ST. TAMMANY PARISH COUNCIL

ORDINANCE

| ORDINANCE CALENDAR NO: <u>6938</u> | ORDINANCE COUNCIL SERIES NO: |
|---|---|
| COUNCIL SPONSOR: BINDER/COOPER | PROVIDED BY: PLANNING DEVELOPMENT |
| INTRODUCED BY: | SECONDED BY: |
| ON THE 7 DAY OF APRIL , 2022 | |
| OF ST. TAMMANY PARISH, PARCEL LOCATED ON TH SOUTH OF US HIGHWAY 90; COMPRISES A TOTAL OF LESS, FROM ITS PRESENT A | NG THE OFFICIAL ZONING MAP LA, TO RECLASSIFY A CERTAIN HE WEST SIDE OF CAMP ROAD, SLIDELL AND WHICH PROPERTY LARGE OF LAND MORE OR HA-1 (SUBURBAN DISTRICT) TO AN HO FACILITIES DISTRICT). (WARD 8, |
| law, <u>Case No. 2022-2710-ZC</u> , has recommended that the zoning classification of the above refer | Parish of St. Tammany after hearing in accordance with I to the Council of the Parish of St. Tammany Louisiana, enced area be changed from its present A-1 (Suburban ities District) see Exhibit "A" for complete boundaries; |
| WHEREAS, the St. Tammany Parish Counand | acil has held its public hearing in accordance with law; |
| • | cil has found it necessary for the purpose of protecting to designate the above described property as CBF-1 |
| THE PARISH OF ST. TAMMANY HEREB | Y ORDAINS, in regular session convened that: |
| SECTION I: The zoning classification of the present A-1 (Suburban District) to an CBF-1 (Co | ne above described property is hereby changed from its ommunity Based Facilities District). |
| SECTION II: The official zoning map of the to incorporate the zoning reclassification specific | e Parish of St. Tammany shall be and is hereby amended ed in Section I hereof. |
| REPEAL: All ordinances or parts of Ordinan | nces in conflict herewith are hereby repealed. |
| | rdinance shall be held to be invalid, such invalidity shall given effect without the invalid provision and to this end ared to be severable. |
| EFFECTIVE DATE: This Ordinance shall be | ecome effective fifteen (15) days after adoption. |
| MOVED FOR ADOPTION BY: | SECONDED BY: |
| WHEREUPON THIS ORDINANCE WAS STOLLOWING: | SUBMITTED TO A VOTE AND RESULTED IN THE |
| YEAS: | |
| NAYS: | |

| ABSTAIN: |
|--|
| ABSENT: |
| THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE $\underline{5}$ DAY OF \underline{MAY} , $\underline{2022}$; AND BECOMES ORDINANCE COUNCIL SERIES NO |
| JERRY BINDER, COUNCIL CHAIRMAN |
| ATTEST: |
| KATRINA L. BUCKLEY, COUNCIL CLERK |
| MICHAEL B. COOPER, PARISH PRESIDENT |
| Published Introduction: MARCH 30 , 2022 |
| Published Adoption:, 2022 |
| Delivered to Parish President:, 2022 at |
| Returned to Council Clerk:, 2022 at |

EXHIBIT "A"

2022-2710-ZC

A 0.504-acre (0.489-acre call) tract having a municipal address of 43648 Camp Road, Slidell, LA 70461 and being Parcel A on plat dated May 6, 1975 by Ivan Borgen, PLS said 0.504-acre tract being situated in Section 26, T9S, R15E, St. Tammany Parish, Louisiana, and being more particularly described as follows:

Commence at the northwest corner of the southwest quarter of Section 26, T9S-R1SE; thence S64257'40" E623.99 feet (calculated from reference plat calls) to a found 1 ¼ inch iron pipe at the northwest corner of said Parcel A and the POINT OF BEGINNING of herein described tract; said iron pipe having Louisiana State Plane Coordinates (South Zone NAD 83) as follows:

Northing =362770.37 and easting = 3806352.73; thence along the easterly boundary of said Tract A and along the apparent westerly right of way of Camp Road S30236'16"E 98.20 feet (S37218"E 97.02 feet call) to a found 1 ½ inch iron pipe; thence along the southerly boundary of said Parcel AS5950'33"W (S60931'39"W call) 120.67 feet to a ½ inch iron rod; thence continue along the southerly boundary S5950'33"W (S6031'39"W call) 67.61 feet; thence Along the westerly boundary of said Parcel A N30216'23"W 135.67 feet (N35W 133.50 feet call) to the northwesterly corner of Parcel A; thence along the northerly boundary of said Parcel A N7107'41"E (N7135'47"E call) 79.72 feet to a found old 4 inch post (set ½ inch iron rod); thence continue along the northly boundary of said Parcel A N7107'41"E (N7135'47"E call) 111.77 feet to the POINT OF BEGINNING. And containing .504 acres (0.483 acres call).

