



St. Bernard Parish Council

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

#15

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

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, JUNE 18, 2024 AT THREE O'CLOCK P.M.

On motion of Mrs. Mones, seconded by Mr. Randall, it was moved to **adopt** the following ordinance:

ORDINANCE SBPC #2584-06-24

Summary No. 4182

Planning Commission recommended **APPROVAL** on 5/28/24

Introduced by: Administration on 6/4/24

Public Hearing held on 6/18/24

AN ORDINANCE TO APPROVE **DOCKET Z-2024-006**, PETITION OF MIKE'S CONSTRUCTION FOR A ZONING CHANGE FROM R-1 (SINGLE-FAMILY RESIDENTIAL) ZONING TO R-2 (TWO-FAMILY RESIDENTIAL) ZONING TO ALLOW THE CONSTRUCTION OF A NEW TWO-FAMILY RESIDENCE. SITE LOCATION: 2318 CULOTTA. CHALMETTE, LA 70043.

ST. BERNARD PARISH COUNCIL DOES HEREBY ORDAIN:

SECTION 1. The St. Bernard Parish Council does hereby approve **Docket Z-2024-006**, petition of Mike's Construction for a Zoning Change from R-1 (Single-Family Residential) Zoning to R-2 (Two-Family Residential) Zoning to allow the construction of a new two-family residence.

SITE LOCATION: 2318 CULOTTA. CHALMETTE, LA 70043.

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.



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Extract #15, continued
June 18, 2024

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 18th day of June, 2024.



ROXANNE ADAMS
CLERK OF COUNCIL



FRED EVERHARDT JR.
COUNCIL CHAIR

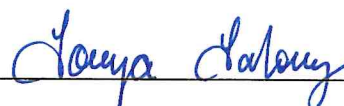
Delivered to the Parish President 6/20/24 10:45am
Date and Time

Received by 

Approved Vetoed

Parish President 
Louis Pomes

Returned to Clerk of the Council 6/25/24 9:20am
Date and Time

Received by 

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, ASSISTANT DIRECTOR
DATE: May 27, 2024

ZONING CHANGE REPORT

Case Number: Z-2024-006

Owner/Representative: Mike's Construction LLC

Property Address: 2318 Culotta St, Chalmette LA 70045

Current Site Area: 55' Frt. in width on Culotta St. x 84' in depth for a total area of: 4,620 sq.ft.

Present Use: Vacant lot

Present Comprehensive Plan Designation: Single Family Residential

Present Zoning: R-1 (Single Family Residential) District

Proposed Zoning: R-2 (Two-Family Residential) District

Reason For Request: A zoning change from R-1 (Single Family Residential District to R-2 (Two-Family Residential) District to allow for the construction of a two-family home.

I. Executive Summary:

Zoning Docket Z-2024-006 is a request for a zoning change from R-1 (Single Family Residential) District to R-2 (Two-Family Residential) District. The site is located along Culotta St. between Tyler St. and Calvo St. The petitioned site consists of Lot 11, Culotta Subdivision. The site is currently a vacant lot.

