

**ST. CHARLES PARISH
PLANNING BOARD OF COMMISSIONERS
July 6, 2023
6:00 P.M.**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

POSTPONED CASES:

- 1 **2023-4-MIN** requested by **Karla & Jose Carbajal** for a resubdivision of one lot into five with a waiver, **312 Canal Street, Luling**. Zoning District R-1A(M). Council District 7. **Requires Planning Commission approval and a supporting resolution from the Parish Council.**

- 10 **2022-1-MAJ** requested by **Almedia Gardens, LLC** for Preliminary Plat approval of Almedia Gardens, a 188 lot residential subdivision proposed at the terminus of East Club Drive, St. Rose. Zoning District R-1A & C-2. Council District 5. **Requires Planning Commission approval and a supporting resolution from the Parish Council.**

NEW CASES:

- 34 **2023-16-HOP** requested by **Andre Cavalier** for a home occupation – “Bravo Two Six Tactical, LLC” – at **324 Santa Cruz Court, Luling**. Council District 7. **Requires Planning Commission approval.**

- 39 **2023-17-HOP** requested by **Lauren Fanguy** for a home occupation – “B + H Salon” – at **131A Michael Drive, Bayou Gauche**. Council District 4. **Requires Planning Commission approval.**

- 43 **2023-18-HOP** requested by **Tannis Whittaker** for a home occupation – “Celebrations Party Rentals” – at **118 Avery Street, Luling**. Council District 7. **Requires Planning Commission approval.**

- 48 **2023-27-HOA** requested by **Nicole Lee** for a home occupation – “Hyacinth Boutique” – at **402 Lagattuta Drive, Luling**. Council District 7. **Requires Planning Commission approval.**

- 53 **2023-28-HOA** requested by **Nicole Lee** for a home occupation – “Nicole Noel” – at **402 Lagattuta Drive, Luling**. Council District 7. **Requires Planning Commission approval.**

- 58 **2023-8-MIN** requested by **Boyd Kinler, Patti Gassen, Brent Kinler, Trudy Brooks, and Kerry Parlette** for a resubdivision of two lots into two with a waiver, **adjacent to 204 Wanda Street, Luling**. Zoning District R-1A. Council District 7. **Requires Planning Commission approval and a supporting resolution from the Parish Council.**

- 68 **2023-3-SPU** requested by **Robert and Heidi Lasserre** for an accessory dwelling unit at **102 Cadow Street, Paradis**. Council District 4. **Requires Planning Commission approval and a supporting resolution from the Parish Council.**

- 85 **2023-8-R** requested by **Conrad Frey for Southern Trucking & Transportation, LLC** for a change of zoning from C-3 to M-1 on two triangular lots consisting of approximately 1.5 and 2 acres and designated a portion of Lots 7, 8, & 9 of the John Lambert Tract, **275 I-310 Service Road, St. Rose**. Council District 5. **Requires Planning Commission recommendation and Parish Council approval.**
- 95 **2023-9-R** requested by **Melanie Johnson** for a change of zoning from C-3 to R-1A(M) on Lot 5, Block C, Boots Subdivision, **429 Good Children Street, Boutte**. Council District 1. **Requires Planning Commission recommendation and Parish Council approval.**

UNFINISHED BUSINESS-
NEW BUSINESS-
MINUTES – (June 1, 2023)
ADJOURN-



Department of Planning & Zoning Staff Report – Minor Resubdivision Case No. 2023-4-MIN

APPLICATION INFORMATION

- **Submittal Date:** 4/11/23
- **Applicant / Property Owner**
Karla Carbajal, et al
625 East William David Parkway
Metairie, LA 70005
504.342.0751
- **Request**
Resubdivision of Lot X of the L.P. Ristroph Tract into Lots X-1, X-2, X-3, X-4, and X-5, with a waiver from the Subdivision Regulations, Section III.B.3 Arrangement.

SITE INFORMATION

- **Location:** 312 Canal Street, Luling
- **Size of Proposed Lots**
 - Lot X-1: 29,038 sq. ft.; 101.3 ft. wide
 - Lot X-2: 14,519 sq. ft.; 101.3 ft. wide
 - Lot X-3: 14,519 sq. ft.; 101.3 ft. wide
 - Lot X-4: 14,519 sq. ft.; 101.3 ft. wide
 - Lot X-5: 14,521 sq. ft.; 101.3 ft. wide
- **Current Zoning:** R-1A(M), Single Family Residential Detached Conventional Homes, Manufactured Homes, and Mobile Homes—Medium density
- **Current Use**
Lot X was developed with two manufactured homes as recently as 2021. The mobile homes have since been removed and the lot is now vacant.
- **Surrounding Zoning**
R-1A(M) and C-3 zoning districts are located to the front across Canal Street; R-1M zoning is adjacent to the rear, Paul Frederick Drive, and Allie Lane sides; M-1 and R-2 zoning are also adjacent to the Paul Frederick Drive side.
- **Surrounding Uses**
Religious institutions and a multi-tenant commercial building are located to the front across Canal Street; an RV Park is adjacent to the rear and Allie Lane side; a derelict metal building, undeveloped lots, and manufactured homes are adjacent to the Paul Frederick Drive side.
- **Flood Zone & Minimum Building Elevation**
AE+5/DFIRM AE+4; 5 ft. above mean sea level [NGVD 29 datum]
- **Plan 2030 Recommendation**
High-Density Residential: Appropriately located semi-attached and attached multifamily dwelling units, townhomes, duplexes and small lot detached houses. Neighborhood retail, services, offices and institutions are also permitted in appropriate locations such as along transportation corridors or at intersections.

Recommended Zoning Districts: R-2 (two-family residential district), R-3 (multi-family residential district), C-1 (commercial office), R-1M (single-family residential detached mobile home/manufactured home/recreational vehicle park).

▪ **Traffic Access**

Lot X has 101.30 ft. of frontage on Canal Street. A culvert and aggregate driveway provide access to the property from Canal Street.

▪ **Utilities**

The Parish’s GIS shows Parish water is available along Canal Street. Individual water meters would have to be installed on Lot X-1, and it would be the responsibility of the property owner/developer to extend their own water lines from Lots X-2, X-3, X-4, and X-5 and tap into those meters.

The Parish’s GIS shows public sewer terminating at the corner of Canal Street and Frederick Drive. But permit data indicates sewer was provided for the manufactured homes previously permitted on Lot X. Staff have requested more information from the Department of Wastewater as to how the properties on the other side of Paul Frederick Street obtain sewer service and if this resubdivision has any impact on sewer capacity in the area.

▪ **Development History**

Lot X was created through resubdivision of the L.P. Ristroph Tract as shown on the map by R. P. Bernard, PLS dated August 7, 1996 (PZS-96-69).

Since 1997 department data shows four (4) permits tied to Lot X. Permit Nos. 11897-97, 14214-99, and 17164-03 were for mobile homes, with the 2003 permit notably permitting a second dwelling unit on Lot X.

The fourth permit, No. 13514-99, was for an addition/accessory structure.

APPLICABLE REGULATIONS

Appendix A. Section VI. – Zoning District Criteria and Regulations

[II.] R-1A(M). Single Family Residential Detached Conventional Homes, Manufactured Homes, and Mobile Homes—Medium density.

Policy statement: This district is composed of areas containing one-family dwellings constructed on a permanent foundation, connected to public utilities, and which meet the architectural and aesthetic standards of a permanent residence. Additionally, mobile homes which meet the special provisions below are allowed.

