

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6745

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

ON THE 5 DAY OF AUGUST , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST AND WEST SIDES OF HARBOR VIEW COURT; SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF 6.873 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-6 (MULTIPLE FAMILY RESIDENTIAL DISTRICT) TO AN PUD (PLANNED UNIT DEVELOPMENT OVERLAY- COMMERCIAL BOATER SERVICE) (WARD 9, DISTRICT 13). (2021-2381-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2381-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-6 (Multiple Family Residential District) to an PUD (Planned Unit Development Overlay - Commercial Boater Service) 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 PUD (Planned Unit Development Overlay - Commercial Boater Service).

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-6 (Multiple Family Residential District) to an PUD (Planned Unit Development Overlay - Commercial Boater Service).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF SEPTEMBER , 2021 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
KATRINA L. BUCKLEY, COUNCIL CLERK

\_\_\_\_\_  
MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: JULY 28 , 2021

Published Adoption: \_\_\_\_\_ , 2021

Delivered to Parish President: \_\_\_\_\_ , 2021 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_ , 2021 at \_\_\_\_\_

**Case No.:** 2021-2381-ZC

**PETITIONER:** The Point Marina and Grill, LLC

**OWNER:** The Point Marina and Grill, LLC

**REQUESTED CHANGE:** From A-6 Multiple Family Residential District to PUD Planned Unit Development Overlay – Commercial Boater Service

**LOCATION:** Parcel located on the west side of Harbor View Court; Slidell; S33, T9S, R14E; Ward 9, District 13

**SIZE:** 6.873 acres



2021-2381-ZC

EDEN ISLES UNIT NO. 4

CANAL

WATER LAUNDRY

BOYD

BOYD

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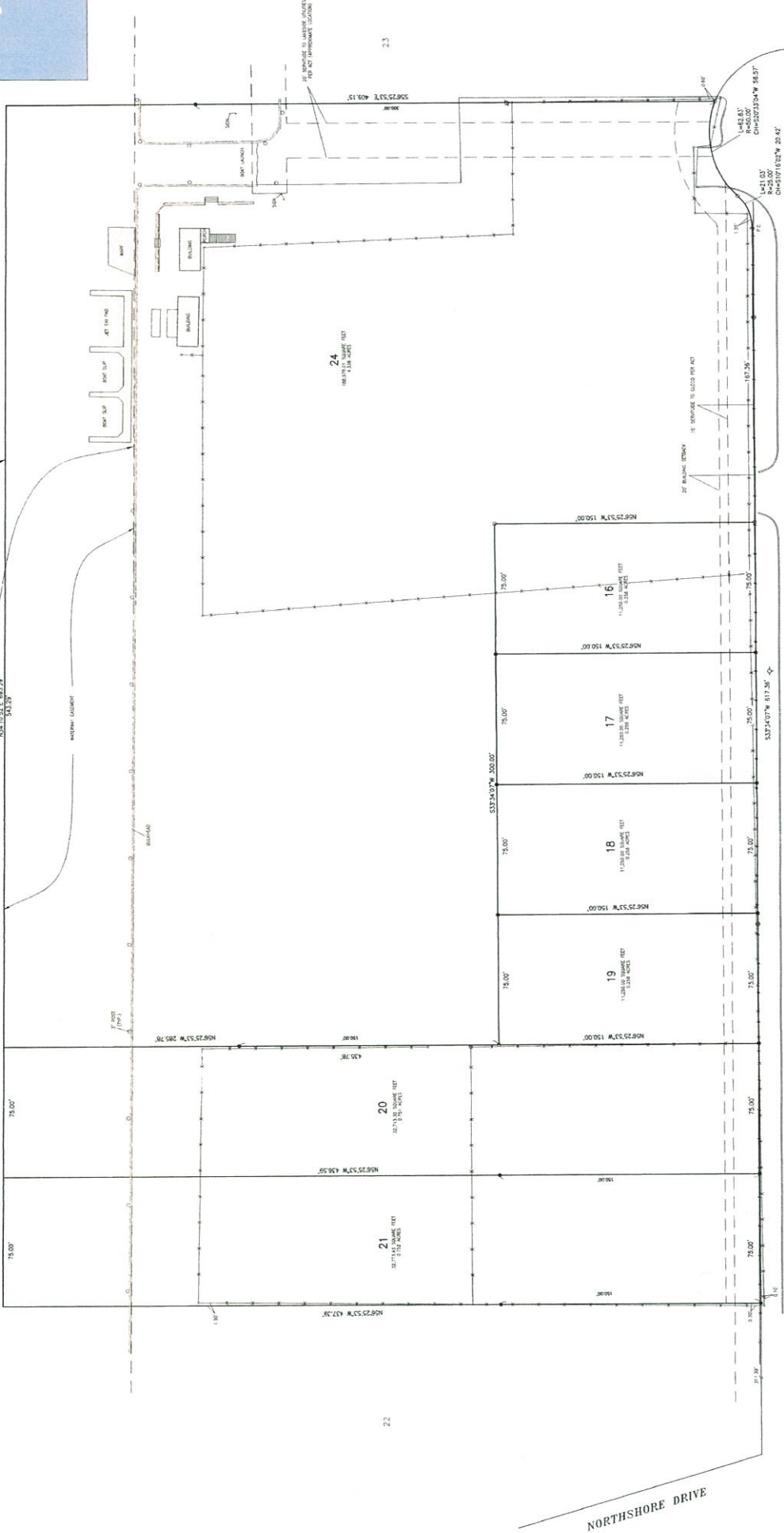
BOYD