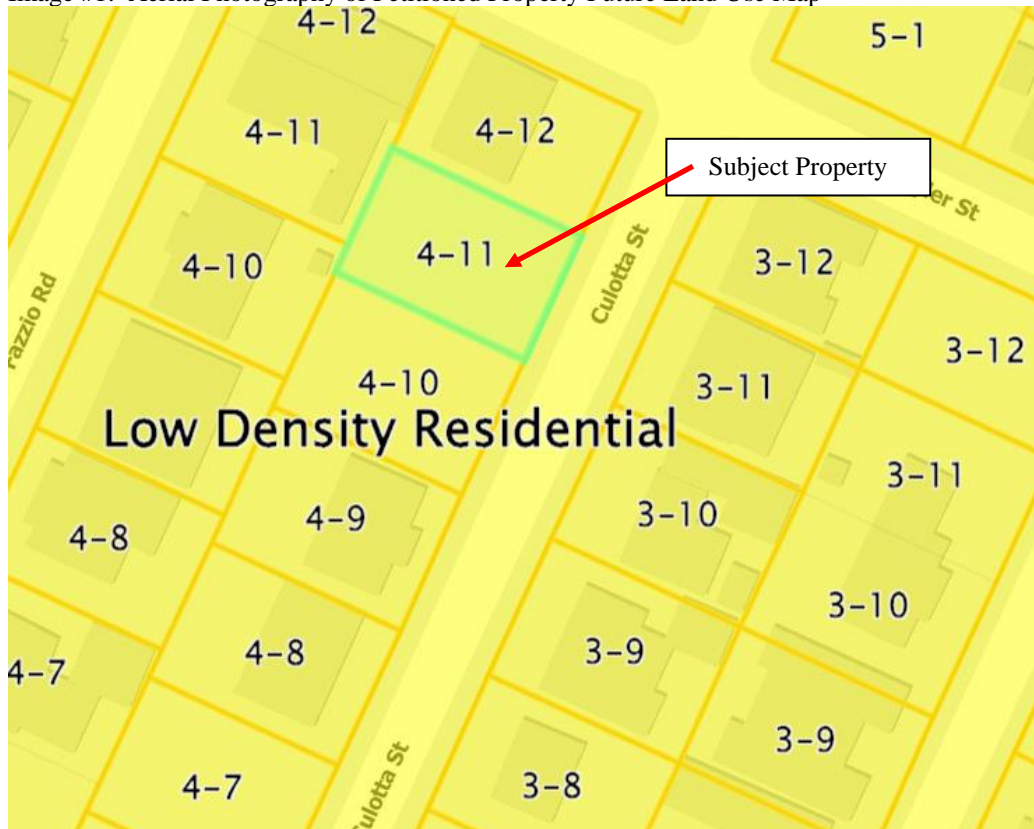
The petitioned development would not be detrimental to the essential character of the neighborhood because Culotta Street has several duplex/multifamily homes (including one adjacent to the site) that predate the 2012 Comprehensive Plan but were zoned R-1, as well as one property that has been spot-zoned to R-2 at the corner of Culotta St. and Calvo St. The zoning change request is **consistent** with the Land Use/Density description of Low Density Residential in the Comprehensive Plan. The proposed zoning change is **not considered a spot zone**, as the property is not consistent with low density residential in the future land use.

For the reasons shown above, the staff recommends **Approval** of the request.

II. Project Analysis:

A. Images

Image #1: Aerial Photography of Petitioned Property Future Land Use Map



Source: 2018_RPC_Aerial

Image #2: Street View of Petitioned Property and adjacent multifamily use (fronting onto Culotta St)