1. Use Regulations:
 - a. A building or land shall be used only for the following purposes:
 - (1) Site-built, single-family detached dwellings.
 - (2) Manufactured homes.
 - (3) Mobile homes.
 - (4) Accessory uses.
 - (5) Private recreational uses.
 - (6) Farming on lots of three (3) acres or more and at least one hundred fifty (150) feet frontage.
 - b. Special exception uses and structures include the following:
 - (1) Additional residences for family and relatives on unsubdivided property on a non-rental basis, and which meet the criteria outlined in Special Provisions [subsection 3].
 - (2) Parks, public libraries, fire stations, police or sheriff’s stations or substations, and sewer pumping stations.
 - (3) Showing and operation of historic buildings and/or sites and their related activities, provided a certificate from the United States Department of Interior is furnished by the owner verifying that the building and/or site is on the National Register of Historic Places.
 - (4) Accessory uses to golf courses and country clubs limited to the following:
 - Art studios
 - Churches and Religious Institutions
 - Commercial recreation facilities
 - Commercial schools
 - Personal service businesses, examples include but are not limited to beauty shops and barber shops, acupuncture, and massage services
 - Professional offices, examples include but are not limited to doctors, dentists, engineers, architects, landscape architects, plan services, realtors, insurance
 - Restaurants and cafeterias
 - c. Special permit uses and structures include the following:
 - (1) Child care centers.
 - (2) Public and private schools (except trade, business and industrial).
 - (3) Golf courses (but not miniature courses or driving ranges), country clubs, and accessory commercial uses on such properties.
 - (4) Educational, religious and philanthropic institutions. These buildings must be set back from all property lines a distance of at least one (1) foot for each foot of building height.
 - (5) Private commercial access roads, upon review by the Planning Commission and supporting resolution of the Council.
 - (6) Accessory dwelling units upon approval by the Planning Commission and supporting resolution of the Council.

- (7) Garden Home Developments in accordance with Section VII Supplemental Regulations upon review and recommendation of the Planning Commission and supporting resolution of the St. Charles Parish Council.
- 2. Spatial Requirements.
 - a. Minimum lot size: Five thousand (5,000) square feet per family; minimum width-fifty (50) feet.
 - b. Minimum yard sizes:
 - (1) Front—Fifteen (15) feet.
 - (2) Side—Five (5) feet.
 - (3) Rear—Five (5) feet.
 - (4) For lots with less than one hundred (100) feet depth, front setback shall be fifteen (15) percent of lot depth with a minimum of ten (10) feet to the front lot line and five (5) feet to the rear lot line.
 - (5) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, notwithstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999.
 - c. Accessory buildings:
 - (1) The accessory building shall not exceed two-story construction.
 - (2) Minimum setback of accessory buildings shall be three (3) feet.
 - (3) Nonresidential accessory buildings shall not be permitted.
 - d. Permitted encroachments:
 - (1) Overhangs projecting not more than twenty-four (24) inches, excluding gutter.
 - (2) Stairs and landings not more than three (3) feet in height, projecting no more than four (4) feet into required front yard.
- 3. Special Provisions:
 - a. Additional dwellings on unsubdivided property:
 - (1) Additional dwellings on unsubdivided property referred to in 1.b(1) above will be permitted at the rate of one (1) dwelling unit for each seven thousand (7,000) square feet of lot area.
 - (2) The applicant for any additional dwellings on unsubdivided property shall submit a copy of all subdivision restrictions (covenants) which govern the property in order to protect the integrity of the neighborhood.
 - (3) Under no circumstances will the total number of dwellings per unsubdivided lot permitted under these provisions exceed four (4).
 - (4) Permits issued under this provision will be issued for a two-year period. At the expiration of this time, an investigation will be conducted by the Planning and Zoning Department to determine if this Code is complied with. Non-compliance will result in the revocation of the permit.
 - b. All manufactured housing and mobile homes shall be secured according to the Federal Emergency Management Agency's Sept. 1985 publication *Manufactured Home Installation in Flood Hazard Areas*.
 - c. *Reserved.*
 - d. All dwelling units shall be connected to utility systems which provide for health and safety under all conditions of normal use. Home utility services shall only be connected to the supply source by means of approved materials, and shall be inspected by the appropriate agency.

Appendix C. Section II. Subdivision Procedure

C. Minor Resubdivisions.

- 1. In instances where a net increase of five (5) or fewer lots is proposed by subdivision or resubdivision and no new or additional public improvements are required, no formal preliminary plat shall be required. The plan of resubdivision shall comply with requirements outlined in section II.C.3 of this section, and with all relevant land use regulations, including the St. Charles Parish Zoning Ordinance and Subdivision Regulations. The Planning and Zoning Commission may approve or deny the application. The basis for denial shall be stated at the meeting and on the record of the Planning and Zoning Commission.
- 3. Subdivisions and resubdivisions which meet the guidelines contained in Section II.C. of these regulations shall be presented to the Department of Planning and Zoning in the form of a plan which conforms to the laws of the State of Louisiana governing surveying, platting, and subdivision of land. The proposed subdivision shall contain the following information:
 - a. Location of the property.
 - b. Name(s) and address(es) of the owners.
 - c. Name and address of the Land Surveyor preparing the plan as well as the date the survey was prepared. The survey shall be dated within one (1) year of the subdivision application date.
 - d. Existing property lines and lot numbers, including names and width of adjoining streets.
 - e. Proposed property lines and revised numbers of proposed lots.
 - f. Location and dimensions of existing buildings.
 - g. Layout and dimensions of all existing, proposed, and required servitudes and rights-of-way, including but not limited to servitudes for sidewalks, utilities, access, drainage ditches, and canals.
 - h. Existing lakes and ponds.
 - i. North arrow and scale.
 - j. The following note shall be added to all resubdivision maps: All necessary sewer, water and/or other utility extensions, relocations or modifications shall be made solely at the lot owner's expense.
 - k. Stormwater Pollution Prevention Plan. For Minor Subdivisions that involve more than one (1) acre, the MS4 Administrator may require the submittal of a Stormwater Pollution Prevention Plan and/or Post Construction Stormwater Permit, including all required documentation, in accordance with Chapter 25—Stormwater Management and Erosion and Sedimentation Control.
 - l. The following note shall be added to resubdivision maps that result in a net increase of lots: No lot created by this act of subdivision shall be divided in such a way that another net increase in the number of lots occurs for a period of two years.

Appendix C. Section III. Geometric Standards B. Blocks

- 3. Arrangement. All lots shall possess frontage on a street or roadway that meets the specifications of these regulations. When the subdivision of a parcel of land does not permit a normal street arrangement due to size or location of the land, there may be established a street with a cul-de-sac or turning circle which provides proper access to all lots. A cul-de-sac or turning circle, as described in Section III.A.2.e., shall be required at the end of dead end streets when the length of the dead end street exceeds the width of two (2) lots.

Appendix C. Section V. Administrative

B. Variations and Exceptions

1. The regulations contained herein may be varied or modified where the literal enforcement of one or more provisions of the ordinance (i) is impracticable, or (ii) will exact undue hardship because of peculiar conditions pertaining to the land in question. Financial hardships shall not be considered as valid criteria for any such waiver or modification of existing regulations. The Planning Commission, with a supporting resolution of the Council, may grant such a waiver or modification of these regulations only when such requests meet the conditions of this subsection and are not detrimental to the public interest.

FINDINGS

This minor resubdivision request proposes dividing Tract X into 5 lots, X-1, X-2, X-3, X-4, and X-5.

Each lot meets the 5,000 sq. ft. and 50 ft. wide minimum lot size for the R-1A(M) zoning district.

But Lots X-2, X-3, X-4, and X-5 do not meet Geometric Standards, specifically item III.B.3. Arrangement, which states:

- *All lots shall possess frontage on a street or roadway that meets the specifications of these regulations.*

As shown on the submitted resubdivision survey, Lots X-2, X-3, X-4, and X-5 do not possess the required street frontage. The applicant proposes providing roadway and utility access via a 20 ft. access and utility servitude through each lots to Canal Street.

The applicant submitted a request for a waiver from the Arrangement requirement, citing they are trying to split the property between family members and they cannot divide it without someone left without street frontage.

The department cannot support the waiver request.

Unlike the O-L zoning district, the R-1A(M) district does not have any provisions allowing for the development of lots without the required street frontage. The R-1A(M) district does allow for “additional residences for family and relatives on unsubdivided property on a non-rental basis” as a Special Exception Use, but this still does not provide for creating lots without the street frontage and must be approved at the discretion of the Planning Director.

