

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6938

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BINDER/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. DAVIS

SECONDED BY: MR. CANULETTE

ON THE 7 DAY OF APRIL , 2022

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF CAMP ROAD, SOUTH OF US HIGHWAY 90; SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF .489 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN CBF-1 (COMMUNITY BASED FACILITIES DISTRICT). (WARD 8, DISTRICT 13) (2022-2710-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2022-2710-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-1 (Suburban District) to an CBF-1 (Community Based Facilities District) 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 CBF-1 (Community Based Facilities District).

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 present A-1 (Suburban District) to an CBF-1 (Community Based Facilities District).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 5 DAY OF MAY, 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-R15E; 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

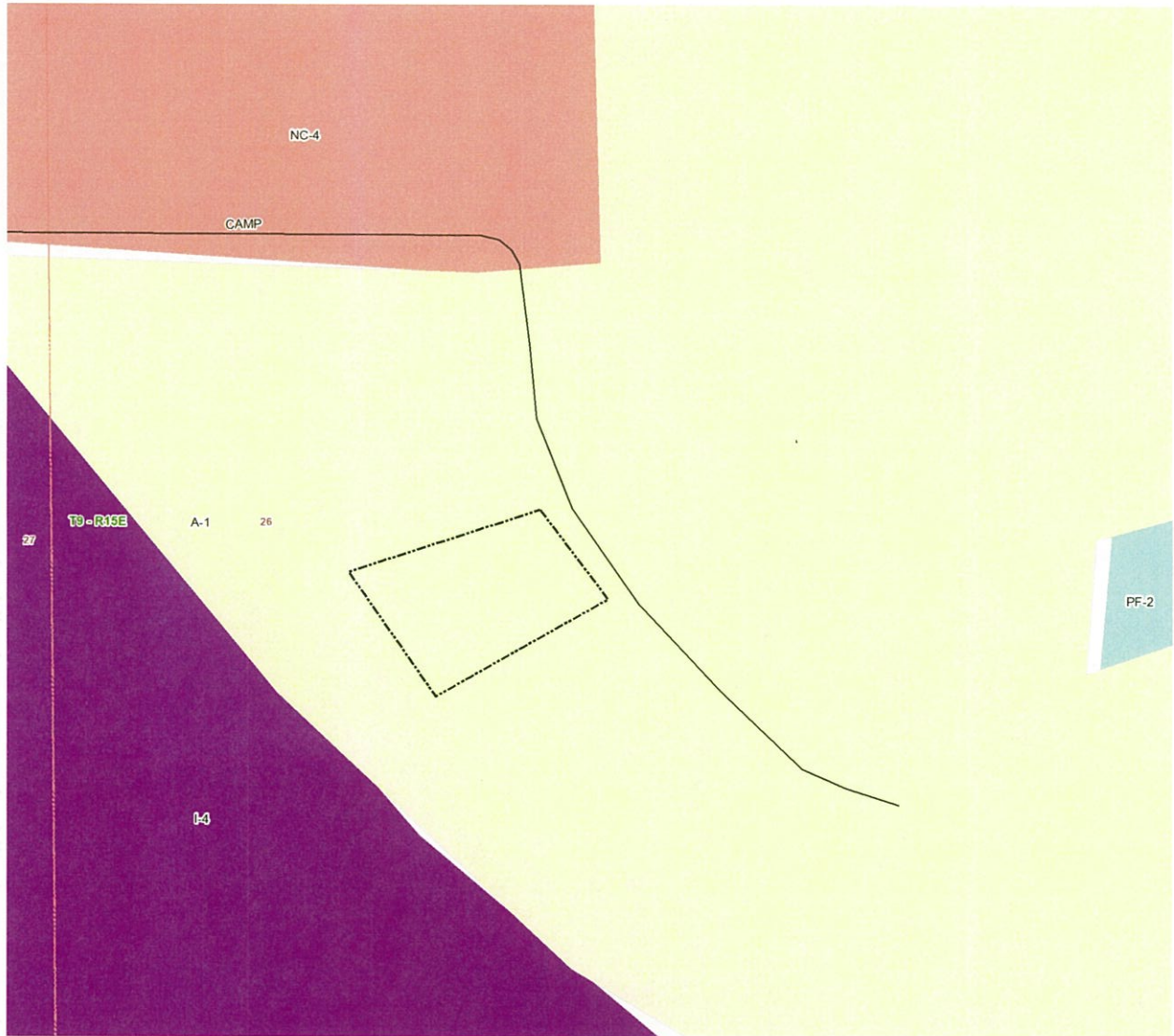
PETITIONER: Lana Houlihan

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

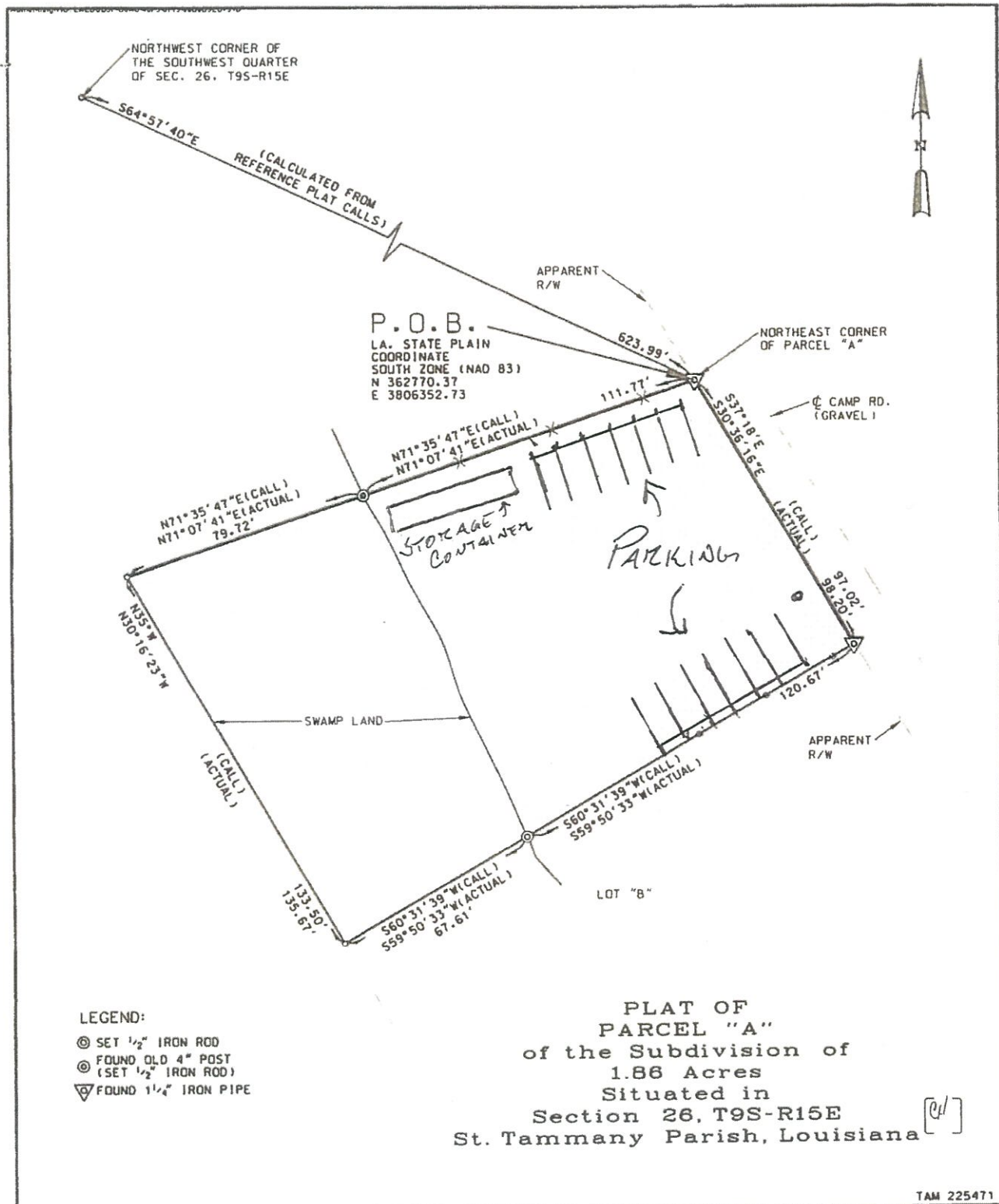
SIZE: .489 acres



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

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

2022-2710-ZC