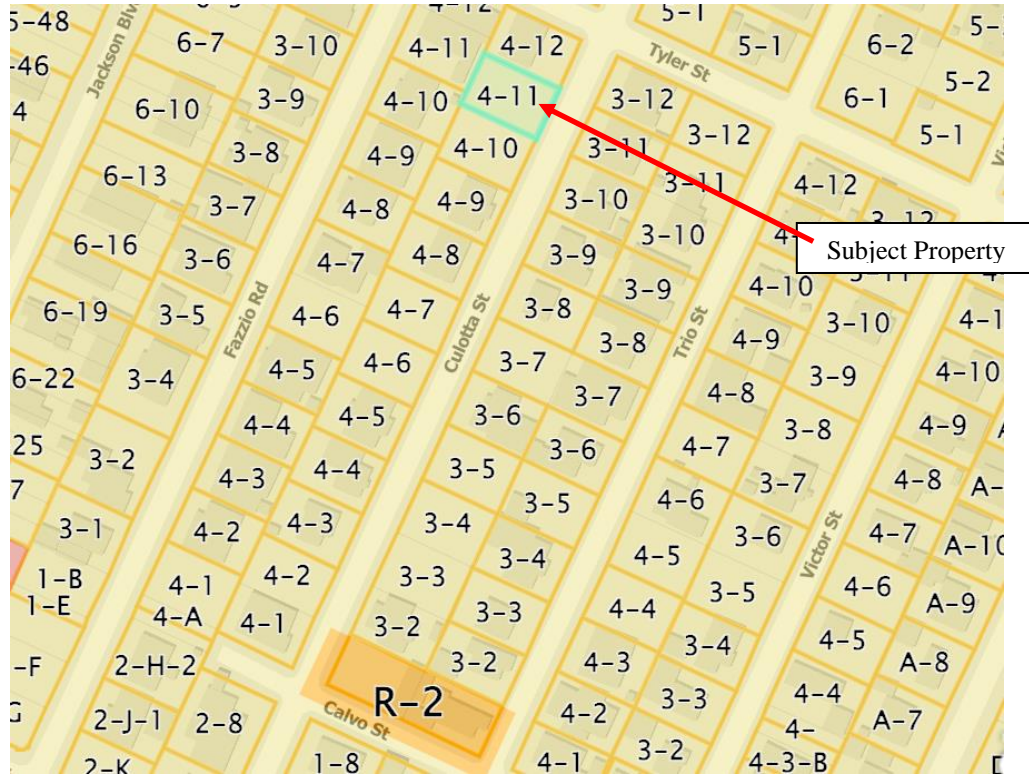
Source: Google Maps, December 2018

B. Site Description:

The site is located along Culotta St. between Tyler St. and Calvo St. The petitioned site consists of Lot 11, Culotta Subdivision. The site is currently a vacant lot.

C. Surrounding Land Uses and Zoning

Image #3: Adjacent and Surrounding Zoning Districts



Source: Arc GIS Parish Zoning Map

The property is surrounded by lots zoned R-1 (Single Family Residential) on all sides. One of these lots (Lot 12) has a multi-family home that predates the 2012 Comprehensive Plan.

D. Purpose of proposed rezoning and effect(s) on adjacent land uses:

The applicant requests the zoning change to R-2 (Two-Family Residential) district in order to build a two-family home. The petitioned property is immediately bounded by single family and multifamily residential uses.

The intent of the R-2 (Two-Family Residential) district is to allow more the construction of duplexes.

The staff believes that allowing a zoning change to R-2 (Two-Family Residential) at the petitioned property would not have a significant impact of adjacent land.

E. Can the request be considered a spot zone?

No. For a request to be considered a spot zone, a subject property would consist of a parcel that is singled out for a zoning classification dissimilar to that of immediately adjacent lots and not be consistent with the Future Land Use Map of the Comprehensive Plan. As shown above, the petitioned property is within a low density residential zone in the Future Land Use Map of the Comprehensive Plan, which allows for both R-1 and R-2 zoned properties. The staff defines immediately adjacent as sharing lot lines. Because of this, the staff believes the request is not considered a spot zone.

III. Comprehensive Plan:

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

Low-Density Residential

Land Use: The Low Density designation encourages lower-density uses such as single-family homes on medium lots and duplexes.

Density: 2-3 units/ acre

The applicant is requesting a zoning change from a R-1 (Single Family Residential) zoning district to R-2 (Two-Family Residential) zoning district. The proposed zoning change is to allow for the construction of a two-family home. The Future Land Use designation was shows that the petitioned property is low density residential. Because of this, the request aligns with the Land Use/Density description for the low density residential designation of the Comprehensive Plan. For this reason, the requested zoning change is **consistent** with the Comprehensive Plan.

IV. Summary:

The applicant requests a zoning change from a R-1 (Single Family Residential) zoning district to R-2 (Two-Family Residential) zoning district. The proposed zoning change is to allow for the construction of a two-family home.

The petitioned development would not be detrimental to the essential character of the neighborhood. The zoning change request is **consistent** with the Land Use/Density description of Commercial in the Comprehensive Plan. The proposed zoning change is **not considered a spot zone**, as the property is commercial in the Future Land Use Map.

For the reasons shown above, the staff recommends **approval** of the request.

V. Staff Recommendation:

The staff recommends **APPROVAL** of Z-2024-006, a request for a zoning change R-1 (Single Family Residential) zoning district to R-2 (Two-Family Residential) zoning district. The proposed zoning change is to allow for the construction of a two-family home.

VI. Reason for Recommendation:

1. The request is **consistent** with the Land Use/Density description of Commercial
2. The request is **not considered a spot zone**.