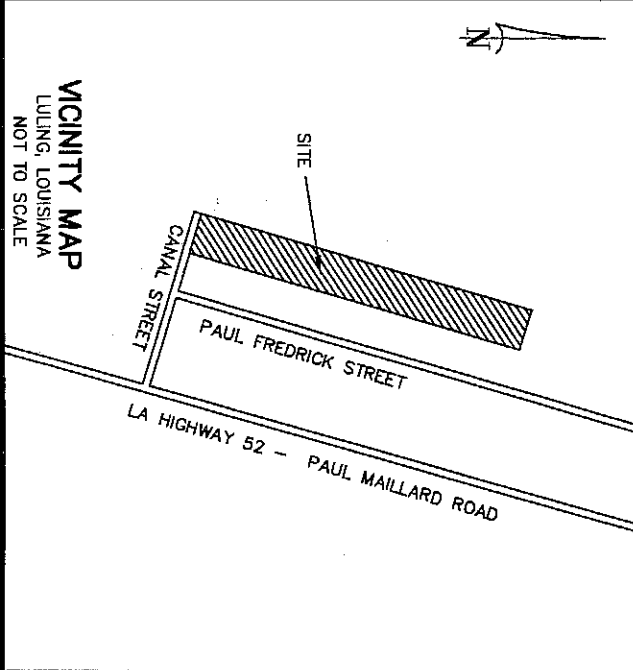
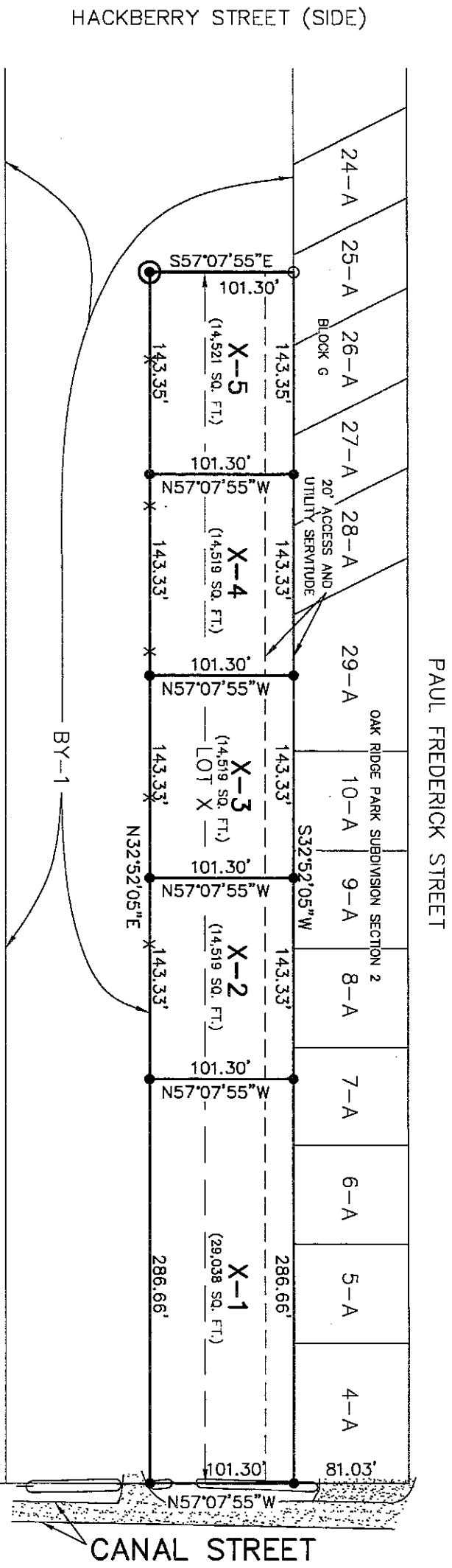
Ultimately, the department cannot endorse a resubdivision resulting in the creation of landlocked lots under standard residential zoning.

DEPARTMENT RECOMMENDATION

Denial.

If the Planning Commission approves this request it will be forwarded to the Parish Council for consideration of a supporting resolution.

OWNER: KARLA PATRICIA CARBALL
 625 EAST WILLIAM DAVID PARKWAY
 METAIRIE, LA 70005
 504-342-0751



TITLE: SURVEY PLAT AND RESUBDIVISION OF LOT X OF THE L.P. RISTROPH TRACT INTO LOTS HEREIN DESIGNATED AS LOT X-1, X-2, X-3, X-4 & X-5 OF LOT X OF THE L.P. RISTROPH TRACT

SITUATED IN SECTIONS 12 & 52, T-13-S, R-21-E,
 LULING, ST. CHARLES PARISH, LOUISIANA.

DATE: MARCH 10, 2023

MUNICIPAL ADDRESS: 312 CANAL STREET

SURVEY REFERENCE: RESUBDIVISION OF THE L.P. RISTROPH TRACT BOUNDED ON THE NORTH BY HACKBERRY LANE ON THE SOUTH BY CANAL STREET ON ITS EASTERN SIDE BY BLOCK G OF THE SECTION 2 OAK RIDGE PARK SUBDIVISION AND ON THE WEST BY THE ESTATE OF SIDNEY GASSEN, JR., INTO LOTS X & Y BY B.P. BERNARD, P.L.S. DATED AUGUST 7, 1998.

BASIS OF BEARING: BEARINGS HEREON ARE REFERENCED TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 1702, NAD 83, GEOD 18 USING LEICA SMARTNET SOLUTION DATED 3/10/2023

SURVEYOR'S NOTES:

- A. THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLES WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS B SURVEY.
- B. NO TITLE OPINION WAS PROVIDED TO THIS FIRM, THEREFORE NO CERTIFICATION IS GIVEN TO THE EXISTENCE OF OTHER SERVITUDES OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN.
- C. NO DITCHES, UNDERGROUND LINES OR CONDUITS SHOWN.
- D. MINIMUM SETBACK LINES AND SERVITUDES SHOWN ARE BASED ON THE REFERENCED SURVEY PLAT. THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED FOR FINAL DETERMINATION.

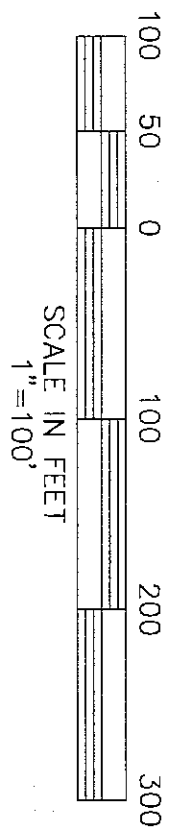
ALLIE LANE (SIDE)

PAUL FREDERICK STREET

HACKBERRY STREET (SIDE)

CANAL STREET

- LEGEND**
- 1/2" IRON ROD SET
 - 1/2" IRON ROD FOUND
 - ⊙ PAINT MARK ON CONCRETE FENCE POST BASE
 - * FENCE



DRAWN BY: KPB DRAWING NO. MM3047

RIVERLANDS SURVEYING COMPANY

505 HEMLOCK STREET
 LAPLACE, LA 70068
 1-800-248-6982
 985-652-6356

APPROVED: _____ DATE _____
 PARISH PRESIDENT

DIRECTOR, DEPT. OF PLANNING AND ZONING DATE _____
 CERTIFICATION: THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

RECORDED IN THE CLERK OF COURT'S OFFICE
 ST. CHARLES PARISH ON THE _____ DATE OF _____ IN BOOK _____
 FOLIO _____ ENTRY # _____
 ALL NECESSARY SEWER, WATER AND/OR OTHER UTILITY EXTENSIONS, RELOCATIONS OR MODIFICATIONS SHALL BE MADE BY AND SOLELY AT THE LOT OWNER'S EXPENSE

Stephen P. Flynn
 STEPHEN P. FLYNN
 P.L.S. LA. ST. REG. NO. 4668

Name: Karla Carbajal

Address: 312 Canal Street

Case Number: 2023-4-MIN

Members of the St. Charles Parish Planning Commission:

This minor resubdivision request does not meet all requirements of the St. Charles Parish Subdivision Regulations of 1981, specifically:

- **Section III.B.3. Arrangement. All lots shall possess frontage on a street or roadway that meets the specifications of these regulations.**

The literal enforcement of these provisions of the ordinance is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question, which includes:

I am dividing the Property and we need
The waiver because we are trying to
Split the Property for me and my brothers
There's also no way to split it in any other
way to split without someone not having
frontages.

