



St. Bernard Parish Council

8201 West Judge Perez Drive Chalmette, Louisiana, 70043
(504) 278-4228 Fax (504) 278-4209
www.sbpgr.net

#19

Kerri Callais
*Councilmember
at Large*

Richard "Richie" Lewis
*Councilmember
at Large*

Gillis McCloskey
*Councilmember
District A*

Joshua "Josh" Moran
*Councilmember
District B*

Howard Luna
*Councilmember
District C*

Wanda Alcon
*Councilmember
District D*

Fred Everhardt, Jr.
*Councilmember
District E*

Roxanne Adams
Clerk of Council

EXTRACT OF THE OFFICIAL PROCEEDINGS OF THE COUNCIL OF THE PARISH OF ST. BERNARD, STATE OF LOUISIANA, TAKEN AT A REGULAR MEETING HELD IN THE COUNCIL CHAMBERS OF THE ST. BERNARD PARISH GOVERNMENT COMPLEX, 8201 WEST JUDGE PEREZ DRIVE, CHALMETTE, LOUISIANA ON TUESDAY, MAY 3, 2022 AT SEVEN O'CLOCK P.M.

On motion of Mr. McCloskey, seconded by Mr. Moran, it was moved to adopt the following ordinance:

ORDINANCE SBPC #2432-05-22

Summary No. 4012

Introduced by: Councilmember McCloskey on 4/5/22

Planning Commission recommended APPROVAL on 4/26/22

Public Hearing held on 5/3/22

AN ORDINANCE TO AMEND CHAPTER 22, ZONING; SECTION 22-9 SPECIAL REGULATIONS; SUBSECTION 22-9.6, DESIGN DEVELOPMENT DISTRICTS-REQUIRED OVERLAYS OF THE ST. BERNARD PARISH CODE OF ORDINANCES.

ST. BERNARD PARISH COUNCIL DOES HEREBY ORDAIN:

SECTION 1. The St. Bernard Parish Council, the Governing Authority, does hereby ordain that Chapter 22, Zoning; Section 22-9, Special Regulations; Subsection 22-9.6, Design Development Districts-Required Overlays of the St. Bernard Parish Code of Ordinances is hereby amended as per attached Exhibit "A".

SECTION 2. Effective Date. This Ordinance shall become effective immediately upon authorizing signature by the Parish President. In the event of a presidential veto, this Ordinance shall become effective upon a two-thirds favorable vote of the total membership of the Council pursuant to Sections 2-11 and 2-13 of the St. Bernard Parish Home Rule Charter.

SECTION 3. Severability. If any section, clause, paragraph, provision or portion of this ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, paragraph, provision or portion of this Ordinance, the St. Bernard Parish Council hereby expresses and declares that it would have adopted the remaining portion of this Ordinance with the invalid portions omitted.



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Extract #19 continued
May 3, 2022

The above and foregoing having been submitted to a vote, the vote thereupon resulted as follows:

YEAS: McCloskey, Moran, Luna, Alcon, Everhardt, Lewis

NAYS: None

ABSENT: None

The Council Chair, Ms. Callais, cast her vote as YEA.

And the motion was declared adopted on the 3rd day of May, 2022.

Roxanne Adams
ROXANNE ADAMS
CLERK OF COUNCIL

Kerri Callais
KERRI CALLAIS
COUNCIL CHAIR

Delivered to the Parish President

5/5/22 3:45 pm
Date and Time

Received by

Magen Kelley

Approved

Guy McInnis

Guy McInnis
Guy McInnis

Parish President

Returned to Clerk of the Council

5/10/2022 9:00am
Date and Time

Received by

Jennifer R. Almbraguglio

Exhibit "A"
Summary No. 4012
Ordinance SBPC #2432-05-22

Chapter 22 – Zoning

Section 22-9 – Special Regulations

Sub-Section 22-9-6 – Design Development Districts- Required Overlays

22-9-6. Design development districts - Required overlays.

