

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6937

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 EAST SIDE OF CAMP ROAD, SOUTH OF US HIGHWAY 90; SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF .1785 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN NC-6 (PUBLIC, CULTURAL, AND RECREATIONAL DISTRICT). (WARD 8, DISTRICT 13) (2022-2709-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2022-2709-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 NC-6 (Public, Cultural, and Recreational 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 NC-6 (Public, Cultural, and Recreational 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 NC-6 (Public, Cultural, and Recreational 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"**

**2022-2709-ZC**

**ALL THAT CERTAIN LOT OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, appurtenances, advantages and component parts thereunto belonging or in anywise appertaining, lying and being situated in St. Tammany Parish, State of Louisiana, being more fully described as follows, to-wit:**

**A CERTAIN PIECE OR PARCEL OF LAND, IN SECTION 26, TOWNSHIP 9 SOUTH, RANGE 15 EAST, ON THE SOUTH SIDE OF WEST PEARL RIVER, ST. TAMMANY PARISH, LOUISIANA, MORE FULLY DESCRIBED AS FOLLOWS: PARCEL NO. 4, OF A SURVEY BY DOUGLAS O. SHEEHAN, DATED JUNE 14, 1964, A COPY OF WHICH IS ATTACHED TO A LEASE RECORDED IN COB 375, FOLIO 380 OF THE RECORDS IN THE OFFICE OF THE CLERK OF COURT FOR THE PARISH OF ST. TAMMANY, STATE OF LOUISIANA.**

**SAID PARCEL NO. 4 MEASURES 75 FEET ON WEST PEARL RIVER BY A DEPTH OF 100 FEET, LESS A 20 FOOT EASEMENT FOR A ROAD, AS SHOWN ON SAID SURVEY. IMPROVEMENTS THEREON BEAR THE MUNICIPAL NO. 43647 CAMP ROAD, SLIDELL, LOUISIANA, 70458.**

**BEING THE SAME PROPERTY ACQUIRED BY VENDORS HEREIN PER AN ACT RECORDED IN COB INSTRUMENT NO 1135829 OF THE OFFICIAL RECORDS OF ST. TAMMANY PARISH, LOUISIANA.**

