
Proposed Regional Business Center Overlay – Gulf South Commerce Park Phase 2

(as of 8/3/2024)

Land Use

All land uses allowed per Exhibit 1., “Land Use List”. Any size lot is allowed within the RBCO, however lots containing less than 20,000 sf shall be considered non-buildable for purposes of habitable structures. Lots containing less than 20,000 sf may be used for green spaces, amenities, utilities, common areas, etc.

Applicable Property

Phase 2-A consisting of 96.75 Acres per attached JV Burkes survey dated 1/11/2022, revised 11/16/2022.

Phase 2-B consisting of 42.13 Acres per attached JV Burkes survey dated 10/26/2021.

Phase 2-C consisting of 167.22 Acres per attached JV Burkes survey dated 10/26/2021.

A conceptual site plan for Phase 2-A is attached and is representative of the lot configurations. The plan includes Parcels 2-A, 2-B, 2-C, and Pond Parcels 4, 5, and 6. The lot sizes, street configuration, detention ponds, and other components of the plan are subject to change. Any such changes to the Phase 2-A conceptual site plan will be submitted for Planning and Zoning Commission and Parish Council review. Phases 2-B and 2-C are for future development and conceptual site plans for these phases will be submitted for Planning and Zoning Commission and Parish Council review at the appropriate time.

Signage

Signage shall be permitted per the attached Gulf South Commerce Park Phase 2-A RBCO Plan dated 7/24/2024.

Open Space for Phase 2-A

Open Space shall be provided per the attached Gulf South Commerce Park Phase 2-A RBCO Plan dated 7/24/2024.

Building Height and Setback Requirements

- (a) 50’ Building Setback when facing any street. Where a building is taller than 50 feet in height, one additional foot of setback shall be required in each yard. The height of each façade is measured separately, and the additional setback depth is required perpendicular to that facade.
- (b) 25’ Building Setback when not facing a street.
- (c) Maximum Building Height shall be no greater than 120’.

Parking requirements

- (a) For buildings more than 100,000 square feet, the required parking for manufacturing, processing, packaging, storage, distribution, etc. uses shall be 1 space for every 10,000 square feet or occupant load whichever is greater. The occupant load is the maximum probable number of occupants present at any time.

General Standards for Required Landscaping

See attached Exhibit 2., "Landscaping Standards."

Landscape and Drainage Maintenance

- (a) *St. Tammany Parish Responsibilities.* St. Tammany Parish shall be responsible for the drainage system maintenance within the street rights of way, detention ponds, and drainage servitudes dedicated to St. Tammany Parish.
- (b) *Property Owner Responsibilities.* The Property Owner and/or the Property Owner's Association (POA) shall be responsible for the drainage maintenance within private drainage and buffer servitudes, and on private property, not within parish drainage servitudes.
- (c) *Landscape Maintenance.* The Property Owner and/or the Property Owner's Association (POA) shall be responsible for the landscape maintenance including the grass cutting within the street rights of way, detention pond parcels, and drainage servitudes dedicated to St. Tammany Parish. The Property Owner and/or POA shall also be responsible for the replacement of landscape vegetation that may be damaged by St. Tammany Parish while in the process of performing their drainage maintenance responsibilities.
- (d) *Allowable Planting Areas.* The planting of trees or shrubs is not allowed in the street rights of way and parish drainage servitudes. The planting of trees or shrubs is allowed in bank of the detention pond parcels.

Exhibit 1 - Land Use List

Permitted Land Uses:

