Exhibit B. Tamanend Business Park West Site Zoning Documents & Map

St. Tammany EDF ECONOMIC DEVELOPMENT FOUNDATION

CSRS IMAGINE SHAPE DELIVER

Tamanend Business Park West Site Zoning Documents

Section 6.01 PUD Planned Unit Development Overlay

6.0101 PURPOSE

The purpose of the Planned Unit Development Overlay (PUD) is to encourage flexibility in the development of land, creative design, more orderly development and to promote and preserve the scenic features of the site. The following criteria represent the objectives of the PUD.

A. Environmentally sensitive design that is of a higher quality than would be possible under the regulations otherwise applicable to the property.

B. Diversification and variation in the relationship of residential uses, open space and the setbacks and height of structures in developments intended as cohesive, unified projects.

C. Functional and beneficial uses of open space areas.

D. Preservation of natural features of a development site.

E. Creation of a safe and desirable living environment for residential areas characterized by a unified building and site development program.

F. Rational and economically sound development in relation to public services.

G. Efficient and effective traffic circulation, both within and adjacent to the development site.

H. Creation of a variety of housing compatible with surrounding neighborhoods to provide a greater choice of types of environment and living units.

The Planned Unit Development Overlay shall not be used in the E-Estate Districts

6.0102 GENERAL STANDARDS AND CRITERIA

In order for the Zoning Commission and Parish Council to make competent and definitive decisions concerning a Planned Unit Development's proper makeup, the following general standards and criteria shall be applicable:

A. Physical Characteristics of the Site:

The site shall be ten (10) or more acres in size and suitable for development in the manner proposed without hazard to persons or property adjacent to the site, in conformance with the standards and parameters established in this Section.

B Relation to Major Transit Routes:

PUDs shall be properly located with respect to interstate, major highways and major arterial streets so as not to create major shifts of traffic generation to intermediate collectors and/or minor streets.

C. Mixed Use PUD - PUDs may incorporate non-residential uses subject to the following criteria:

1. If the underlying zoning classification is residential in nature, the non-residential uses are limited to those permitted in the NC-1, NC-2, NC-3, NC-4, NC-5, MD-1, and ED-1 Districts.

2. If the underlying zoning classification is any other classification, the underlying classification controls the permitted land uses.

6.0103 PLAN APPROVAL

A. Prior to submitting a PUD rezoning petition, an informal pre-application conference with designated staff from the Parish Department of Planning shall be required. The purpose of this conference shall be to discuss PUD parameters and to bring the overall petition as nearly as possible into conformity with Parish regulations.

Following the PUD pre-application conference, a Conceptual Plan shall be submitted with the rezoning application. This plan shall provide the following information:

1. The title of the project and the names of the project planner and developer.

2. A legal description of the property including Township, Section and Range

3. Plat indicating scale, date, north arrow, and general vicinity map indicating existing land uses within 500 feet of all boundaries of the proposed PUD shall be designated. This plat shall include all existing physical features such as existing streets, buildings, water courses, easements, soil conditions, vegetative cover and topography.

4. Net Density shall be set based upon the underlying zoning classification utilizing one of the following options:

a. The number of lots/units may be established in accordance with the maximum net density of the underlying zoning classification as applied to the following formula:

Total Area x .75 = _____ x maximum net density = _____ lots (units)

b. The number of lots/units may be established by a yield plan consisting of conventional street layouts including but not limited to basic topography, soil conditions, drainage, vegetative cover, locations of wetlands, and 100 year flood plains. Said yield plan shall be based upon the standards of the underlying zoning district and comply with all meet all applicable development standards.

c. Pending the comprehensive re-zoning review of un-incorporated St. Tammany Parish, the Zoning Commission shall have the authority to establish appropriate density levels for all properties zoned R-Rural and SA Suburban Agricultural at the time of the PUD request. Once the area in which the subject property is located has undergone a Comprehensive Re-zoning Review the standards of the newly adopted zoning classification shall govern, in accordance with Article 5 of these regulations

5. Site information including the following criteria shall be provided:
   a. Boundaries of the property involved,
   b. Average size and maximum number of lots,
   c. Parcels or sites to be developed or occupied by buildings,
   d. The general location and maximum amount of area to be developed for parking,
   e The general location of areas to be devoted to open space, including those areas to be dedicated or conveyed for parks, playgrounds or school sites,
   f. Public building(s) and other common use areas,
   g. The approximate location of ingress, egress and access streets,
   h. The approximate location of pedestrian and vehicular ways,
   i. The extent of landscaping and planting,
   j. Location and/or source of water and sewer facilities, and
   k. Front, side and rear yard setback lines.

