



# *St. Bernard Parish Council*

8201 West Judge Perez Drive    Chalmette, Louisiana, 70043  
(504) 278-4228    Fax (504) 278-4209  
[www.sbpq.net](http://www.sbpq.net)

**Fred Everhardt, Jr.**  
*Councilmember  
at Large*

**Gillis McCloskey**  
*Councilmember  
at Large*

**Patrice Cusimano**  
*Councilmember  
District A*

**Joshua "Josh" Moran**  
*Councilmember  
District B*

**Cindi Meyer**  
*Councilmember  
District C*

**Ryan Randall**  
*Councilmember  
District D*

**Amanda Mones**  
*Councilmember  
District E*

**Roxanne Adams**  
*Clerk of Council*

**#17**

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, APRIL 16, 2024 AT THREE O'CLOCK P.M.

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

## **ORDINANCE SBPC #2569-04-24**

### **Summary No. 4167**

Planning Commission recommended **APPROVAL** on 3/26/24

Introduced by: Administration on 4/2/24

Public Hearing held on 4/16/24

AN ORDINANCE TO APPROVE **DOCKET Z-2024-004**, PETITION OF PARK INVESTMENTS PROPERTIES FOR A CONDITIONAL USE FOR A PROPOSED RV PARK. SITE LOCATION: 3401 E. LA HWY 46, ST. BERNARD LA 70085.

ST. BERNARD PARISH COUNCIL DOES HEREBY ORDAIN:

**SECTION 1.** The St. Bernard Parish Council does hereby approve **Docket Z-2024-004**, petition of Park Investments Properties for a Conditional Use for a Proposed RV Park.

SITE LOCATION: 3401 E. LA HWY 46, ST. BERNARD LA 70085.

Conditions:

- 1.) Landscaped buffer alongside property lines
- 2.) Landscaping and signage along the site frontage
- 3.) Commercial Dumpster for site operations to be located within the property (behind perimeter fencing)
- 4.) An Occupational License shall be required for the business
- 5.) Detailed plan for site lighting and utilities

**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,



# St. Bernard Parish Council

8201 West Judge Perez Drive Chalmette, Louisiana, 70043  
(504) 278-4228 Fax (504) 278-4209  
[www.sbpj.net](http://www.sbpj.net)

**Fred Everhardt, Jr.**  
Councilmember  
at Large

**Gillis McCloskey**  
Councilmember  
at Large

**Patrice Cusimano**  
Councilmember  
District A

**Joshua "Josh" Moran**  
Councilmember  
District B

**Cindi Meyer**  
Councilmember  
District C

**Ryan Randall**  
Councilmember  
District D

**Amanda Mones**  
Councilmember  
District E

**Roxanne Adams**  
Clerk of Council

Page -2-  
Extract #17 continued  
April 16, 2024

paragraph, provision or portion of this Ordinance, the St. Bernard Parish Council hereby expresses and declares that it would have adopted the remaining portion this Ordinance with the invalid portions omitted.

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

**YEAS:** Cusimano, Moran, Meyer, Randall, Mones, McCloskey

**NAYS:** None

**ABSENT:** None

The Council Chair, Mr. Everhardt, cast his vote as **YEA**.

And the motion was declared **adopted** on the 16<sup>th</sup> day of April, 2024.



ROXANNE ADAMS  
CLERK OF COUNCIL



FRED EVERHARDT JR.  
COUNCIL CHAIR

Delivered to the Parish President 4/18/24 11:30am  
Date and Time

Received by Margen Kelley

Approved ✓ Vetoed \_\_\_\_\_

Parish President Louis Pomes  
Louis Pomes

Returned to Clerk of the Council 4/22/24 9:30am  
Date and Time

Received by Laura Salony

# *St. Bernard Parish Government*

*Department of Community Development  
8201 West Judge Perez Drive  
Chalmette, La, 70043  
Office: 278-4310 Fax: 278-4298*



**TO:** ST. BERNARD PARISH PLANNING COMMISSION  
**FROM:** PAMELA CARROLL  
**DATE:** MARCH 26, 2023

## **CONDITIONAL USE REPORT**

Case Number: Z-2024-004

Owner/Representative: Park Investment Properties LLC

Property Address: 3401 E. LA Hwy 46, St. Bernard, LA 70043

Property Location: The petitioned location is located on E. LA Hwy 46, approx. half a mile northwest of where the highway intersects with the Back Levee Canal.