1. Research and Development
2. Aeronautics and aerospace research, development, and manufacturing.
3. Automotive research, development, and manufacturing.
4. Computer, electrical and electronics research, development, and manufacturing.
5. Data centers and data warehousing.
6. Distribution and warehousing facilities.
7. Durable goods manufacturing.
8. Food products processing and manufacturing.
9. Furniture manufacturing.
10. Garment manufacturing.
11. Hydraulics and robotics research, development, and manufacturing.
12. Pharmaceutical and medical research, development, and manufacturing.
13. Software development and programming.
14. Scientific research and development services.
15. General, Professional and Medical Office Buildings and Hospitals.
16. Services and Retail.
17. Parcel Service.
18. Health and Fitness Centers.
19. Commercial Recreation - excluding riverboat gaming and associated facilities - outdoor.
20. Indoor Recreations Establishments, such as bowling alleys, skating rinks and movie theaters.
21. Music Studio, Radio and Television Studios, Broadcasting Stations, and Radio and Television Broadcasting Transmitters.
22. Parks and Playgrounds.
23. Banks and Financial Institutions including retail banks with drive through.
24. Grocery Stores.
25. Hotels, Motels, and Convention Centers.
26. Restaurants and Lounges including Quick Service Restaurants with drive through.
27. Automotive Sales.
28. Bus, truck or other transportation terminals.
29. Car wash and truck wash facilities
30. Portable storage containers used for storage.
31. Drug Stores and Pharmacies.
32. Convenience Stores with gasoline sales.
33. Post office.
34. Funerary parlor, crematorium.
35. Passenger transportation terminals.
36. Churches, temples and synagogues greater than 10,000 square feet.
37. Government offices.
38. Government maintenance facilities.
39. Fire Stations
40. Private non-profit animal services, including but not limited to veterinary clinic, kennel, overnight boarding, grooming, animal training, dog park and pet cemetery, crematorium (animal only).
41. Outdoor storage yards and lots and contractor's storage yards in conjunction with an affiliated office. Visual screening required.
42. Hospitals and Medical Office buildings for overnight stay.
43. Emergency Rooms and affiliated helicopter landing pad.

- 44. Retirement communities
- 45. LTAC and drug and alcohol treatment facilities including overnight stay.
- 46. Manufacturing, advanced
- 47. Manufacturing, artisan
- 48. Manufacturing, light
- 49. Wastewater treatment facility
- 50. Electrical energy substation

Exhibit 2 - Landscaping Standards

(a) *Plant condition and installation.*

(1) *Condition of plants.* All plant materials shall be alive and in a healthy condition when planted.

(2) *Installation of plants.* All plant material shall be installed in a fashion that ensures the availability of sufficient soil and water to sustain healthy growth.

(b) *Definition of trees and shrubs, native species.*

(1) *Canopy Tree.* Any self-supporting woody plant of a species which normally grows to an overall height of a minimum of 50 feet, usually with one main stem or trunk although some species may have multiple trunks, and with many branches. Any species not listed below shall be submitted for consideration.

Canopy Tree	
Common Name	Scientific Name
Southern sugar maple	<i>Acer barbatum</i>
Swamp red maple	<i>Acer rubrum drummondii</i>
Red maple	<i>Acer rubrum</i> l. var. <i>rubrum</i>
Pecan	<i>Carya illinoensis</i>
American beech	<i>Fagus grandiflora</i>
Sweetgum	<i>Liquidambar styraciflua</i>
Tulip poplar	<i>Liriodendron tulipifera</i>
Southern magnolia	<i>Magnolia grandiflora</i>
Big Leaf Magnolia	<i>Magnolia macrophylla</i>
Sweetbay magnolia	<i>Magnolia virginiana</i>
Black Gum	<i>Nyssa sylvatica</i>
Slash pine	<i>Pinus elliotii</i>
Spruce pine	<i>Pinus glabra</i>
Longleaf pine	<i>Pinus palustris</i>
Loblolly pine	<i>Pinus taeda</i>
American sycamore	<i>Platanus occidentalis</i>
Black cherry	<i>Prunus serotina</i>
White oak	<i>Quercus alba</i>
Red oak	<i>Quercus falcata</i>
Overcup oak	<i>Quercus lyrata</i>
Swamp chestnut oak	<i>Quercus michauxii</i>
Nuttall oak	<i>Quercus nuttallii</i>
Willow oak	<i>Quercus phellos</i>
Shumard oak	<i>Quercus shumardii</i>
Southern live oak	<i>Quercus virginiana</i>
Pond cypress	<i>Taxodium ascendens</i>
Bald cypress	<i>Taxodium distichum</i>
Winged elm	<i>Ulmus alata</i>
American elm	<i>Ulmus americana</i>

(2) *Understory Tree*. Any self-supporting woody plant of a species which normally grows to an overall height of a minimum of 25 feet, with one or more main stem or trunk and many branches. Any species not listed below shall be submitted for consideration.

