



St. Bernard Parish Council

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

#26

Guy McInnis
Councilman
at Large

George Cavignac
Councilman
at Large

Ray Lauga, Jr.
Councilman
District A

Nathan Gorbaty
Councilman
District B

Richard "Richie" Lewis
Councilman
District C

Casey W. Hunnicutt
Councilman
District D

**Manuel "Monty"
Montelongo III**
Councilman
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 REGULAR MEETING HELD IN THE COUNCIL CHAMBERS OF THE ST. BERNARD PARISH GOVERNMENT COMPLEX, 8201 WEST JUDGE PEREZ DRIVE, CHALMETTE, LOUISIANA ON WEDNESDAY, FEBRUARY 18, 2015 AT THREE O'CLOCK P.M.

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

ORDINANCE SBPC #1618-02-15

Summary No. 3202

Planning Commission recommended **APPROVAL with conditions** on 1/27/15

Introduced by: Administration on 2/3/15

Executive/Finance Committee recommended **Approval** on 2/10/15

Public hearing held on 2/18/15

AN ORDINANCE TO APPROVE **PUD-2015-001**, PETITION OF ROBERT BERTHELOT FOR A CONDITIONAL USE TO ALLOW A PLANNED UNIT DEVELOPMENT (PUD) ON LOT 10-B OF SECTION 25 OF TOWNSHIP 12 SOUTH, RANGE 12 EAST.

ST. BERNARD PARISH COUNCIL DOES HEREBY ORDAIN:

SECTION 1. That **PUD-2015-001**, petition of Robert Berthelot for a Conditional Use to allow a Planned Unit Development (PUD) is hereby granted for the following described property:

Property is designated as Lot 10-B of Section 25 of Township 12 South, Range 12 East. Municipal Address: 255 Marina Rd. Chalmette, La 70043

The Planning Commission recommends **APPROVAL** with the following waiver and conditions:

Waiver:

1. The applicant shall be granted a waiver of Section 22-9-3.5(2) – Internal PUD parameters and Section 22-4-3.3 – Exceptions to yard requirements which requires 6,500 sq. ft. of lot area for a multi-family structure with one (1), two (2) or three (3) residential units to permit a lot area of 4,000 sq. ft. for residential units on each the following lots: 10-B1 through 10-B6.

Conditions:

2. 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



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- per Section 22-10-1.3(h) of the Zoning Code.
3. Prior to final approval, documentation shall be submitted to and approved by the Department of Public Works regarding hazards and drainage, and all of the proposed development per Section 22-9-3.4(1).
 4. Prior to final approval, documentation shall be submitted to and approved by the Louisiana Department of Environment Quality regarding all storm water maintenance.
 5. Prior to final approval, the continued operations and maintenance plan of all common areas, including open spaces, etc., shall be established and submitted to the Council per Section 22-9-3.5(5).
 6. Prior to final approval, documentation shall be submitted to and approved by the Department of Public Works regarding a required central sewerage system per Section 22-9-3.5(6).
 7. Prior to final approval, documentation shall be submitted to and approved by the Department of Public Works and Fire Department regarding a required central water system for fire protection per Section 22-9-3.5(7).
 8. Prior to final approval, proof of the existence of a nonprofit, incorporated owners' association that hold title to the common areas surrounding the dwelling units shall be submitted and approved to staff per Section 22-9-3.1.
 9. The applicant shall revise the landscaping plan to include the enhancement of the access corridor of Marina Road leading to the proposed development subject to the review and approval of staff. (For example, extending the edge of the landscaping islands serving the motel to the edge of the right of way and adding shade trees as exemplified in Image #6.)
 10. Prior to final approval, all proposed signage shall meet approval pursuant to Section 22-7-4. Sign Regulations and comply with the Comprehensive Plan.
 11. Prior to final building permit approval, applicant shall comply with all Louisiana Coastal Zone Management laws pursuant to Chapter 5. Article I. Coastal Zone Management.



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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 this Ordinance with the invalid portions omitted.

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

YEAS: Lauga, Gorbaty, Hunnicutt, Montelongo

NAYS: None

ABSENT: Cavnignac, McInnis

The Presiding Officer, Mr. Lewis, cast his vote as **YEA**.

And the motion was declared **adopted** on the 18th day of February, 2015.

ROXANNE ADAMS
CLERK OF COUNCIL

RICHARD LEWIS
PRESIDING OFFICER

Delivered to the Parish President

2/19/2015 2:05pm
Date and Time

Approved

Vetoed



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Ray Lauga, Jr.
*Councilman
District A*

Parish President

David E. Peralta

Nathan Gorbaty
*Councilman
District B*

Returned to Clerk of the Council

2/23/2015 10:45am
Date and Time

Richard "Richie" Lewis
*Councilman
District C*

Received by

Casey W. Hunnicutt
*Councilman
District D*

**Manuel "Monty"
Montelongo III**
*Councilman
District E*

Roxanne Adams
Clerk of Council