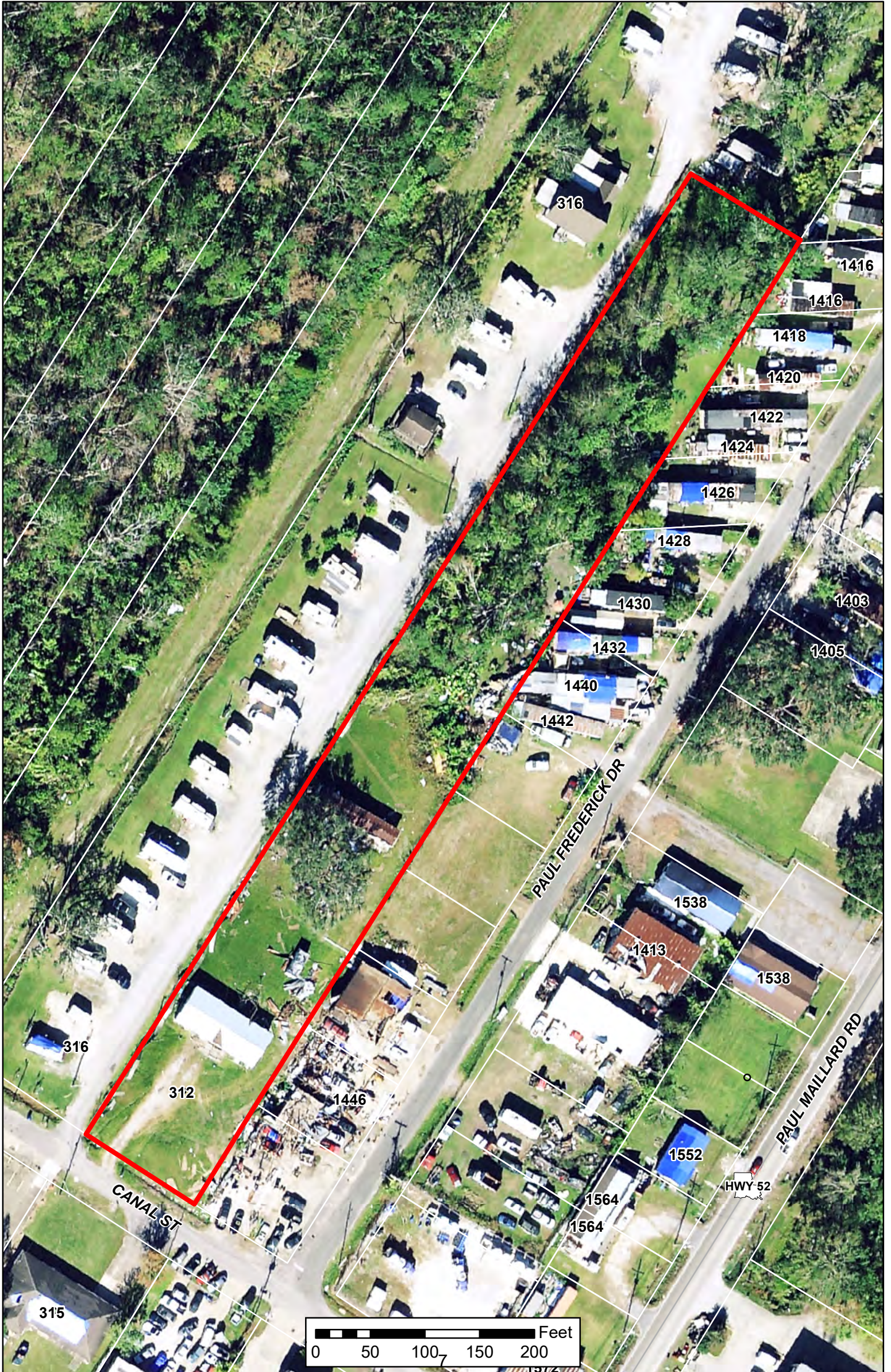
Please consider this waiver request with my application.

Thank you.

Applicant Signature: 





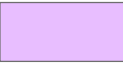


Date: 05/04/23

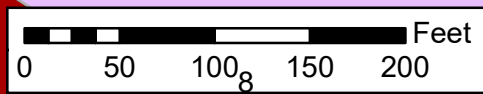
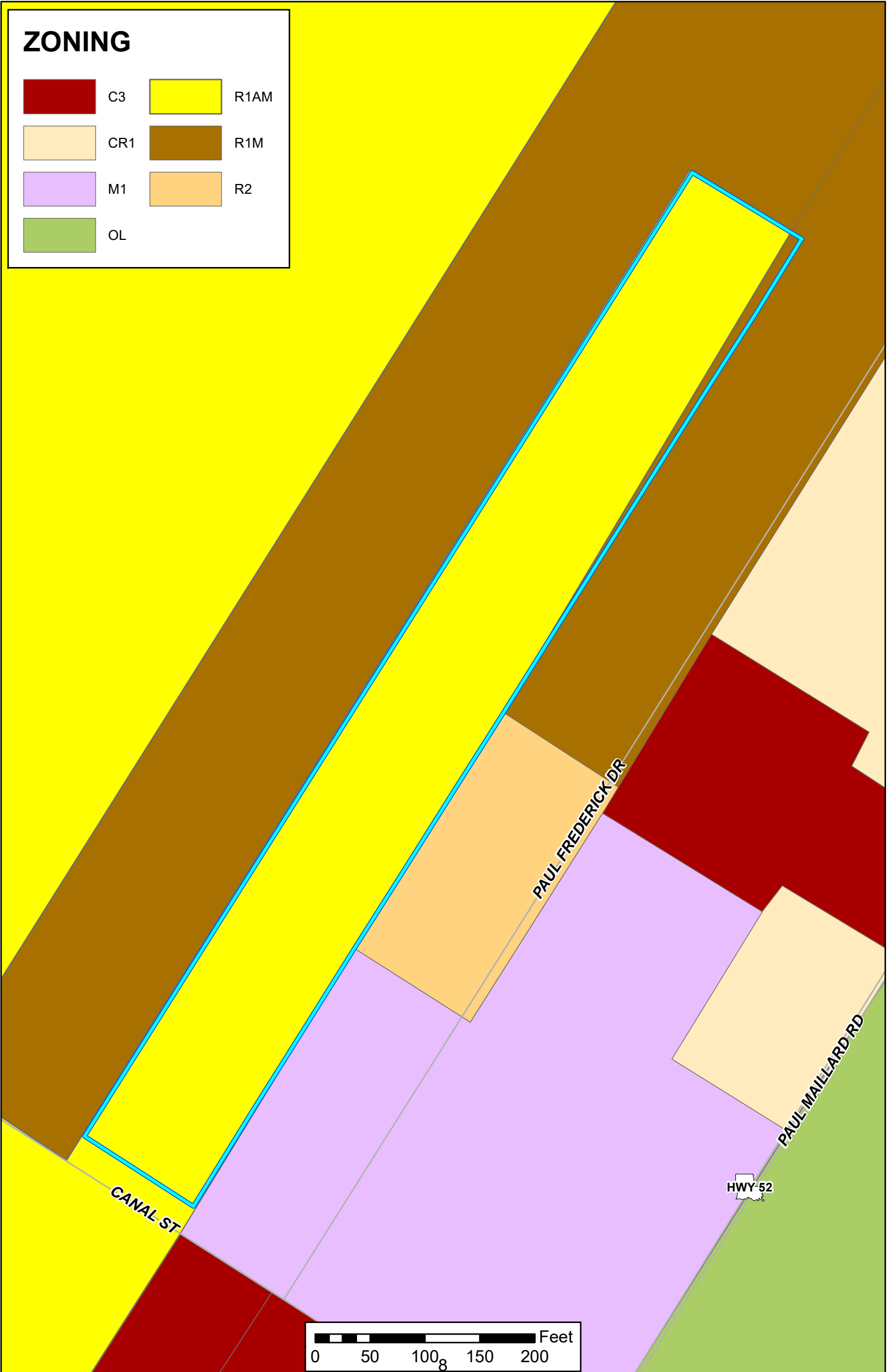
2023-4-MIN Carbajal
1 lot into 5



