of the Mixed Use – Commercial – Conservation criteria of the 2025 Future Land Use Plan.

APPROVAL & AMENDMENT TO THE RBC OVERLAY

Note that the approval for RBC Overlay shall be binding upon the applicant or any successors in interest. Also, any request to deviate from the standards of the underlying zoning district or from the specific designs and criteria allowed by the RBC Overlay shall be considered an amendment, and require a hearing before the Zoning Commission and Parish Council as outlined in the Unified Development Code, Section 6.08.

STAFF RECOMMENDATION:

The staff recommends that the request for a Regional Business Center Overlay designation be approved.