Current Site Area: Approximately 25.77 acres

Present Use: Vacant Land

Present Comprehensive Plan Designation: Agricultural

Present Zoning: A-1 (Agricultural) District

Proposed Zoning: A-1 (Agricultural) District with Conditional Use

Reason For Request: A Conditional Use to allow the operation of an RV park.



## I. Executive Summary:

Zoning Docket Z-2024-004 is a request for a Conditional Use to allow the operation of a Recreational Vehicle Park on a lot in an A-1 (Agricultural) zoning district. The subject site (Lot C-1-A), Measures 600.25' Frt. On E. LA Hwy 46 X Depth of 1,250.08' (Side Lot B4A) X Rear Width of 808.42' X Opp. Depth (Side Lot C1B) of 1,904.58' to point beginning (1,122,612 Sq. Ft. or 25.77 Acres).

The staff believes the proposed use would be compatible with the area. The staff also believes that due to its location in an established recreational and commercial fishing destination, residential impact would be minimal as a result of the proposed use. The project is also consistent with the St. Bernard Parish Comprehensive Plan.

For this reason, the requested zoning change is **consistent** with the Comprehensive Plan.

## II. Project Analysis:

### A. Images

Image #1: Aerial Photography of Petitioned Property



Image #2: Current Site Conditions (E. LA Hwy 46.)



Source: Staff Pic

#### **B. Site Description:**

The subject site (Lot C-1-A), Measures 600.25' Frt. On E. LA Hwy 46 X Depth of 1,250.08' (Side Lot B4A) X Rear Width of 808.42' X Opp. Depth (Side Lot C1B) of 1,904.58' to point beginning (1,122,612 Sq. Ft. or 25.77 Acres). Land use is currently vacant. The proposed use is to allow a Recreational Vehicle Park

#### **C. Surrounding Land Uses and Zoning:**

##### *Land Use and Zoning:*

The petitioned site fronts onto E. LA Hwy 46 and is zoned A-1 (Rural) district, which is consistent for the area. Land uses within this area range from single-family residential structures to small-scale commercial developments and vacant land.

#### **D. Design Review of Site Plan:**

The applicant's request and provided documents, shown in the appendix of this report, will be assessed under the following criteria:

##### **1. Harmony with the area (Section 22-8-2.1):**

The staff believes that the petitioned use would not alter or be in conflict with the essential character of the area as the proposed Recreational Vehicle Park will be located adjacent to the existing and established LA #46 corridor.

2. Adequate access (*Section 22-8-2.2*):

The petitioned property fronts onto E. LA Hwy. 46, which is the major roadway for this area of the Parish. The purposed use is not expected to generate significant traffic demands on the adjacent highway outside of current demand.

3. Adequate infrastructure (*Section 22-8-2.3*):

The staff believes adequate infrastructure is in or will be in place for this activity, subject to operational standards permitted by local, State and Federal agencies.

4. Natural resource conservation (*Section 22-8-2.4*):

The staff believes no adverse effects on natural resource conservation will result as a condition of this proposed use. No wetland areas are proposed as part of the use.

5. Compatible design (*Section 22-8-2.5*):

As stated above, the staff believes the proposed RV Storage Lot is appropriate for this area. If the project were to be approved, the staff recommends the following conditions to help mitigate the impact on adjacent properties:

*Conditions:*

- Landscaped buffer alongside property lines
- Landscaping and signage along the site frontage
- Commercial Dumpster for site operations to be located within the property (behind perimeter fencing)
- An Occupational License shall be required for the business.
- Detailed plan for site lighting and utilities

6. Public health, safety and welfare (*Section 22-8-2.6*):

The staff has not received comment from other municipal, state or federal agencies with regard to public health, safety and welfare as it relates to the petitioned project. Subject to these requirements above, the staff does not anticipate public health, safety and welfare being significantly impacted as result of this project.

7. Residential impact (*Section 22-8-2.7*):

As stated above, this area does have frontage onto the established LA #46 traffic corridor. The staff does not believe area residents will be visually impacted by the business nor perceived traffic as a result of its operation.