2023-4-MIN Carbajal 1 lot into 5







ZONING			
	C3		R1AM
	CR1		R1M
	M1		R2
	OL		

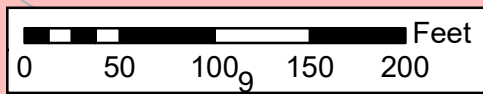
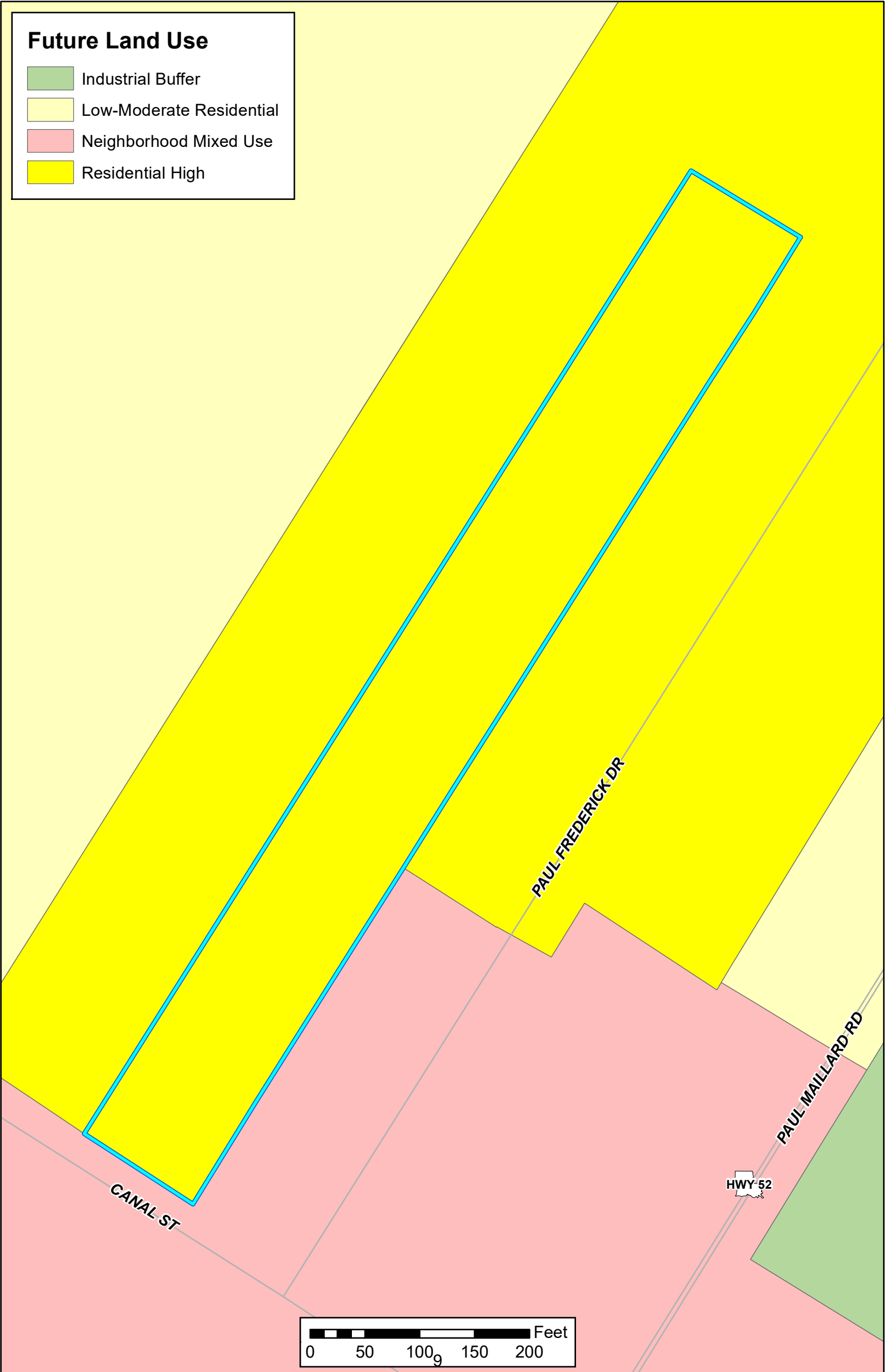


2023-4-MIN Carbajal 1 lot into 5



Future Land Use

-  Industrial Buffer
-  Low-Moderate Residential
-  Neighborhood Mixed Use
-  Residential High





Department of Planning & Zoning Staff Report – Major Subdivision Case No. 2022-1-MAJ, Almedia Gardens

APPLICATION INFORMATION

- **Submittal Date:** June 13, 2022
- **Property Owner / Developer**
Wayne Wandell
Almedia Gardens, LLC
2237 N. Hullen Street, Suite 201
Metairie, LA 70001
504-831-6666; frstdraw@aol.com
- **Project Engineer**
Matt Falati & Allison Froeba
Specialized Engineering, LLC
401 St. Joseph Street, Suite 2A
New Orleans, LA 70130
504-400-6238; matt@specializedengineeringllc.com
- **Request**
Preliminary Plat Approval for Almedia Gardens Subdivision

SITE INFORMATION

- **Location**
The development site is located in St. Rose and bounded by the CN Railroad to the north, Charlestown Subdivision to the south, Almedia Drive to the east, and Riverview Drive to the west.
- **Size of Site:** approximately 47 acres
- **Number of Lots:** 188
- **Zoning:** R-1A and C-2 (approximately 1 acre)
- **Current Use:** the site is vacant and partially wooded
- **Surrounding Zoning**
R-3 zoning is located to the south (Charlestown); R-1A(M) and M-1 zoning is located to the north (CN Railroad); R-3, C-2, and M-1 zoning is located to the east (Almedia Rd.); R-1A zoning is located to the west (Riverview Dr.).
- **Surrounding Uses**
Multi-family apartment buildings are adjacent to the south and east; the CN Railroad is adjacent to the north; undeveloped, wooded tracts and industrial uses fronting Almedia Road are located to the east; Riverview Subdivision is adjacent to the west.
- **Flood Zone and Minimum Building Elevation**
A99/DFIRM AE+5; developers/buildings will have to provide a grade certificate in order to determine the minimum building elevation on this property. 1 ft. above the centerline of the street OR 5 ft. above mean sea level [NAVD 88 Datum], whichever is higher.
- **Plan 2030 Recommendation**
Low-to-Moderate Residential (approx. 46.08 acres) - Single-family detached dwellings; attached dwellings such as duplexes, patio/zero-lot line homes and townhomes; and accessory units. Neighborhood retail, services, offices and

institutions are also permitted in appropriate locations such as along transportation corridors or at intersections. (over six dwellings per acre)

Commercial (approx. 0.42 acres) - This category includes single-use commercial, retail, office and service uses. Commercial areas should seek to strengthen existing retail and service uses, encourage the introduction of new uses, and introduce complementary adjoining uses such as public facilities and moderate-density residential, to reinforce the retail base and support the continued health of these uses. Commercial uses must be consistent with the surrounding area and compatible with adjacent uses.

Business Park (approx. 0.5 acres) - This category provides for the development of planned business, office, technology, warehouse and research activities, as well as related ancillary uses, such as shipping offices, office supply, services, hotels and restaurants. Business parks should incorporate design standards such as screening, landscaping and site location criteria.

▪ **Traffic Access**

This site currently has frontage on East Club Drive and Almedia Road.

The subdivision plan shows utilization of both frontages for access. East Campus Drive will be extended into the subdivision and a new street right-of-way will provide ingress/egress from Almedia Road. This satisfies the street extension and minimum two (2) access point requirements of the Subdivision Regulations.

The Department addressed the possibility of a right-of-way connection to adjacent Riverview Subdivision with the project engineer. Incorporating this connection into the subdivision's roadway network would maintain the potential for a secondary means of access to Almedia Road for multiple existing and potential subdivisions via a complete east-west right-of-way along the CN Railroad. Completing this street right-of-way would take demand off River Road and potentially create more efficient routes for mail/package delivery, garbage, emergency, bus, and other services.

Practical difficulties that could prevent or discourage the completion of this secondary east-west right-of-way:

- It would require the Parish developing a portion of its own property at the rear of Riverview Subdivision as a new right-of-way with all necessary utilities.
- It would require the development of additional residential subdivisions across multiple individual properties held in separate ownership.
- Consideration for the impact of increased traffic at the proposed subdivision entrance/exit at Almedia Road given its proximity to an elevated railroad crossing.
- Consideration for what could be a significant amount of through traffic on Almedia Gardens Drive.

▪ **Utilities**

The Parish's GIS shows water, sewer, and drainage facilities through portions of the subject site and the preliminary plat shows a private AT&T servitude.

The subdivision will involve the development new public utility lines serving the 188 residential lots, along with private electric, cable, telephone, and gas lines as shown on the typical roadway section on sheet 4 of the subdivision plan.