NOTES: 1) Bearings based on Louisiana State Plane Coordinate System (South Zone NAD83). 2) Reference plat entitled "Subdivision of 1.86 Acres in Section 26, T9S-R15E, St. Tammany Parish, Louisiana" dated May 6, 1975 by Ivan Borgen, R.L.S. and recorded in C.O.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.

STATE OF LOUISIANA
GARY W. CALDWELL
REG. No. 4651
REGISTERED PROFESSIONAL SURVEYOR
9/25/15
GARY W. CALDWELL, P.L.S.
Registration Number 4651

Bryant Hammett
And Assoc., L.L.C.
6885 Highway 84 West
Ferriday, Louisiana 71334
(318)-757-6576

| REVISIONS | | |
|-----------|-------------|-----|
| NO. | DESCRIPTION | BY. |
| | | |
| | | |

30' 0 30'
SCALE: 1" = 30'

| | |
|----------------------------------|--------------------|
| PREPARED FOR: L.A. LAND TRUST | DATE: 9/25/15 |
| SCALE: 1" = 30' | F.B. NO.: 119-T |
| | FILE NO.: 6248 |

2022-2710-ZC

90

PF-2

PF-2

NC-4

CAMP

A-1

T9 - R15E 26

I-4



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: February 23, 2022
Case No.: 2022-2710-ZC
Posted: February 18, 2022

Meeting Date: March 2, 2022
Determination: Approved

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:

| <u>Direction</u> | <u>Surrounding Use</u> | <u>Surrounding Zone</u> |
|------------------|------------------------|-------------------------|
| North | Undeveloped | A-1 Suburban District |
| South | Undeveloped | A-1 Suburban District |
| East | Residential | A-1 Suburban District |
| West | Undeveloped | A-1 Suburban District |

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. |