Understory Tree	
Common Name	Scientific Name
Bottlebrush buckeye	<i>Aesculus parviflorum</i>
Red buckeye	<i>Aesculus avia</i>
River birch	<i>Betula nigra</i>
Ironwood or blue beech	<i>Carpinus carolinian</i>
Southern catalpa	<i>Catalpa bignonioides</i>
Redbud	<i>Cercis canadensis</i>
Greybeard	<i>Chionanthus virginicus</i>
Parsley hawthorn	<i>Crataegus marshallii</i>
Persimmon	<i>Diospyros virginiana</i>
Silver bell	<i>Halesia dipteral</i>
Fosters holly, savannah holly, etc.	<i>Ilex attenuata cultivars</i>
Cassine or dahoon holly	<i>Ilex cassine</i>
Deciduous holly	<i>Ilex decidua</i>
Yaupon	<i>Ilex vomitoria</i>
Weeping yaupon	<i>Ilex vomitoria pendula</i>
Crape Myrtles, Etc.	<i>Lagerstroemia indica</i>
Southern crabapple	<i>Malus angustifolia</i>
Red mulberry	<i>Morus rubra</i>
Wax myrtle	<i>Myrica cerifera</i>
Big leaf wax myrtle	<i>Myrica heterophylla</i>
Hop hornbeam	<i>Ostrya virginiana</i>
Red bay	<i>Persea borbonia</i>
American plum	<i>Prunus americana</i>
Cherry laurel	<i>Prunus caroliniana</i>
Mexican plum	<i>Prunus mexicana</i>
Black willow	<i>Salix nigra</i>
American snowbell	<i>Styras americana</i>
Big leaf snowbell	<i>Styrax grandifolius</i>
Tree huckleberry	<i>Vaccinium arboreum</i>
Possumhaw viburnum	<i>Viburnum nudum</i>
Walter s viburnum	<i>Viburnum oboratum</i>

(2) *Native species*. Species of shrubs referred to as native species are set forth in list below. Native species is a defined term as used in this division; any species not listed below shall be submitted for consideration.

Native Shrubs	
Common Name	Scientific Name
Honeybells	<i>Agarista populifolia</i>
Serviceberry	<i>Amelanchier arborea</i>
Southern cane	<i>Arundinaria gigantea</i>
Azalea	<i>Azalea indica</i>
French mulberry	<i>Callicarpa americana</i>
Carolina Allspice	<i>Calycanthus floridus</i>
Camellia	<i>Camellia sasanqua</i>
Clethra	<i>Clethra alnifolia</i>
Strawberry Bush	<i>Euonymus americanus</i>
Crimson-eyed Rose Mallow	<i>Hibiscus moscheutos</i>
Oakleaf hydrangea	<i>Hydrangea quercifolia</i>
Inkberry Holly	<i>Ilex glabra</i>
Dahoon holly	<i>Ilex Myrt folia</i>
Winterberry	<i>Ilex verticillata</i>
Dwarf yaupon	<i>Ilex vomitoria nana</i>
Florida Anise	<i>Illicium floridanum</i>
Yellow anise	<i>Illicium parviflorum</i>
Virginia Sweetspire	<i>Itea virginica</i>
Fetterbush	<i>Lyonia spp.</i>
Giant Turk's Cap	<i>Malvaviscus arboreus</i>
Carolina Buckthorn	<i>Rhamnus caroliniana</i>
Wild azalea	<i>Rhododendron austrinum</i>
Wild azalea	<i>Rhododendron canescens</i>
Wild azalea	<i>Rhododendron serrulatum</i>
Palmetto	<i>Sabal minor</i>
Sassafras	<i>Sassafras albidum</i>
Blueberry/huckleberry	<i>Vaccinium species</i>
Arrowwood	<i>Viburnum dentate</i>

(c) *Minimum caliper and height of trees and shrubs.*

(1) *Canopy & Understory Trees.* All Canopy and Understory species trees, at the time of planting, shall have a minimum caliper of at least 1½ inches, measured six inches above the root ball, and a minimum height of eight to ten feet, as per the National Nursery Association Standards.