**Case No.:** 2022-2709-ZC

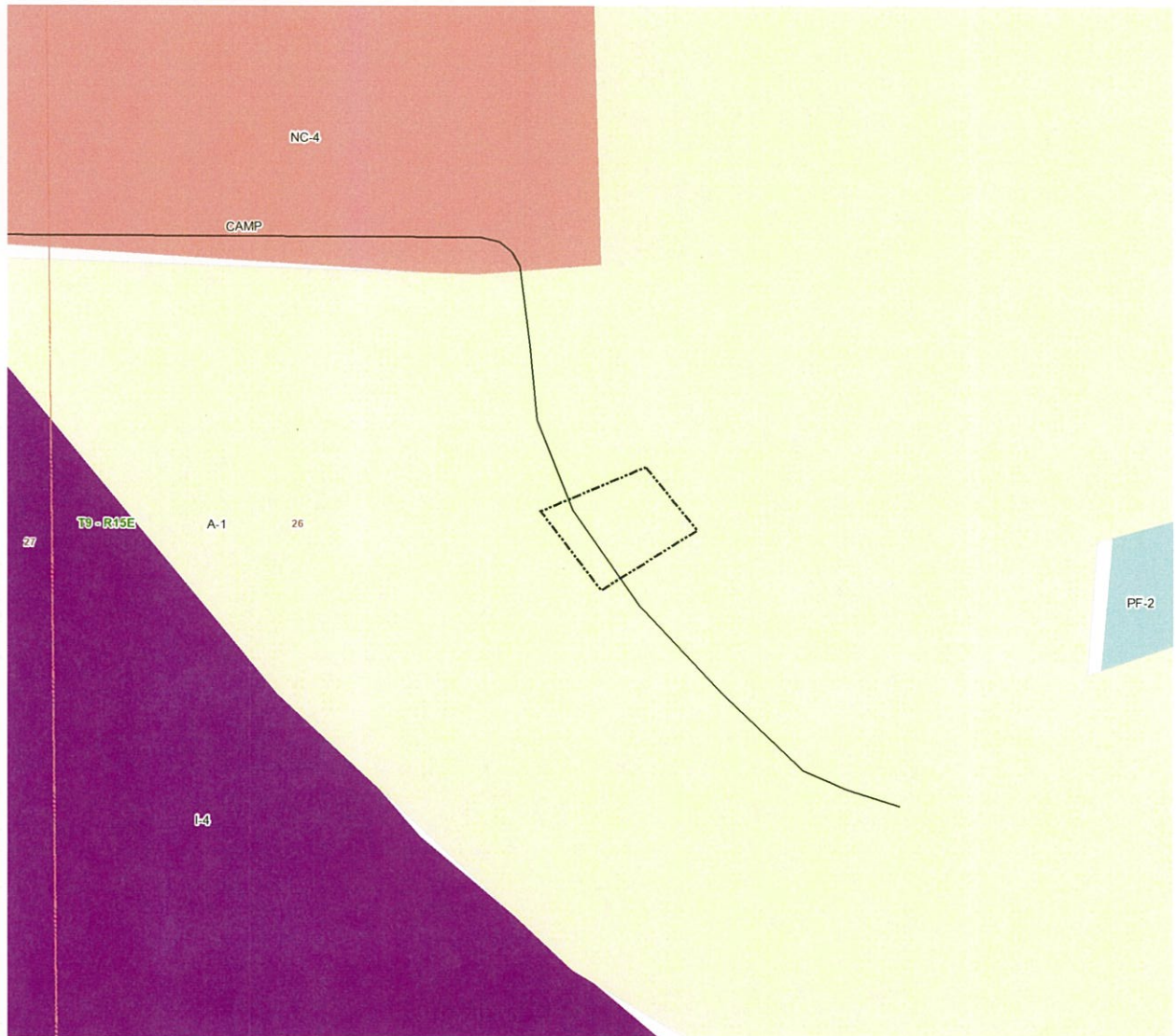
**PETITIONER:** Lana Houlihan

**OWNER:** Alan Houlihan and Lana Houlihan

**REQUESTED CHANGE:** From A-1 Suburban District TO NC-6 Public, Cultural, and Recreational District

**LOCATION:** Parcel located on the east side of Camp Road, south of US Highway 90; Slidell; S26, T9S, R15E; Ward 8, District 13