6. Tabulation of the maximum square footage of each use.

7. The proposed maximum height of any building or structure.

8. Maximum total land area, Minimum public and private open space, streets, off-street parking and loading areas.

   Breakdown by percent of total land area devoted to each use such as:
   a. Residential uses
   b. Commercial/Institutional uses limited to those permitted in the NC-1, NC-2, NC-3, NC-4, NC-5, MD-1, and ED-1 Districts or any uses permitted in the underlying zoning district.
   c. Open space (as defined in Article 2 - Definitions) (Amended 11/06/14 ZC14-08-075 OCS#14-3241)
      1. A minimum of 25% of open space is required for all PUDs.
      2. In no case shall required open space along the existing road frontage be less than 1/4 acre in area and less than 100 feet in width.
      3. In no case shall required open space along other boundary lines (without road frontage) be less than 1/4 acre in area and less than 50 feet in width.
      4. No more than fifty percent (50%) of the required open space shall be satisfied using Limited Use Land (herein defined). Limited Use Land shall mean land which is inundated by water for a period of greater than four (4) months within each calendar year. Two (2) acres of Limited Use Land are

required to satisfy one (1) acre of required open space.
(Amended 11/06/14 ZC14-08-075 OCS#14-3241)

5. Active recreation shall include such comparable uses as playgrounds, ball fields, swimming pools, tennis courts, etc.
6. Passive recreational uses shall include comparable uses such as picnic areas, permeable nature trails, undisturbed habitat, etc.

d. Access parking and loading areas

e. Location of the existing and proposed easements to the extent they are reasonably ascertainable with the understanding that the future easements may be needed based on more complete engineering studies.

9. Restrictive Covenants including the assurance of maintenance of common areas and the continued protection of the PUD. The Department of Planning must review and approve the Restrictive Covenants prior to recordation thereof with the Clerk of Court.

10. Circulation element indicating the proposed principal movement of vehicles, goods and pedestrians.

11. Environmental Assessment Data Form (signed and dated).

12. Initial wetland delineation as determined by a qualified wetlands consultant.

13. Flood Zone demarcation lines (indicate FIRM Map and panel number).

14. Documents indicating ultimate disposal of surface drainage.

15. The Zoning Commission or the Parish Council may require additional material such as plans, maps, aerial photographs, studies and reports which may be needed in order to make the necessary findings and determinations that the applicable Parish standards and guidelines have been achieved.

B. The Planning Staff shall hold a formal review of the PUD submission two (2) weeks prior to the Public Hearing by the Zoning Commission and note areas of concern to the applicant in writing within one week of the review. The purpose of this review is to provide constructive feedback to the developer on compliance with the PUD requirements.

C. The Zoning Commission shall hold the formal public hearing on the Zoning Overlay Request and forward a recommendation to approve or deny the PUD to the St. Tammany Parish Council after the required public hearing. The Zoning Commission reserves the right to add stipulations and conditions to its approval and shall determine if the applicant has met all or part of the PUD parameters including:

1. The tract for the proposed PUD is suitable in terms of its relationships to the Parish Comprehensive Plan and that the areas surrounding the

proposed PUD can continue to be developed in coordination and substantial compatibility with the PUD proposed.

2. That the desirable modifications of general zoning regulations as applied to the particular case, justify such modifications of regulations and at least an equivalent degree the regulations modified, based on the design and amenities incorporated in the site development plant.

3. That increased open space over conventional development is provided for the occupants of the proposed PUD and the general public, and desirable natural features indigenous to the site in accordance with the Open Space Parameters as follows:

    a. Open spaces shall be required within the PUD and should be devoted to active and/or passive recreational purposes.

    b. Protects all flood plains and wetlands in accordance with Parish Regulation pertaining to fill.

    c. Preserves and maintain to the extent possible mature woodlands and buffers.

    d. Protects rural roadside character and improves public safety by minimizing development fronting and accessing directly onto the public road.

    e. Provides for pedestrian circulation between properties and features of the site and continuity of open spaces where possible.

4. Internal Planned Unit Development Parameters:

    a. The density of the proposal shall not exceed the density permitted in accordance with the requirements of Article 5 of these regulations.

    b. Every dwelling unit or other use within the PUD shall have direct access to a public or private street via pedestrian ways, courts or other access related easements. It should not be construed that access for permitted uses must front on a dedicated street.

    c. If lots and or parcels are created within the boundaries of the PUD, no minimum size or yards shall be required, except as approved as part of the individual PUD proposal.