(2) *Shrubs.* All shrubs, at the time of planting, shall have a minimum height of 18 inches.

(d) *Credit for existing trees.*

(1) Existing trees and saplings less than 2½ inches DBH that are located in underbrush areas shall be credited towards the satisfaction of the minimum landscape planting requirements at the following exchange rate: 1 Canopy Tree per 100 sq. ft. of underbrush area.

Buffer planting area requirements on a street.

- (a) *Buffer planting area width.* A street planting area is the area along the street or road along which a property abuts which is designated for the preservation of trees and for landscaping. The minimum buffer width shall be 37 feet which includes 12' to 15' of street ROW. Trees and shrubs shall not be allowed in the street ROW area however are allowed in the remaining 25' of the buffer area. A minimum planting area of 150 sq. ft. per canopy tree and 75 sq. ft. per understory tree shall be provided. Trees are allowed in the side slopes however shall not be located in the bottom of the swale or such that they will interrupt the conveyance of stormwater and efficient routine maintenance of the swale. Where a side slope is planted with required trees, the slope shall not exceed 4:1. The intent is to provide a more natural look for the area between the street and parking areas.

Bioretention Plants	
Common Name	Scientific Name
Swamp Milkweed	<i>Asclepias incarnata</i>
Aquatic Milkweed	<i>Asclepias perennis</i>
Blue Wild Indigo	<i>Baptisia australis</i>
Carex Appalachian Sedge	<i>Carex appalachica</i>
Lanceleaf Tickseed	<i>Coreopsis lanceolata</i>
Coneflower	<i>Echinacea purpurea</i>
Joe Pye Weed	<i>Eupatorium maculatum</i>
Crimson-eyed Rose Mallow	<i>Hibiscus moscheutos</i>
Spider Lily	<i>Hymenocallis caroliniana</i>
Virginia Sweetspire	<i>Itea virginica</i>
Cardinal Flower	<i>Lobelia cardinalis</i>
Royal Fern	<i>Osmunda regalis</i>
Switch Grass	<i>Panicum virgatum</i>
White top Sedge	<i>Rhynchospora latifolia</i>
Black-eyed Susan	<i>Rudbeckia amplexicaulis</i>
Showy Goldenrod	<i>Solidago speciosa</i>
Stokes' Aster	<i>Stokesia laevis</i>
Spiderwort	<i>Tradescantia spp</i>

- (b) Allowed and prohibited things in street planting area.

(1) Allowed in street planting area. Trees, shrubs, landscaping, fountains, and any other landscape architectural feature, specifically approved by the department of planning and development, are allowed. Subject to the other rules and limitations provided for in this division and other provisions of this chapter, sidewalks, driveways, signs, retention/detention ponds, drainageways and facilities, and decorative fences

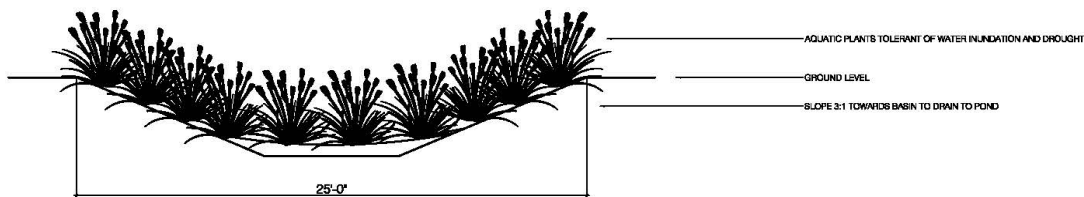
are allowed in street planting areas. The street landscape buffer can be combined with the non-paved portion of the street ROW to create a vegetated swale. The swale shall be a shallow open-channel drainage way stabilized with turf grass or other vegetation used to convey runoff and filter pollutants.

