

Section 6.08 Regional Business Center Overlay (RBC Overlay)

6.0801 Purpose

The purpose of this overlay is to provide for coordinated flexible design standards for planned commercial or office developments that meet the definition of a Regional Business Center by establishing Design Zones in which certain design standards may be revised to provide for a high quality design without regard for the location of internal property lines and other limiting factors. The Permitted Uses are determined by the underlying zoning classification upon which the overlay rests. Minimum standards for design elements such as signs and lighting, landscaping, parking, height and setbacks shall be as set forth in the other provisions of this Unified Development Code, except that the special design standards and flexibility set forth in this Section 6.08 shall be applicable.

6.0802 Applicability

The RBC Overlay may be applied to any property meeting the definition of a Regional Commercial/ Office Center and approved as such in accordance with the provisions of this section.

6.0803 General Standards and Criteria

In order for the Zoning Commission and Parish Council to make competent and definitive decisions concerning a Regional Business Center, the following general standards and criteria shall be applicable:

The proposal must be a planned commercial or office development designed with a distinct identifying name/image bearing all of the following characteristics:

- A. The property shall be located with at least 1,250 feet of frontage on the Interstate Highway System, inclusive of interstate frontage roads and on/off ramps.
- B. Property shall be at least 100 acres in size and the underlying zoning bear the HC-3, PBC-1 or PBC-2 zoning classifications or a combination thereof. For properties exceeding 100 acres, the remainder of the overlay acreage may bear a zoning classification other than those stated above. (amended 12/03/15 ZC15-10-076 OCS#15-3429)
- C. Approval of a RBC Overlay does not change the underlying zoning classification of the property. All regulations and standards still apply to the property unless specific authority to deviate from that standard is granted as part of the approval.

6.0804 Plan Approval

Prior to submitting a RBC Overlay rezoning petition, an informal pre-application conference with the Planning Director or designee shall be required. The purpose of this conference shall be to discuss RBC Overlay parameters and to bring the overall petition into conformity with Parish regulations.

- A. Following the RBC Overlay 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 RBC 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. Site information including the following criteria shall be provided:
 - a. Boundaries of the proposed RBC,
 - b. Parcels or sites to be developed or occupied by buildings,
 - c. Design Zones as requested by the applicant
 - d. Public building(s) and other common use areas,
 - e. The approximate location of ingress, egress and access streets,
 - f. The approximate location of pedestrian and vehicular ways,
 5. Architectural and Design Guidelines to be imposed as part of the RBC Overlay, including but not limited to the following:
 - a. Building Site Guidelines
 - b. Building Design Guidelines
 - c. Landscaping Guidelines
 - d. Parking Guidelines
 - e. Signage Guidelines
 - f. Lighting Guidelines
 - g. Driveway Guidelines
 - h. Miscellaneous Guidelines
 - (1) Loading, Storage, and Refuse Areas
 - (2) Utilities
 - (3) Walls, Fences and Screening
 - (4) Other equipment and site furniture.
 6. 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 staff review of the RBC Overlay 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 (1) week of the review. The purpose of this review is to provide constructive feedback to the developer on compliance with the RBC Overlay 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 RBC Overlay to the St. Tammany Parish Council. The Zoning Commission shall reserve the right to add stipulations and conditions to its approval and shall

determine if the applicant has met all or part of the RBC Overlay parameters including:

1. The tract for the proposed RBC Overlay is suitable in terms of its relationships to the Parish Comprehensive Plan and that the areas surrounding the proposed RBC Overlay can continue to be developed in coordination and substantial compatibility with the RBC Overlay proposed.
2. That the desirable modifications of general zoning regulations as applied to the particular case, justify such modifications of regulations, and meet the original intent of the said regulation based on the design and amenities incorporated in the site development plan.
3. Design Zones should not cross public roads, major private roads or other physical features which create a clear design edge or boundary.
4. Establishment of Design Zones - As part of the RBC Overlay approval, the Zoning Commission will establish Design Zones, being designated areas in which some discretion is granted to the planning staff to allow for deviation from the strict standards of Section 7 Supplemental District Regulations of the UDC, as follows:
 - a. Within a specific design zone, driveways may parallel to and over property lines so as to service each contiguous parcel. The landscape buffers will be placed on each side of said driveway as opposed to abutting the common property line or provide planting buffers elsewhere within the project so long as the overall quantity of landscaping area and material is not diminished.
 - b. Within a specific design zone parking lots may be located over property lines where cross parking servitudes allow for parking on each contiguous parcel, provided parking requirements as per code are met (in global).
 - c. Within each specific design zone, the intensity of parking lot lighting may exceed maximum candle power at property line if abutting parking spaces/lot on contiguous parking where reciprocal cross parking servitudes exist between the parcels.
 - d. Monument signage located on any lot within a specific Design zone will not be considered to be off-premises signage and shall be limited only to the level which it would have been if located on the same lot as the main use.
 - e. Allow zero lot lines and/or waive lot coverage requirements for interior lot lines and/or interior parcels.
 - f. Within a specific design zone, some deviation may be allowed in the location of plant material so long as the overall quantity of landscaping area and material is not diminished.
 - g. Allow flexibility for tree replacement and/or removal through tree bank and/or mitigation process.
 - h. When approved by the Department of Engineering, the drainage requirements of an RBC Overlay may be met on a multiple parcel basis.

D. Binding Nature of approval for RBC Overlay

All terms, conditions, safeguards, and stipulations made at the time of approval for RBC Overlay 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.

E. Amendments to the RBC Overlay

Any request to deviate from the standards of the underlying zoning district or from the specific design flexibility allowed by the RBC Overlay shall be considered an amendment to the RBC Overlay and require a hearing before the Zoning Commission and Parish Council as outlined in this section.