5. Central sewerage and water systems shall be provided to all uses within this overlay. Septic tanks and individual water wells are prohibited in PUD developments.

D. Binding Nature of approval for PUD
All terms, conditions, safeguards, and stipulations made at the time of approval for PUD shall be binding upon the applicant or any successors in interest. Deviations from approved plans or failure to comply with any requirements, conditions, or safeguards shall constitute a violation of these zoning regulations.

1. Tentative-Preliminary-Final Development Plans
Plans for development of land approved for PUD shall be processed in accordance with the procedures established by the St. Tammany Parish Subdivision Regulations Ordinance No. 499) - if required. The PUD approval may be substituted for the Tentative Plat Approval required by Ordinance No. 499.

2. Final Development Plan
After approval of the Conceptual Development Plan by the Parish Council the applicant shall submit a Final Plan to the Department of Planning indicating all terms, conditions, safeguards and stipulations required by the Zoning Commission and the Parish Council.

3. Review and approval of a PUD overlay is a multi-step process, requiring Zoning Commission and Planning Commission approval (except in those cases where minor subdivision approval is authorized, or an exemption applies). Approval of a PUD overlay does not change the underlying zoning classification of the property until approval of the Preliminary Plat. PUD overlay approvals that have been granted approval by the Parish Council, after consideration by the Zoning Commission, shall remain in effect for a period of not more than two (2) years from the date of approval by the Parish Council, unless a portion or phase of the proposed development has been granted Preliminary Plat Approval by the Planning Commission in accordance with the St. Tammany Parish Subdivision Regulatory Ordinance No. 499.

4. If no portion or phase of the original PUD, which has been granted zoning approval by the Parish Council, is granted preliminary approval within two (2) years of the date of the Parish Council's original approval of the PUD, the owner/developer shall be required to submit an application for a new PUD overlay review and approval by the Zoning Commission and Parish Council, and pay all applicable fees.

6.0104 AMENDMENT TO THE PLANNED UNIT DEVELOPMENT

Amendments to the PUD shall be classified as either major or minor in character.

A. Major amendments to the PUD shall require the developer to submit revised plans to the Department of Development. Upon review of the proposed amendments to the PUD by the staff, a public hearing shall be established for the review of the major changes by the Zoning Commission. The Zoning Commission shall have the authority to review and approve all major changes to the PUD. (Amended 11/06/14 ZC14-08-075 OCS#14-3241)

Public advertisement shall be required at least fifteen (15) days prior to the meeting date and shall run in the official journal of the Parish at least twice during that time period.