(2) Prohibited in street planting areas. Everything not specifically allowed above is prohibited in street planting areas.

(3) Decorative fences are decorative metal or wooden picket. Vinyl fences are not allowed.

(c) *Maximum side slope.* The maximum side slope can be 3:1. All swales must be 5' minimum away from pavement edge. Where a side slope is planted with required trees, the slope shall not exceed 4:1. The swale may have structures such as berms, check dams, or weirs, placed perpendicular to the swale flow path to promote settling and infiltration to enhance detention and stormwater pollutant removal.

(d) *Aquatic Zones.* An aquatic zone shall be created at each drain inlet for a minimum of 15' in each direction of the swale. This area shall be designed to hold water and support native aquatic vegetation.

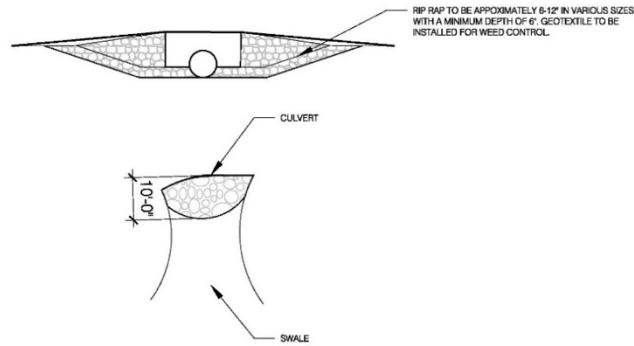


a. *Plant species.* A minimum of 50% native plant species to be utilized and are to be tolerant to wide fluctuations in soil moisture content. 15' Aquatic zone required at drain inlet. Provide a perennial or grass as listed below every 36" within the 15' Aquatic zone.

Aquatic Plants	
Common Name	Scientific Name
Common Buttonbush	<i>Cephalanthus occidentalis</i>
Crinum Lilly	<i>Crinum americanum</i>
Crimson-eyed Rose Mallow	<i>Hibiscus moscheutos</i>
Copper Iris, Louisiana Iris	<i>Iris fulva, Iris 'Louisiana'</i>
Giant Blue Iris	<i>Iris giganticaerulea</i>
Dixie Iris	<i>Iris hexagona</i>
Saltmarsh Mallow	<i>Kosteletzkya pennaceous</i>
American Lotus	<i>Nelumbo lutea</i>
Pickereel Weed	<i>Pontederia cordata</i>
Bull Tongue Arrowhead	<i>Sagittaria lancifolia</i>
Powdery Alligator-Flag	<i>Thalia dealbata</i>
Giant Cutgrass	<i>Zizaniopsis miliacea</i>

(e) *Utilities in street Buffer Planting Areas.* Street buffer planting areas may be used for drainage and detention, and generally not for underground utilities. Water and sewer lines shall be located within the street ROW. Other utilities such as electricity, gas, and fiber optics shall be in private servitudes adjacent to the buffer area. Due to the geometry of the street to avoid conflicts with other utilities, the occasional underground utility may cross the buffer area.

- (f) Culverts. Areas near culverts are to be covered with riprap for erosion control measures.



- (g) *Ground cover required.* Living vegetative ground cover material covering the entire surface of the street planting area other than driveways, sidewalks, retention/detention ponds, drainageways and facilities, fountains, signs, and other areas which are not plantable due to landscape architectural features.

- (h) Plants required in street planting area.

- (1) *Trees and shrubs required.* The following minimum number of trees and shrubs shall be planted in the street planting area or areas (if the property abuts more than one street) each street planting area to be computed separately if there is more than one street planting area. Shrubs can be located in swale. If plants are to be placed in swale, the plant choices must be from the Bioretention plant list. Double the Bioretention plants are required for credit of Shrubs. For example: 1 Shrub Credit = 2 Perennials.

Width of Street Planting	Canopy Trees Required
37 Feet	1 Per 50 linear feet of street or road frontage
	Understory Trees Required
	1 Per 50 linear feet of street or road frontage
	Shrubs Required
	1 Per 25 linear feet of street or road frontage

Side and Rear buffer planting area requirements not on a street.