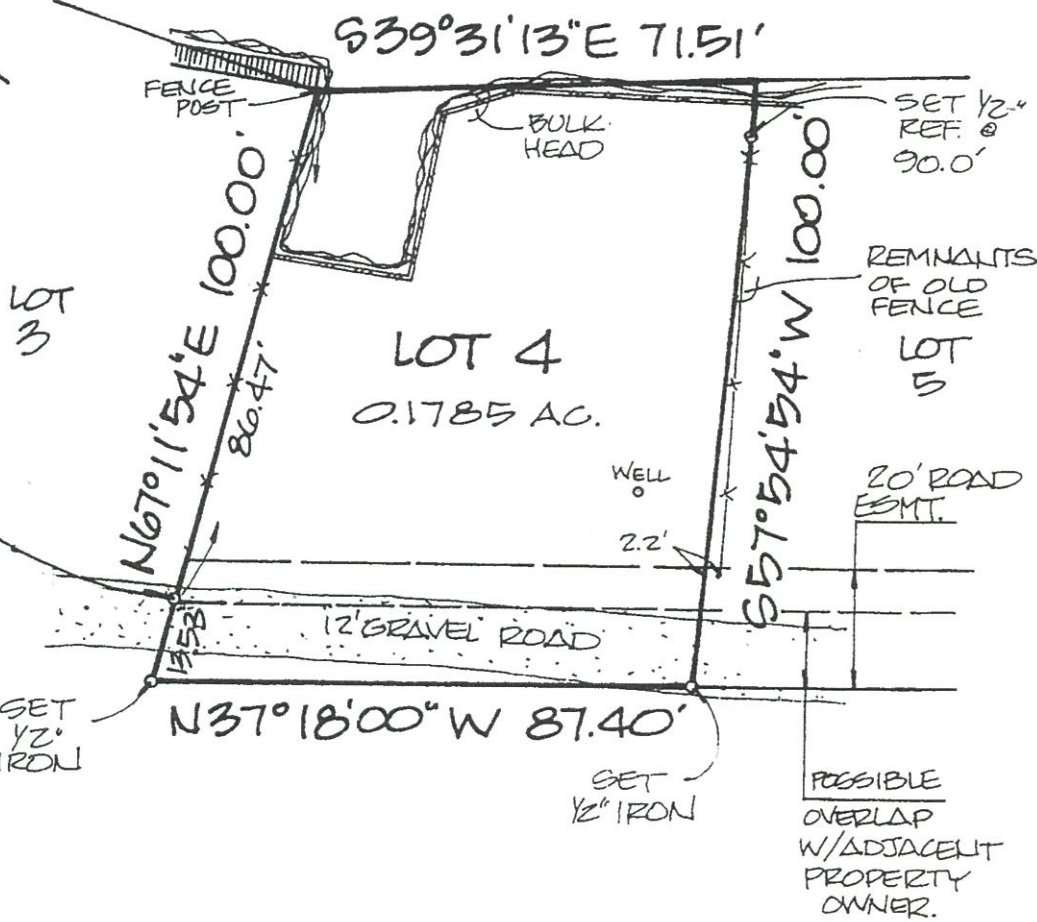
**SIZE:** .1785 acres



2022-2709-ZC

WEST PEARL RIVER

FROM THE SW CORNER OF SEC. 26-T9S-R15E G0  
N 00 30' E - 1320.0';  
N 89 10' E - 465.20';  
S 00 50' E - 27.50';  
N 89 10' E - 50.70';  
S 11 16' E - 248.07';  
TO THE P. O. B.



- REF. SURVEYS:
1. IVAN M. BORGEN NO. 20036 DATED 4-2-79.
  2. DOUGLAS Q. SHEEHAN DATED 6-15-64.
  3. H. C. SANDERS DATED 5-9-75 REV. 7-8-75.

ADDRESS:

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.	SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS <u>C</u> SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.	ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.	F.I.R.M. <u>225 205</u> <u>05150 4-2-91</u> ZONE <u>A10</u> B.F.E. <u>10'</u> <small>*Verify prior to Construction with Local Governing Body</small>
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SURVEY NO. <u>1021843</u>	<b>J. V. BURKES &amp; ASSOC., INC.</b> 2990 GAUSE BLVD. EAST, STE. B • SLIDELL, LA 70461 985-649-0075 FAX 985-649-0154	DRAWN BY: <u>CAD</u>
DATE: <u>6-20-2002</u>		SCALE: <u>1" = 30'</u>

REVISED:

SURVEY MAP OF: LOT 4 • DOUGLAS SHEEHAN SURVEY

LOCATED IN: SECTION 26 • T9S • R15E  
NEAR SLIDELL W  
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: LANA M. WIFE OF/AND  
ALAN C. HOULIHAN

SURVEYED BY:   
**SEAN M. BURKES**  
LA. REG. NO. 4785



2022-2709-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.:** 2022-2709-ZC  
**Posted:** February 18, 2022

**Meeting Date:** March 2, 2022  
**Determination:** Approved

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**GENERAL INFORMATION**

**PETITIONER:** Lana Houlihan  
**OWNER:** Alan Houlihan and Lana Houlihan  
**REQUESTED CHANGE:** From A-1 Suburban District TO NC-6 Public, Cultural, and Recreational District  
**LOCATION:** Parcel located on the east side of Camp Road, south of US Highway 90; Slidell; S26, T9S, R15E; Ward 8, District 13  
**SIZE:** .1785 acres

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**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	Residential	A-1 Suburban District
South	Residential	A-1 Suburban District
East	Pearl River	A-1 Suburban District
West	Undeveloped	A-1 Suburban District

**EXISTING LAND USE:**

**Existing development:** Yes   **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 NC-6 Public, Cultural, and Recreational District. The site is located on the east 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 NC-6 Public, Cultural, and Recreational District is to provide for the location of public, cultural, and recreational facilities in near proximity to residential areas. A change in zoning would allow for commercial 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 .1785 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.

<b>Zoning District Site and Structure Comparison</b>			
	<b>Max Density</b>	<b>Allowable Uses</b>	<b>Purpose</b>
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.
NC-6 Public, Cultural, and Recreational District	Not to exceed 50% of the total area of the lot	All uses permitted in the NC-1, NC-2, NC-3, NC-4, and NC-5 Districts; Golf courses and practice ranges; Community Centers; Parks and Playgrounds; Sports or gymnasiums; Athletic fields; Convention and conference centers; Marinas; Recreational vehicle parks	To provide for the location of public, cultural, and recreational facilities in near proximity to residential areas while mitigating the impacts of these facilities, such as traffic and lighting.