

MEMO




ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

Date: September 30, 2022

To: Planning & Zoning Commission Members & Public

From: Ross P. Liner, AICP, PTP, CFM, 
Director, Department of Planning and Development

Re: Ordinance to amend St. Tammany Parish Code of Ordinances Unified Development Code, Article IV – Zoning Districts, Division 49 – AML Advanced Manufacturing and Logistics District

Sec. 130-1620. - Purpose.

The purpose of the AML Advanced Manufacturing and Logistics District is to provide for the location of very large scale facilities for the research and development, manufacturing and transportation/logistics industries. Such facilities should be located in close proximity to major transportation routes, with the ideal location allowing for multi-modal opportunities.

1. g. Relation to the Unified Development Code:

Revise Sec. 130-1623(a) – “Maximum Building Size” to reword to “maximum building footprint” and include a definition of “Building Footprint” to mean **“the area contained within the exterior walls of the ground floor. It does not include detached structures; covered or uncovered carports, patios, porches, decks, or balconies; cantilevered covers, projections; or ramps and stairways required for access”**.

Findings:

5. The current AML ordinance provides a maximum building size of 1,000,000 sq. ft. Sec. 130-5 – “Definitions” defines “Building” as “a permanent structure having a foundation, and a roof supported by columns or walls, for the enclosure of persons, animals, chattels or moveable property of any kind.” This includes the total square footage of the building including the horizontal projected area of the total structure. The new proposed ordinance omits the verbiage “maximum building size” and instead proposes a maximum “building footprint” of 1,000,000 sq. ft. Rather than require the maximum building size be calculated as inclusive of the total square footage of the building itself, this revision will simply regulate the building footprint, or the area on a development site used by the building structure.

Staff Comments (from staff report):

5. Section 130-1623(a) currently states that the maximum building size in the AML district is 1,000,000 sq. ft. Revising this language to instead state the maximum building footprint in the AML district to be 1,000,000 sq. ft. is only regulating the building area or pad of the first floor. Sec. 130-1623(e) allows for a maximum building height of 100 feet above the natural grade of the property. If an applicant were to utilize the maximum building footprint and maximum building height as proposed under Ordinance No. 7046AA, this would allow for a **100 million sq. ft. building**. Per the Amazon Facilities website, a typical Amazon warehouse facility is around 800,000 sq. ft. in size. As such, staff recommends the proposed changes to regulate only the building footprint within Sec. 130-1623(a) be omitted from Ordinance No. 7046AA and instead amend Sec. 130-1623(a) –

“Maximum Building Size” to state “the maximum building size in the AML district shall be 1,000,000 square feet with no more than 10 percent additional upstairs mezzanine space. This should not exclude the construction of multiple buildings no larger than 1,000,000 square feet in size each on the same parcel, subject to Section 130-1623(d)”. For reference, Sec. 130-1623(d) states “the lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 50 percent of the total area of the lot” and is a current regulation within the AML district.

Additional Research and Review:

After the release of the staff report St. Tammany Corporation (STP Economic Development) reached out to Planning & Development Department for two items on the staff report 1) industry standard information related to building size calculation of a square footage model versus a footprint model and 2) the incorrect 100 million square foot building size. St Tammany Corp stated the footprint calculation language was modeled on the internationally recognized BOMA (Building Owners and Managers Association) standards. While BOMA standards are not regulatory requirements they are recognized by the American National Standards Institute (ANSI) and used in the site selection process. P&D staff made a mistake including an extra zero, the overall size would be 10 million square feet (bold on page 1).

Staff has further researched the “maximum building footprint” information provided and found no negative planning related issues with its use and has found economic development benefits to the change. In addition, P&D reached out to the consultant developing STP’s Low Impact Development Guidebook for the definition as presented in 1.g. (bold on page 1) no negative comments were provided on the change. The only comment provided by the consultant was proximity to residential (which staff had already accounted for in Staff Comments number 6 of the report).

Updated Staff Comments:

The Planning & Development Department issues the following addendum to the Staff Comments section on the October 4, Zoning Commission report:

- 5. Section 130-1623(a) currently states that the maximum building size in the AML district is 1,000,000 sq. ft. Revising this language to instead state the maximum building footprint in the AML district to be 1,000,000 sq. ft. is only regulating the building area or pad of the first floor. Sec. 130-1623(e) allows for a maximum building height of 100 feet above the natural grade of the property. If an applicant were to utilize the maximum building footprint and maximum building height as proposed under Ordinance No. 7046AA, this would allow for a 10 million sq. ft. building. Per the Amazon Facilities website, a typical Amazon warehouse facility is around 800,000 sq. ft. in size (Baton Rouge facility total is 2.9 million sq. ft.). As such, staff recommends the proposed changes to regulate only the building footprint within Sec. 130-1623(a) be included from Ordinance No. 7046AA and amend Sec. 130-16623(a) – “maximum building footprint” to state “The area contained within the exterior walls of the ground floor. It does not include detached structures; covered or uncovered carports, patios, porches, decks, or balconies; cantilevered covers, projections; or ramps and stairways required for access. This should not exclude the construction of multiple buildings larger than 1,000,000 square feet in size each on the same parcel, subject to Section 130-1623(d).” For reference, Sec. 130-1623(d) states “the lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 50 percent of the total area of the lot” and is a current regulation within the AML district.