In a memorandum dated May 9, 2023 the Parish's Director of Wastewater (DWW) states that the Parish is not currently able to receive wastewater from this development. DWW is working with the developer and engineer on the development of a new force main that would provide service for this development. While not a requirement during the preliminary plat phase of the major subdivision process, the Director of DWW did endorse the approval of the preliminary plat provided the developer constructs the necessary force main. Construction plans showing the development of this force main would have to be approved by the Director of DWW prior to any construction of this subdivision.

▪ **Development History**

The bulk of the development site was once Lot G, which was resubdivided into Lots G-1-A and G-1-B as per the plat by John F. Marshall, PLS dated November 1989.

An oxidation pond was planned on Lot G-1-A but never developed. No other improvements have been made to this site and a significant portion remains wooded.

APPLICABLE REGULATIONS

Appendix C. Section II. – Subdivision Procedure

- D. *Major Subdivisions.* For any major subdivision, approval shall consist of preliminary plat approval by the Planning and Zoning Commission, construction approval by the Director of Planning and Zoning, and final approval by the Parish Council.
1. When Required. A formal preliminary plat shall be required for major subdivisions (See Section II.C.).
- E. *Preliminary Plat Requirements.*
1. When Required. A formal preliminary plat shall be required for major subdivisions (See Section II.C.).
2. **Mandatory Submission Requirements.** The preliminary plat shall conform to the laws of the State of Louisiana governing surveying, platting, and subdivision of land. The preliminary plat shall contain the following mandatory information:
- a. The name(s) and address(es) of the owner(s) and subdivider(s).
 - b. The seal of the land surveyor preparing the plat and the date of preparation. The plat shall be dated within one (1) year of the subdivision application date.
 - c. A title block containing the subdivision name, location of the property, a true north arrow, and scale, both written and graphic. The preliminary plat shall be drawn to a legible scale.
 - d. Existing property lines, including width and names of bounding streets.
 - e. Section and township lines.
 - f. Zoning district boundary lines, only when such boundary lines bisect the proposed subdivision.
 - g. Location and dimensions of existing improvements, including municipal numbering where applicable.
 - h. Qualifying statement, as follows: "St. Charles Parish land use regulations, including setback standards, supersede private subdivision covenants where parish regulations are more restrictive."
 - i. Existing drainage ditches and canals and their respective servitudes.
 - j. Existing lakes and ponds.
 - k. Name(s) of adjoining property owner(s) as they appear on the tax assessor's roles.
 - l. Name(s) of adjoining subdivisions.
 - m. Layout and dimensions, including area, of all proposed lots which shall be numbered consecutively.
 - n. Layout and dimensions of existing and proposed servitudes and rights-of-way, including sidewalks.
 - o. Existing bridges, culverts, watermains, sanitary and storm sewers, and other underground structures indicating pipe sizes, grades, and manholes.
 - p. Existing contours at one-foot intervals using mean sea level datum for ground slope within the subdivisions.
 - q. Statement regarding proposed method and source of sewage disposal and/or treatment.
 - r. Statement regarding proposed method and plan for drainage.
 - s. Location and size of any proposed school sites, park sites, playgrounds, or other special uses of land.
 - t. A composite road plan with graphic alignment, proposed street names, right-of-way widths, curve radii and tangent length, intended type of surfacing material, street lighting plan, and the location and type of any proposed railroad crossing(s) for subdivision access.
 - u. Vicinity map at a scale of one (1) inch equals two thousand (2,000) feet.
 - v. Statement of Dedication. Submission of the Preliminary Plat shall be accompanied by a written "Statement of Dedication," Indicating the subdivider's intent to submit a final "Act of Dedication" prior to approval of the Final Plat.
 - w. Statement regarding proposed phases (if any).
3. **Preliminary Plat/Additional Submission Requirements.**
- a. **Drainage Impact Analysis.** A Drainage Impact Analysis by a Civil Engineer registered with the State of Louisiana. The Drainage Impact Analysis shall be prepared pursuant to the guidelines specified in these regulations.
 - b. **Traffic Impact Analysis.** A traffic impact analysis, including all required documentation, shall be submitted in accordance with the Parish Traffic Impact Policy.
 - c. **Storm Water Pollution Prevention Plan.** A Stormwater Pollution Prevention Plan, including all required documentation, shall be submitted in accordance with Chapter 25—Stormwater Management and Erosion and Sedimentation Control.
 - d. **Drainage Impact Report.** A technical report by a Civil Engineer registered with the State of Louisiana delineating how the proposed development will impact downstream drainage
 - e. **Sewer Impact Report.** A technical report by a Civil Engineer registered with the State of Louisiana detailing how the proposed sewer plan will integrate with the St. Charles Parish Master Sewage Plan
 - f. **Phasing document.** When a preliminary plat shows a subdivision being completed in phases, the subdivider shall submit a document that outlines the proposed schedule for development.
4. **Preliminary Plat Procedure.**
- a. **Submission Procedure.** An application for subdivision approval, the Preliminary Plat, and additional submission requirements shall be submitted to the Director of Planning and Zoning from the record owner(s) of the property being subdivided. If the property is in the name of a corporation, a resolution authorizing the subdivision or authorizing an individual to request such approval shall be

submitted. A PDF file and five (5) original copies of the Preliminary Plat shall accompany the application. The Department of Planning and Zoning shall forward a copy of the plat and additional submission requirements to the appropriate Departments.

- b. Departmental Reviews. The Director of the Department of Planning and Zoning shall review the Preliminary Plat for conformance with the relevant regulations. The Director of the Department of Public Works and Wastewater shall review the Drainage Impact Analysis and the Traffic Impact Analysis. The Director of Planning and Zoning shall inform the subdivider in writing within fifteen (15) calendar days of the date of receipt of the Preliminary Plat and additional submissions, whether the application does or does not meet the standards and objectives of these subdivision regulations. If the application submitted does not meet the standards and objectives of these regulations, the reason(s) shall be so stated. When the Preliminary Plat is found to conform to these regulations, and the Drainage Impact Analysis and Traffic Impact Analysis are approved by the Director of Public Works and Wastewater; the Commission, through the Department of Planning and Zoning, shall schedule a public hearing on the proposed subdivision.
- c. Waiver or Modification of Specific Subdivision Regulations. Should the Director discover that specific aspects of the submitted Preliminary Plat fail to conform to the regulations contained in this ordinance, he may choose to forward the proposal for formal consideration by the Planning Commission and Parish Council if the literal enforcement of one or more provisions of the ordinance: (i) is impracticable, or (ii) will exact undue hardship because of peculiar conditions pertaining to the land in question. Financial hardships shall not be considered as valid criteria for any such waiver or modification of existing regulations. Any application for Preliminary Plat approval which contains a request for a waiver or modification of any subdivision regulation shall contain a specific reference to the request and state the reasons that the request be granted. The Planning Commission, with a supporting resolution of the Council, may grant a waiver or modification of these regulations only when such requests meet the conditions of this subsection (i, ii) and are not detrimental to the public interest.
 - (1) Waivers to Preliminary Plats of specific Subdivision or Zoning requirements as approved under the Special Permit procedure for Garden Home Developments may be approved on the Preliminary Plat by the Planning Commission with a supporting resolution of Council.
- d. Public Hearing Notice. The Department of Planning and Zoning shall post a sign on the affected property which calls attention to the public hearing at least ten (10) days prior to that hearing date. Similar notification shall also be posted at the principal office of the Department of Planning and Zoning and at the building in which the public hearing shall be held. The public hearing shall be advertised in the official journal of the Parish at least three (3) times on at least three (3) separate weeks, and at least fifteen (15) days shall elapse between the first publication and the date of the hearing. Notice of the time and place of the public hearing shall be sent by certified mail not less than ten (10) days in advance of the hearing to the following parties:
 - (1) The subdivider and/or the owners.
 - (2) The owners of the land adjoining the platted land as their names appear on the tax assessor's records. If the subdivider owns the contiguous property, the next subsequent landowner shall be notified.
 - (3) The St. Charles Parish Council through the Council Secretary.
- e. Phased Subdivisions: A preliminary plat may show construction and/or dedication of a major subdivision in phases. The Planning Commission may consider all phases of a subdivision on one preliminary plat. Should construction of any phase be interrupted for a period of six (6) months, the Preliminary Plat shall expire. The expiration shall not affect phases of the subdivision that have been constructed and dedicated.
- f. Public Hearing/Decision Process. The subdivider or his representative shall be present at the public hearing to explain the proposal and to answer questions. The Department of Planning and Zoning may make recommendations to the Planning Commission regarding the layout of lots, blocks, streets and general orientation of the design.