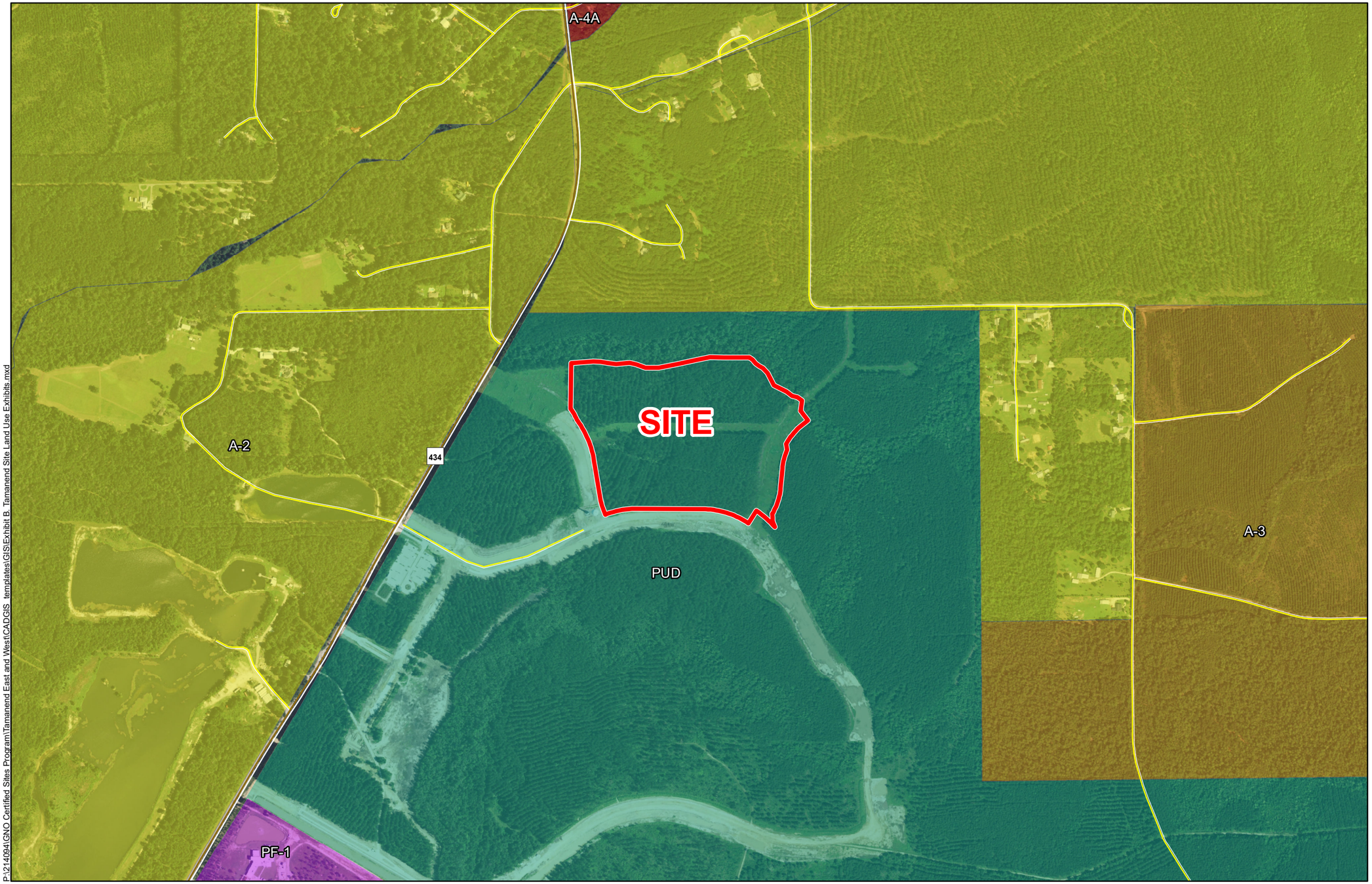
Furthermore, the developer shall pay the processing fees according to the St. Tammany Parish Code of Ordinances, Section 1-0212.063 for the proposed major PUD changes. (Amended 11/06/14 ZC14-08-075 OCS#14-3241)

Major changes to the PUD plan include changes to:

1. The use of the land,
2. The location of significant buildings and structures, (Amended 11/06/14 ZC14-08-075 OCS#14-3241)
3. A cumulative reduction in the total of the originally approved overall acreage of open space by more than 5% and/or below the minimum of 25% of required open space, (Amended 11/06/14 ZC14-08-075 OCS#14-3241)
4. A cumulative increase in the density of a development by more than 5% of the total of the originally approved overall acreage and/or,
5. A setback adjustment for an entire phase and/or section of a subdivision of 10 lots or more. All other request of setback adjustment affecting less than 10 lots will have to be appealed to the Board of Adjustments. (Amended 11/06/14 ZC14-08-075 OCS#14-3241)

B. Minor amendments to the PUD shall be construed as all other changes not considered major amendments. Minor amendments change shall be submitted for review and approval of the Director of the Department of Planning.

Tamanend Business Park West Site Zoning Map



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General Notes:
1. No attempt has been made by CSRS, Inc. to verify site boundary, title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property, other than that furnished by the client or his representative.
2. Transportation data from 2013 TIGER datasets via U.S. Census Bureau at ftp://ftp2.census.gov/geo/tiger/TIGER2013.
3. St. Tammany Parish zoning shapefile provided by St. Tammany Parish Government GIS Department.

N

Scale 1:10,000

0 530 1,060 Feet

Land Use Exhibit
Tamanend Business Park West Site
St. Tammany Parish, LA

St. Tammany EDF





St. Tammany Parish

LEGEND

- Site Boundary (48.34 Ac. ±)

St. Tammany Parish Zoning

- A-2 Suburban
- A-3 Suburban
- A-4A Single Family Residential
- PF-1 Public Facilities
- PUD Planned Unit Development

Existing Roadway

- Rural State Highway
- Local Roads

St. Tammany EDF
ECONOMIC DEVELOPMENT FOUNDATION

Date:	6/8/2016
Project Number:	214094
Drawn By:	TMK
Checked By:	JAY

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