1. *St. Claude Arts, Culture, and Entertainment District.*
 - a. *Purpose.*
 1. The purpose of the St Claude Arts, Culture, and Entertainment District is to encourage the development of a fully integrated, mixed use, pedestrian-oriented historic commercial corridor which promotes both standard uses in Design Development Districts and specific arts, culture, and entertainment uses. The St Claude District is created as an overlay zone that shall be applied to all properties within the district.
 2. The St. Claude Arts, Culture, and Entertainment District is designated a Design Development District and shall conform to standards listed in section 22-9-1, Design Development District and section 22-9-2, traditional neighborhood design standards.
 - b. *Boundaries.*
 1. All commercial and industrial zoned lots fronting on to or within two hundred (200) feet of St Claude Ave (LA 46) from the St. Bernard Parish line to Center Street, except Sheriff's Substation (Refer to Appendix E - Maps).
 - c. *Special standards.*
 1. *Uses.*
 - a. *Permitted, conditional, and restrictive uses.* Uses that are permitted, conditional, or restricted are listed within the schedule of use chart. Refer to section 22-9-6.9.
 2. *Development standards.* The design standards listed in section 22-9-2 shall apply to the St. Claude Arts, Cultural, and Entertainment District along with the following standards:
 - a. *Buildings.* Drive-thru facilities are permitted for pharmacies and banks when located in the rear of the building and minimally obtrusive.
 - b. *Parking.* When a building exists on the site, parking shall be grandfathered to the most intensive permitted use for the district. Permitted uses shall comply with parking regulations listed in section 22-9-2.5.4. Uses not listed in section 22-9-2.5.4 shall conform to the standards in section 22-7-3.2 and shall have a twenty-five percent parking reduction.
 - c. *Best management practices for stormwater management* is encouraged onsite.

Exhibit "A"
Summary No. 4012
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d. Existing parking spaces in state or parish road rights-of-way (ROW) shall not be considered permissible for required parking.

2. *Old Arabi Mixed Use and Riverfront District.*

a. *Purpose.*

1. The purpose of the Old Arabi Mixed Use and Riverfront District is to encourage the development of a fully integrated, mixed use, pedestrian-oriented neighborhood which promotes views of the Mississippi River. The Old Arabi Mixed Use and Riverfront District is created as an overlay zone that shall be applied to all properties within the district.
2. The Old Arabi Mixed Use and Riverfront District is designated a Design Development District and shall conform to standards listed in section 22-9-1, Design Development District and section 22-9-2, traditional neighborhood design standards.

b. *Boundaries.*

1. The area bounded by the centerline of Angela Street, the Mississippi River, the western boundary of the old Ford Motor Plant parcel (address 7200 North Peters Street), Bienvenue Street including the industrial zoned lots (Lot K-1 and F-B-1 SQ. F-1 Arabi Sub.) north of Bienvenue Street between Mehle Street and Aycock Street, and Pontalba Street between Angela Street and Mehle Street. (Refer to Appendix E - Maps)

c. *Special standards.*

1. *Uses.*
 - a. *Permitted, conditional, and restrictive uses.* Uses that are permitted, conditional, or restricted are listed within the schedule of use chart. Refer to section 22-9-6.9.
2. *Development standards.* The design standards listed in section 22-9-2 shall apply to the Old Arabi Riverfront District along with the following standards:
 - a. *Buildings.* Drive-thru facilities are prohibited for food establishments. Drive-thru facilities are permitted for pharmacies and banks when located in the rear of the building and minimally obtrusive.
 - b. *Parking.* When a building exists on the site, parking shall be grandfathered to the most intensive permitted use for the district. Permitted uses shall comply with parking regulations listed in section 22-9-2.5.4. Uses not listed in section 22-9-2.5.4 shall conform to the standards in section 22-7-3.2 and shall have a twenty-five percent parking reduction.
 - c. *Best management practices for stormwater management* is encouraged onsite.
 - d. Existing parking spaces in state or parish road rights-of-way (ROW) shall not be considered permissible for required parking.