Case No.: 2022-2710-ZC

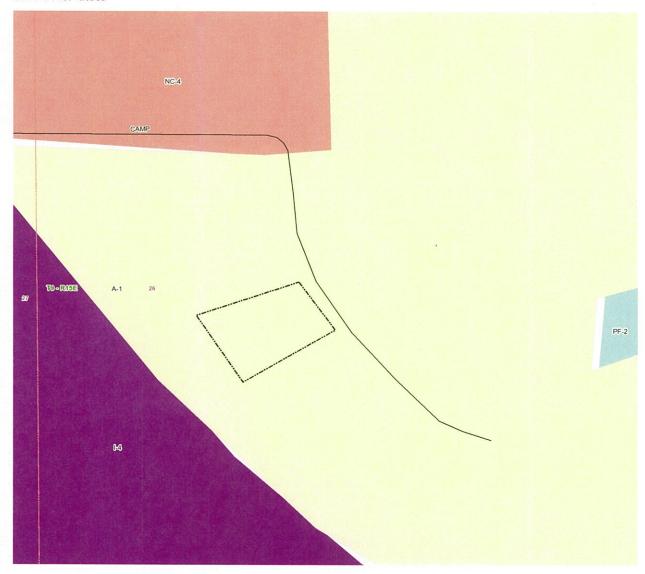
PETITIONER: Lana Houlihan

OWNER: Alan Houlihan and Lana Houlihan

REQUESTED CHANGE: From A-1 Suburban District TO CBF-1 Community Based Facilities District

LOCATION: Parcel located on the west side of Camp Road, south of US Highway 90; Slidell; S26, T9S, R15E;

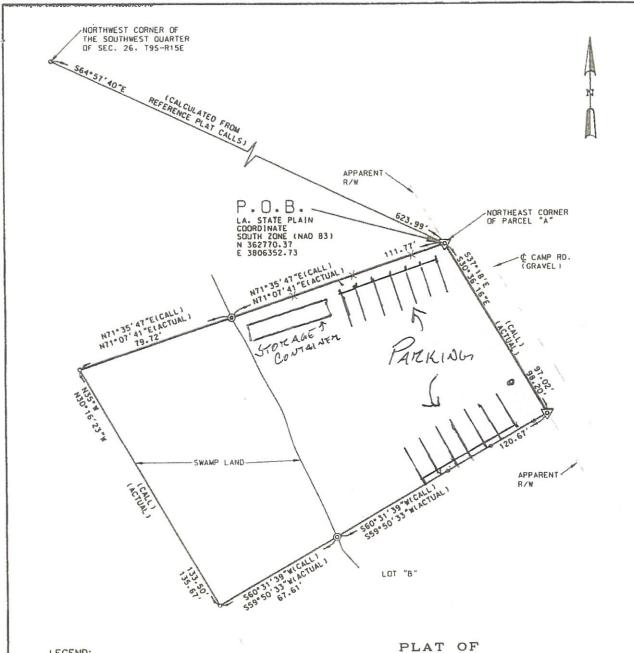
Ward 8, District 13 **SIZE:** .489 acres



PARCEL "A" 0.504 AC. (0.489 AC. CALL)

(MUNICIPAL ADDRESS: 43648 CAMP RD., SLIDELL, LOUISIANA)

2022-2710-ZC



LEGEND:

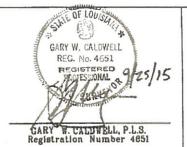
SET 1/2" IRON ROD
FOUND OLD 4" POST
(SET 1/2" IRON ROD)
FOUND 11/4" IRON PIPE

PLAT OF PARCEL "A" of the Subdivision of 1.86 Acres

Situated in Section 26, T9S-R15E St. Tammany Parish, Louisiana

TAM 225471

NOTES: 1) Bearings based on Louisiana State Plans Coordinate System (South Zone NAD83). 2) Reference plot entitled "Subdivisian of 1.86 Acres in Section 25: 195-R15E. St. Tammany Parish. Louisiana" dated May 6: 1975 by Ivan Borgen. R.L.S. and recorded in C.D.B. 798. Folio 195 in the records of St. Tammany Parish. Louisiana. 3) This survey was prepared from information and/or documents provided to this firm by the client or person requesting the survey. No title search was done by this firm and this firm takes no responsibility for any encumbrances a complete title search may reveal. 4) This survey meets all requirements of a Class "C" survey as required by the Louisiana State Board of Registration for Professional Engineers and Land Surveyors' minimum requirements.