Following the public hearing, the Commission shall either:

- (1) Approve the Preliminary Plat as submitted.
- (2) Conditionally approve the Preliminary Plat with conditions stated in writing. Conditional approvals may include any or none of the Planning Department's recommendations. Conditional approvals may be granted to ensure that the proposed subdivision conforms to the general safety and welfare of surrounding developments. Conditional approvals may be granted for all, some, or only one proposed phase(s) of a phased subdivision.
- (3) Disapprove the Preliminary Plat within sixty (60) calendar days of the date of the public hearing unless the time is extended by mutual agreement between the Commission and the subdivider. The reason(s) for disapproval shall be stated in writing to the subdivider.

The Commission, through the Department of Planning and Zoning, shall notify the Parish President and the Parish Council of the decision regarding the presented Preliminary Plat. Approval or conditional approval of a preliminary plat shall be valid for a period of six (6) months from the date of the Commission decision, unless specifically extended by the Commission. Preliminary Plat approval for phased subdivisions shall also expire if construction within the subdivision, according to the phasing document is interrupted for a period of six (6) months or more.

Appendix C. Section III. – Geometric Standards

- A. *Streets.* Streets shall be arranged to conform to the St. Charles Parish Street Plan and shall provide for continuation of existing and recorded streets in the area.
 1. Classification. Streets shall be classified as one of the following:
 - a. Arterial. Streets, including freeways and expressways, which are primarily for through traffic. Property which abuts arterial streets should not front onto the roadway unless separated by a service road.
 - b. Collector. Streets which provide a route between an arterial street and a local street and should be arranged to discourage through traffic.
 - c. Local. Streets which provide direct access to lots. Local streets shall be arranged to discourage through traffic.
 2. Right-of-Way. Street right-of-way width shall conform to the following minimum requirements.

- a. Arterial. In curb and gutter subsurface drainage subdivisions, the requirement shall be eighty (80) feet for two-lane roadways and one hundred (100) feet for four-lane roadways. If a waiver to the required subsurface design is obtained, the requirement for open-swale designed subdivisions shall be seventy (70) feet for two-lane roadways and one hundred (100) feet for four-lane roadways. (Ord. No. 00-10-20, § I, 10-23-00)
 - b. Collector and Local. In curb and gutter subsurface drainage subdivisions, the requirement shall be fifty (50) feet. If a waiver to the required subsurface design is obtained, the requirement for open-swale designed subdivisions shall be sixty (60) feet. (Ord. No. 00-10-20, § II, 10-23-00)
 - c. Alley. Twenty (20) feet.
 - d. Existing Streets. Subdivisions developed along one (1) side of existing streets shall dedicate one-half (½) of the minimum right-of-way for the street classification. Subdivisions developed along both sides of an existing street shall dedicate the minimum right-of-way for the street classification.
 - e. Dead End Street. Permanent dead end streets shall have a turning circle (cul-de-sac) at the street terminus with a minimum right-of-way radius of sixty (60) feet. The turning circle shall contain a minimum pavement radius of forty-five (45) feet. The entrance to a permanent dead end street shall be posted with a sign stating "No Through Street".
 - f. Boulevards. One hundred (100) feet.
3. Street Names:
- a. All public or private thoroughfares dedicated or improved for general travel and used as means of primary access to the front of residential, business or other property shall be termed a "street," "avenue," "drive," "place," "parkway," "road," or "boulevard," with the following defined exceptions:
 - (1) Boulevard/Parkway. Thoroughfares which utilize center islands to separate opposing traffic through their entire length which continues through to other street rights-of-way, including straight, meandering, curvilinear, and curving thoroughfares; thoroughfares with temporary cul-de-sacs with the ability to be extended in excess of five hundred (500) feet; thoroughfares over five hundred (500) feet in length ending with a temporary or permanent cul-de-sacs.
 - (2) Circle. A public or private street which aligns in a partial circle configuration and that intersects another road at two locations.
 - (3) Court/Place. A public or private street up to five hundred (500) feet in length with only one present or future means of entrance or exit.
 - (4) Lane. Streets which are private, irrespective of their configuration.
 - (5) Loop. A circular public or private street which begins and ends in the same street and at the same location (intersection).
 - (6) Road, Street, Drive, or Avenue: Streets which continues through to other street rights-of-way, including straight, meandering, curvilinear, and curving streets; streets with temporary cul-de-sacs with the ability to be extended in excess of five hundred (500) feet; streets over five hundred (500) feet in lengths ending with a temporary or permanent cul-de-sacs.
 - b. All directional components of a street name shall precede the unique street name and shall be limited to the abbreviated form such as, N, S, NE or SW.
 - c. Extension of Existing Street. A new street shall bear the same name of any street which it is an extension of or which it is in alignment with.
 - d. Duplication. Proposed street names shall not duplicate existing street names nor approximate such names in spelling or phonetics.
 - e. Street Name Designations. The Parish Council, by Ordinance, may name, rename, or create public or private streets.
 - f. The Director of Planning and Zoning shall be responsible for the enforcement of this Ordinance.
4. Utilities. Space within the street right-of-way shall be designated for the construction of sub-surface or open-swale drainage, sanitary sewers and public facilities and shall be in accordance with the typical sections.
- a. Water lines located in the street right-of-way shall be placed on the opposite side of the street from sanitary sewer lines unless a variation is approved by the Parish Engineer.
 - b. Street light standards may be located on either side of the street or in the center of the median on boulevards.
5. Intersections. Street centerlines shall intersect as nearly as possible at a ninety (90) degree angle, but in no case shall the angle of intersection be less than seventy-five (75) degrees or greater than one hundred five (105) degrees.
6. Railroad Crossings. All railroad crossings shall conform to the standards and specifications set out in the Louisiana Manual of Uniform Traffic Control Devices, as well as all Parish, State, Federal, and railroad requirements.
- B. Blocks:
1. Length. No block shall be longer than one thousand five hundred (1,500) feet nor less than five hundred (500) feet between street centers. Block separation, including stub outs, shall be paved to provide a minimum of two (2) ingresses and egresses to the proposed subdivision or accommodation for future access may be approved.
 2. Width. The width of blocks should normally be sufficient to provide for two (2) tiers of lots except for lots abutting arterial streets, railroad rights-of-way, etc.
 3. Arrangement. All lots shall possess frontage on a street or roadway that meets the specifications of these regulations. When the subdivision of a parcel of land does not permit a normal street arrangement due to size or location of the land, there may be established a street with a cul-de-sac or turning circle which provides proper access to all lots. A cul-de-sac or turning circle, as described in Section III.A.2.e., shall be required at the end of dead end streets when the length of the dead end street exceeds the width of two (2) lots.
- C. Lots:
1. Size. The width, depth, area, and minimum building setback line shall conform to the St. Charles Parish Zoning Ordinance for the type of development.
 - a. Corner Lot. Corner lots shall have extra width to permit setback lines on the side of the lots adjacent to a side street. The extra width shall be sufficient to allow the lot to meet the minimum zoning requirements of the St. Charles Parish Zoning Ordinance excluding the side street setback distance.