**a. Comments from other agencies, departments or committees:**

No comments were received at the time of this report.

**F. Special Considerations:**

No special considerations with regard to the proposed use.

**III. Comprehensive Plan:**

The Land Use Map of the Comprehensive Plan designates this area as Agriculture. The proposed Conditional Use is **consistent** with this designation. The land use and density definitions for this designation are shown below:

**AGRICULTURE**

**Land Use:** Activities and structures typically associated with agricultural operations: farming, livestock, nurseries, greenhouses and retail activity associated with on-site sale of farm produce.

**Density:** a variety of lot sizes; 1 dwelling unit or less per acre.

The applicant is requesting a Conditional Use to allow the operation of a Recreational Vehicle (RV) Park in an A-1 (Rural) zoning district. While recreational and commercial operations associated with the fishing industry are not clearly defined within the Agriculture land use description, the staff believes the proposed use is consistent and provide value for the area.

For these reasons, the staff believes the request is **consistent** within the Comprehensive Plan.

**IV. Summary:**

Zoning Docket Z-2024-004 is a request for a Conditional Use to allow the operation of a Recreational Vehicle (RV) Park in an A-1 (Rural) zoning district. The subject site (Lot C-1-A), Measures 600.25' Frt. On E. LA Hwy 46 X Depth of 1,250.08' (Side Lot B4A) X Rear Width of 808.42' X Opp. Depth (Side Lot C1B) of 1,904.58' to point beginning (1,122,612 Sq. Ft. or 25.77 Acres). Land use is currently vacant.

The staff believes the proposed use would compatible with the area. The staff also believes that due to its location residential impact would be minimal as a result of the proposed use. The project is also consistent with the St. Bernard Parish Comprehensive Plan.

The staff therefore recommends **approval** of the request.

**V. Staff Recommendation:**

The staff recommends **APPROVAL** of Zoning Docket Z-2024-004, to permit a Conditional Use to allow the operation of a Recreational Vehicle (RV) Park in an A-1 (Rural) zoning district.

**ALL APPROVALS ARE SUBJECT TO THE FOLLOWING:**

*No building permits or licenses for this project shall be issued until final development plans are approved and recorded. Site plan approval shall become null and void in one (1) year from the date of approval if the activities have not commenced and the site plan shall be considered to be disapproved per Section 22-10-1.3(h) of the Zoning Code.*

**VI. Reasons for Recommendation:**

1. The proposed use is consistent with the Comprehensive Plan.



Job #  
22-109m

## St. Bernard Parish Government

Department of Community Development  
8201 West Judge Perez Drive  
Chalmette, LA, 70043  
Office: 278-4310 Fax: 278-4298



Date: \_\_\_\_\_

Received by: \_\_\_\_\_

Tracking Number: \_\_\_\_\_

### ZONING CHANGE / CONDITIONAL USE APPLICATION

Hearing Date: \_\_\_\_\_ Case /Docket# \_\_\_\_\_ Hearing Time: \_\_\_\_\_

The undersigned owner (or his/her authorized agent) hereby applies to the St. Bernard Planning Commission for a favorable recommendation to the St. Bernard Parish Council in relation to change of zoning and/or condition use designation for the property/properties described below:

#### THE FOLLOWING MUST BE COMPLETED IN ITS ENTIRETY BY THE APPLICANT

Municipal address or general site location: Lot C1A Contreras Plantation Section 60

Lot(s): C1A Block: \_\_\_\_\_ Survey: Mckay and Associates, LLC

Section: 60 Township: 13S Range: 14E Approx. Acreage: 25.8

From N/A zoning district to N/A zoning district

Proposed use: RV Park

I hereby certify that I am owner of the above-described property or the owner's authorized agent.

Owner or agent Signature: Ch. McKay

Address: 7216 W. Judge Perez Dr.

City, State and Zip Code: Arabi, LA 70032

Telephone: 504-509-7603

*NOTE: The owner/applicant acknowledges that this request for a zoning change of the above-reference property permits the St. Bernard Parish Council to rezone the property to any zoning district other than the district requested here as may be suitable and appropriate for the property.*