Bryant Hammett And Assoc., L.L.C.

6885 Highway 84 West Ferriday, Louisiana 71334 (318)-757-6576

| | R | EVISION | 12 |
|------|-----------------|--------------------|-------------------|
| NO. | Di | DESCRIPTION BY | |
| | 30' | 0 | 30' |
| | SC | ALE: 1" = | 30' |
| PRE | PARED FOR | LAND TRUST | DATE: 9/25/15 |
| SCAL | .E: 1" = 30' | F.B. ND.: 119-T | FILE NO.: 6248 |



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: February 23, 2022Meeting Date: March 2, 2022Case No.: 2022-2710-ZCDetermination: Approved

Posted: February 18, 2022

GENERAL INFORMATION

PETITIONER: Lana Houlihan

OWNER: Alan Houlihan and Lana Houlihan

REQUESTED CHANGE: From A-1 Suburban District TO CBF-1 Community Based Facilities District

LOCATION: Parcel located on the west side of Camp Road, south of US Highway 90; Slidell; S26, T9S, R15E;

Ward 8, District 13 **SIZE:** .489 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish Road Surface: Gravel Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

| Surrounding Use | Surrounding Zone |
|-----------------|----------------------------|
| Undeveloped | A-1 Suburban District |
| Undeveloped | A-1 Suburban District |
| Residential | A-1 Suburban District |
| Undeveloped | A-1 Suburban District |
| | Undeveloped Residential |

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-1 Suburban District TO CBF-1 Community Based Facilities District. The site is located on the west side of Camp Road, south of US Highway 90; Slidell. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The purpose of the existing A-1 Suburban District zoning classification is to allow for a single-family residential environment at low density levels. The purpose of the requested CBF-1 Community Based Facilities District is to allow for the location of public and quasi-public uses that are appropriate within close proximity to residential districts. A change in zoning would allow for quasi-public uses adjacent to existing single-family residential uses and the Pearl River.

The reason for the request is to accommodate an existing swamp tour business which, if approved must comply with the following minimum standards:

1. Per Chapter 18 of the Code of Ordinances: Health and Sanitation - Any person or company providing "swamp tours" in the parish shall provide sanitary facilities, including bathrooms and hand washing stations and where possible, diaper changing and handicap facilities, to all persons taking a "swamp tour" in the parish. Said facilities shall be available both before and after water portions of said tours and within a reasonable distance from the point of embarkation and disembarkation, but are not required during the tour itself.

- 2. The location must also be near or on the waterway that will be used for launching such as in a Marina. This location will be regulated as any other commercial enterprise and will require minimum parking and landscaping standards. Off street parking shall be screened from view of adjacent residences by a 70 percent living screen or 100 percent non-living screen.
- 3. In residential neighborhoods, no buses greater than 15 passenger occupancy shall be permitted. In all other cases buses greater than 15 passengers shall not be permitted on residential streets.
- 4. It should be noted that the site is .489 acres and if approved must comply with landscaping, parking, and drainage standards required for all commercial developments. Staff is concerned that the size of the parcel could be a potential hardship and could therefore necessitate future variances to the Unified Development Code's commercial requirements.

| Zoning District Site and Structure Comparison | | | | |
|---|--|--|---|--|
| | Max Density | Allowable Uses | Purpose | |
| A-1 Suburban District | 1 unit per 5 acres | One single-family dwelling; Private garages and accessory structures; Guest house under 1,000 sq. ft. when the lot is no less than one acre in area | To provide a single-family residential environment at a low-density level in primarily less populated areas where the character of the area should be preserved at low densities. | |
| CBF-1 Community Based Facilities District | Not to exceed 50% of the total area of the lot | Golf courses and recreational facilities owned by public or private entities, including restaurants, clubhouses, grills and retail (including the sale of alcohol) when accessory to recreational facilities; Churches, temples and synagogues; Religious educational facilities; Clubs and lodges; Fraternal and religious institutions | To provide for the location of public and quasi-public uses that are appropriate within close proximity to residential districts. | |