- (a) *Buffer planting area width.* Staff suggests revising this section to read as follows: "Buffer planting area shall be a minimum of 15 feet. Bioretention plantings in lieu of sod is encouraged to be planted in swale. Where a side slope is planted with required trees, the slope shall not exceed 4:1. Trees shall not be located in bottom of the swale or such that they will interrupt the conveyance of stormwater and efficient routine maintenance of the swale. Bioretention grasses and perennials are to be minimum of 1 gal. See list below

Bioretention Plants	
Common Name	Scientific Name
Swamp Milkweed	<i>Asclepias incarnata</i>
Aquatic Milkweed	<i>Asclepias perennis</i>
Blue Wild Indigo	<i>Baptisia australis</i>

Carex Appalachian Sedge	<i>Carex appalachica</i>
Lanceleaf Tickseed	<i>Coreopsis lanceolata</i>
Coneflower	<i>Echinacea purpurea</i>
Joe Pye Weed	<i>Eupatorium maculatum</i>
Crimson-eyed Rose Mallow	<i>Hibiscus moscheutos</i>
Spider Lily	<i>Hymenocallis caroliniana</i>
Virginia Sweetspire	<i>Itea virginica</i>
Cardinal Flower	<i>Lobelia cardinalis</i>
Royal Fern	<i>Osmunda regalis</i>
Switch Grass	<i>Panicum virgatum</i>
Whitetop Sedge	<i>Rhynchospora latifolia</i>
Black-eyed Susan	<i>Rudbeckia amplexicaulis</i>
Showy Goldenrod	<i>Solidago speciosa</i>
Stokes' Aster	<i>Stokesia laevis</i>
Spiderwort	<i>Tradescantia spp</i>

- (b) *Trees and shrubs required.* The following minimum number of trees and shrubs shall be planted in the buffers. Shrubs credit will be given to plant material planting in swale at a rate of 1 shrub is equivalent to 2 Bioretention grasses or perennials. For example: 1 Shrub Credit = 2 Perennials.

Width of Buffer Area	Canopy Trees Required
15 Feet	1 Per 50 linear feet of street or road frontage
	Understory Trees Required
	1 Per 50 linear feet of street or road frontage
	Shrubs Required
	1 Per 25 linear feet of street or road frontage

- (c) *Ground cover required.* Existing, preserved vegetation, additional new vegetative ground cover, and/or non-living mulch materials area required to cover the entire surface of the buffer planting area so that no bare ground is provided, other than driveways, sidewalks, and other areas which are not plantable due to landscape architectural features.
- (d) *Fences.* Fences are allowed but not required in accordance with fencing prohibitions listed in the street planting requirements.

Parking landscaping requirements.

- (a) *Screening for parking area.* Parking lot screening shall not be required.
- (b) *Specific interior parking landscape requirements.*
- (1) *Landscape islands within rows.* No more than 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 10 feet in width (including the curbs) and not less than the length of the parking space.

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- (2) *Landscape islands at end of rows.* Every parking row shall terminate in a landscaped island of not less than 10 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.
 - (3) *Medians between rows.* Every fourth row of parking shall be separated by a median strip for landscaping of not less than 10 feet in width (inclusive of curbs).
 - (4) *Required plants.* The landscaped islands shall contain a minimum of one Canopy tree. One Canopy tree for every 50 linear feet shall be planted in the required median between rows. The surface of the landscaped islands and medians shall be planted in a living vegetative ground cover.

Building facade landscaping requirements.

- (a) *Definition.* The building façade planting area is located along the primary entrance, exterior wall of the building, between the base of the building and the adjacent vehicle use parking area for said building.
- (b) *Area, location, width, length.* The building façade planting area shall be the full length of the exterior building wall facing the vehicle use parking area, and no less than ten feet in width.
- (c) *Planting requirements:*

Linear Footage of Building Façade Planting	Understory Trees Required
	1 Per 50 linear feet of building façade
	Shrubs Required
	1 Per 10 linear feet of building façade