BOYD



VICINITY MAP  
(NOT TO SCALE)

CANAL (SIDE)



NORTHSHORE DRIVE

HARBOR VIEW COURT

LEGEND:

- 1" = 10' DIMENSION
- 1" = 10' AREA
- 1" = 10' PERIMETER
- 1" = 10' CURB CUT
- 1" = 10' FENCE

SURVEY REFERENCE

OAK HARBOR BOATER SERVICE AREA, PORTION OF SECTION 33, T 9 S 14 E BY J.J. KRIBBS & SONS, INC., ENGINEERS, PLANNERS & SURVEYORS DATED NOVEMBER 8, 1988.

GENERAL SURVEY NOTES:

IMPROVEMENTS MAY NOT BE TO SCALE FOR CLARITY. THE DIMENSIONS SHOWN PREVAIL OVER SCALE.



04-24-2018, REVISED TO SHOW SQUARE FOOTAGE & ACREAGE OF LOTS.

MADE AT THE REQUEST OF:  
MILLENNIUM GROUP LLC

SURVEY FOR EDEN ISLES UNIT NO. 4, P.L.S. 2018-04-24  
OAK HARBOR BOATER SERVICE AREA  
SECTION 33, T9S 14E, R18W  
ST. TAMMANY PARISH, LOUISIANA

DADING-MARKERS & ASSOCIATES, LLC  
P.O. BOX 290  
METairie, LA 70004  
(504) 834-0200

PROFESSIONAL SURVEYOR  
JODY A. DIMARCO  
P.L.S. 2018-04-24

THIS PLAN IS CORRECT AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL SURVEYING ACT OF LOUISIANA AND THE REQUIREMENTS OF THE BOARD OF SURVEYING AND MAPPING ENGINEERS OF LOUISIANA. THE SURVEYOR HAS CONDUCTED A VISUAL SEARCH OF THE RECORDS OF THE PARISH AND HAS FOUND NO RECORDS THAT WOULD AFFECT THIS SURVEY.

DATE: 04-12-2018  
SCALE: 1" = 30'  
DRAWN BY: J.R.  
CHECKED BY: C.A.D.  
JOB NO.: 29832

2021-2381-ZC

CUTYS PARK

SOUTHERN STAR

A-4

PUD

PUD

HC-2

A-6

A-5

PUD

PUD

HARBOR VIEW

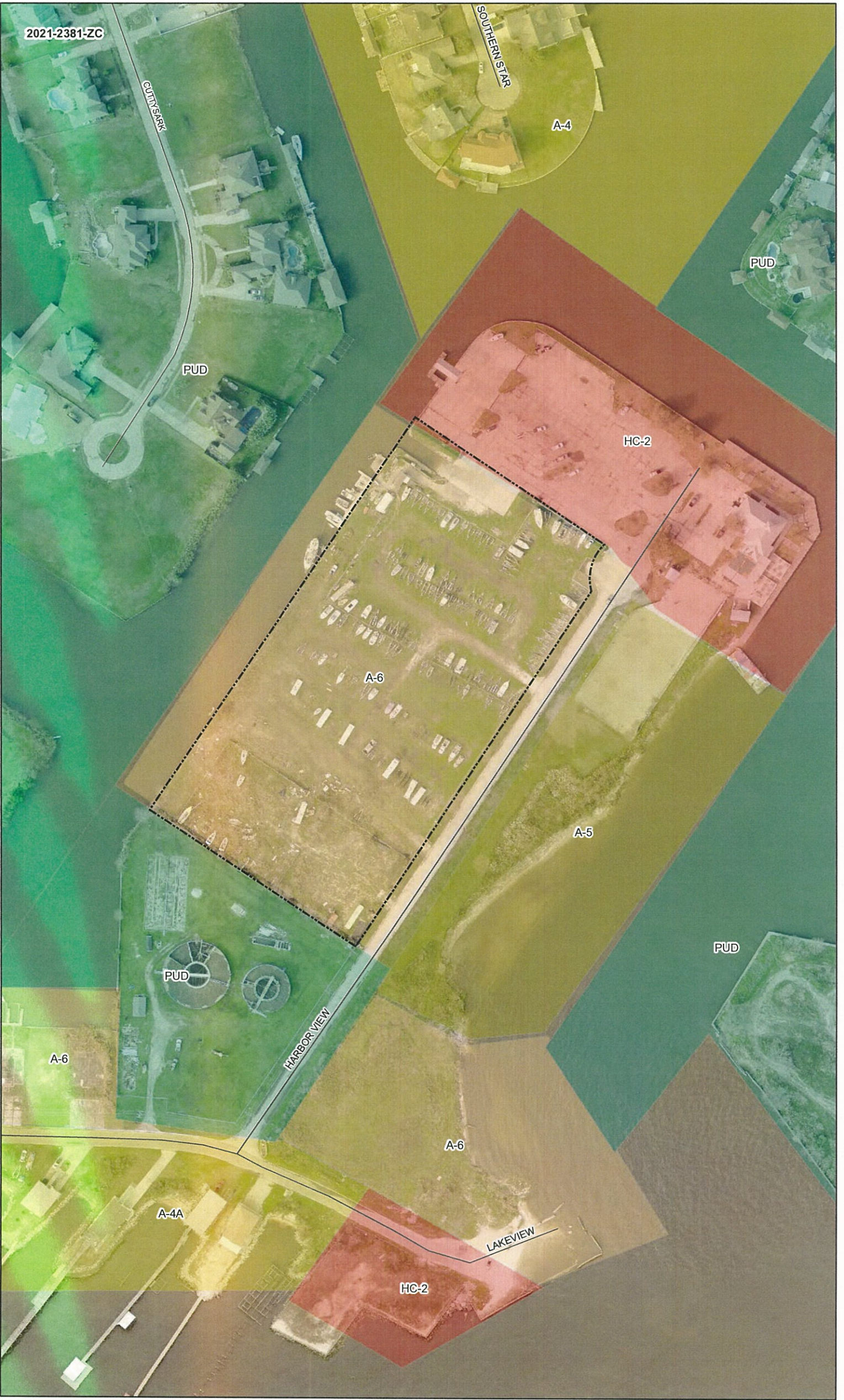
A-6

A-6

A-4A

LAKEVIEW

HC-2



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: June 28, 2021  
Case No.: 2021-2381-ZC  
Posted: June 11, 2021

Meeting Date: July 6, 2021  
Determination: Approved

GENERAL INFORMATION

PETITIONER: The Point Marina and Grill, LLC

OWNER: The Point Marina and Grill, LLC

REQUESTED CHANGE: From A-6 Multiple Family Residential District to PUD Planned Unit Development Overlay – Commercial Boater Service

LOCATION: Parcel located on the west side of Harbor View Court; Slidell; S33, T9S, R14E; Ward 9, District 13

SIZE: 6.873 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Parking Lot and Boat Launch	HC-2 Highway Commercial District
South	Water Tank	PUD Planned Unit Development
East	Restaurant	HC-2 Highway Commercial and A-5 Two-Family Residential
West	Residential	PUD – Clipper Estates

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as “village or town residential” may include mixed uses and would have the highest number of units per acre, while “Rural residential” would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-6 Multiple Family Residential District to PUD Planned Unit Development Overlay – Commercial Boater Service. The site is located on the west side of Harbor View Court; Slidell. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The subject property was originally part of the Oak Harbor PUD and permitted to be developed with uses listed under the “Commercial Boater Service Area” zoning classification including fuel docks, boat launches, boat sales, boat repairs, boat storage, marina restaurants, and marina related commercial development. The site was rezoned to A-5 Two-Family Residential District in 1996, and then again rezoned to A-6 Multiple Family Residential District in 1998.

The objective of the request is to rezone the site to the original PUD classification. This would allow the property, which is directly abutting a navigable canal and is located in close proximity to an existing marina and boat launch to be developed with marina related uses rather than multi-family residential uses.