- b. **Width.** The lot width at the minimum building setback line shall not be less than that specified by the St. Charles Parish Zoning Ordinance.
 - 2. **Lot Lines.** All lot side lines shall be at right angles to straight street lines or radial to curved street lines unless a variation is approved in writing by the Commission.
 - 3. **Large Lots.** When a parcel of land is subdivided into large lots, the Commission may require the shape and dimensions of the lots arranged so that resubdivision of any lots will meet the requirements of these Regulations and the St. Charles Parish Zoning Ordinance.
- D. **Servitudes and Rights-of-Way:**
- 1. **Utility Servitudes.** Public utility servitudes shall be provided where necessary for poles, wires, conduits, sanitary sewers, and other utilities. The minimum width of servitude[s] shall be fifteen (15) feet.
 - 2. **Drainage Servitude.** A drainage servitude shall be provided for all existing and proposed watercourses including swales, ditches, canals, and ponds. The minimum width of a drainage servitude shall be 20 feet. For larger watercourses, the minimum width shall be the top of the bank width of the watercourse plus 10 feet on each side of the watercourse.
- E. **Building Lines.** Building setback lines shall meet the minimum requirements of the St. Charles Parish Zoning Ordinance for the type of development.
- F. **Parks, Playgrounds, School Sites, Etc.** In order that open space and sites for public use may be properly located and preserved as the parish develops, and in order that the cost of providing the public school, park and recreation sites necessary to serve the additional families brought into the community by residential subdivision development may be more equitably proportioned on the basis of the additional need created by the individual residential subdivision developments, the following provisions are established.
- 1. All subdividers shall dedicate land or pay fees in lieu of dedication for the purpose of providing recreational facilities to residents of St. Charles Parish. Dedication of property or fees shall be based on the following:
 - a. **Dedication.** The amount of land dedicated shall equal five (5) percent of the net area of the subdivision (the total acreage excluding land in existing and proposed streets and street rights-of-way) in commercially and industrially zoned areas and in residentially zoned areas with densities of less than six (6) dwelling units per net acre. Land dedication shall equal ten (10) percent of the net area of the subdivision densities of six (6) to ten (10) dwelling units per net acre and fifteen (15) percent of the net area of the subdivision with residential densities exceeding ten (10) dwelling units per net acre. The Parish reserves the right to select those lands it considers best suited to meet the recreational needs of the Parish. Lands to be dedicated shall be cleared (unless a waiver is granted by the Council to save certain trees), shall have hard-surface dedicated public access to the site, and shall be free of wetlands issues which would negatively impact development at the time of dedication. The developer shall provide supporting documentation evidencing that the site has no outstanding wetland issues prior to the dedication. In order for property with wetlands to be dedicated, the developer shall be responsible for obtaining the proper permits needed for the developer to clear the site and for the Parish to subsequently fill the site to the same elevation as the hard-surface dedicated public access to the site. The permit documentation shall be transferred into the name of the Parish by the developer and shall be provided to the Parish prior to acceptance of the Act of Dedication. A deed shall be conveyed to the Parish concurrent with dedication of street improvements. Supervision and maintenance of the park shall become the responsibility of St. Charles Parish upon dedication.
 - b. **Fees in Lieu of Dedication.** At the sole discretion of St. Charles Parish, the Parish may require the developer to pay a fee in lieu of such dedication. The amount of the fee shall be three hundred dollars (\$300.00) for each six thousand (6,000) square feet of residential area, up to a maximum fee of one thousand, five hundred dollars (\$1,500.00) per individual lot. Minor residential subdivisions containing only five (5) lots or less, and those subdivisions which require no infrastructure improvements (i.e., streets, sewerlines, etc.) shall be exempt from the provisions of Section [III] F. of these regulations.
 - c. **Use of Revenue.** The Department of Finance shall establish a separate account for revenues derived from fees in lieu of dedication requirements. Monies shall only be expended for 1) the purchase of recreation property in the vicinity of the subdivision from which the fees were collected should none currently exist, and/or 2) capital improvements and equipment for new or existing park and recreational facilities. For new residential subdivisions which donate monies to the parish, the monies shall be expended on facilities which are reasonably accessible to residents of the area where the new residential subdivision is located. The Finance Department shall forward an annual report to the Planning Commission and Council on the amount of fees collected and the amount and use of monies expended.
 - d. **Credit for Private Open Space.** Where private open space for park and recreational purposes is provided in a proposed subdivision and such space is to be privately owned and maintained by the future residents of the subdivision, such areas shall be credited against the dedication and fee requirements of this ordinance, provided the Planning Commission finds it is in the public interest to do so, and that the following standards are met:
 - (1) That yards, court areas, setbacks and other open space areas required by the zoning ordinance shall not be included in the computation of such private open space.
 - (2) That the private ownership and maintenance of the open space is adequately provided by covenants placed upon the subdivision.
 - (3) That the use of the private open space is restricted for park and recreational purposes by recorded covenants. The covenants shall run with the land in favor of the future owners of the property within the subdivision, and said covenants shall not be deleted or eliminated.
 - 2. **School Sites.** When a subdivider proposes to develop a site in excess of net forty (40) acres or four hundred (400) dwelling units, the Planning Commission may require the subdivider to dedicate to the school district such lands the Planning Commission shall deem necessary for the purpose of constructing schools necessary to assure residents of the development of adequate school services. Location and confirmation of the school site shall be mutually agreed upon by the School Board and Planning Commission.
- G. **Construction Access Route.** Whenever subdivision of land and/or building construction relative to the subdivision of land will require construction equipment to use any public property maintained by the St. Charles Parish Department of Public Works, the subdivision shall submit to the parish his proposed "Route of Access" in map format to the Planning and Zoning Department and the Parish President for review and approval.

Following approval, the Subdivider shall be required to maintain the access route during the subdivision construction period and shall be required to post a maintenance bond for repair of any damages to public property. The amount of the bond shall be set by the Planning and Zoning Department through the office of the Parish President.

Appendix A. Section VI. – Zoning District Criteria and Regulations

[I.] *R-1A. Single family residential detached conventional homes*—Medium density.

Policy statement: This district is composed of areas containing one-family dwellings constructed on a permanent foundation, connected to public utilities and which meet the architectural standards of a permanent residence. The district regulations are designed to protect the residential character of the areas by prohibiting all commercial activities; to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and churches; and to preserve the openness of the areas by requiring certain minimum yard and area standards to be met.

1. Use Regulations:
 - a. A building or land shall be used only for the following purposes:
 - (1) Site-built single-family detached dwellings
 - (2) Accessory uses
 - (3) Private recreational uses
 - b. Special exception uses and structures include the following:
 - (1) Parks, public libraries, fire stations, police or sheriff's stations or substations, and sewer pumping stations.
 - (2) Showing the operation of historic buildings and/or sites and their related activities, provided a certificate from the United States Department of Interior is furnished by the owner verifying that the building and/or site is on the National Register of Historic Places.
 - (3) Accessory uses to golf courses and country clubs limited to the following:
 - art studios
 - churches and religious institutions
 - commercial recreation facilities
 - commercial schools
 - personal service businesses, examples include but are not limited to beauty shops and barber shops, acupuncture, and massage services
 - professional offices, examples include but are not limited to doctors, dentists, engineers, architects, landscape architects, plan services, realtors, insurance
 - restaurants and cafeterias
 - c. Special permit uses and structures include the following:
 - (1) Child care centers.
 - (2) Public and private schools (except trade, business, and industrial).
 - (3) Golf courses (but not miniature courses or driving ranges), country clubs, and accessory commercial uses on such properties.
 - (4) Educational, religious and philanthropic institutions. These buildings must be set back from all yard lines a distance of at least one (1) foot for each foot of building height.
 - (5) Modular, panelized and precut homes, provided that they are placed on a permanent foundation.
 - (6) *Reserved.*
 - (7) Private commercial access roads, upon review by the Planning Commission and supporting resolution of the Council.
 - (8) Accessory dwelling units upon approval by the Planning Commission and supporting resolution of the Council.
 - (9) Garden Home Developments in accordance with Section VII Supplemental Regulations upon review and recommendation of the Planning Commission and supporting resolution of the St. Charles Parish Council.
2. Spatial Requirements:
 - a. Minimum lot size: Six thousand (6,000) square feet per family; minimum width—sixty (60) feet.
 - b. Minimum yard sizes:
 - (1) Front—Twenty (20) feet.
 - (2) Side—Five (5) feet.
 - (3) Rear—Twenty (20) feet.
 - (4) For lots with less than one hundred (100) feet depth, front setback and rear setback shall be twenty (20) percent of lot depth respectively with a minimum of ten (10) feet to the front lot line and five (5) feet to the rear lot line.
 - (5) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, notwithstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999.
 - c. Accessory buildings:
 - (1) An accessory building may occupy no more than twenty-five (25) percent of the required rear yard.
 - (2) The accessory building shall not exceed two-story construction.
 - (3) Minimum setback of accessory buildings including overhangs, shall be three (3) feet.
 - (4) Nonresidential accessory buildings shall not be permitted.
 - d. Permitted encroachments:
 - (1) Overhangs projecting not more than twenty-four (24) inches, excluding gutter. For accessory buildings, overhangs shall not be closer than three (3) feet to any property line.
 - (2) Stairs and landings not more than three (3) feet in height, projecting no more than four (4) feet into required front or rear yard.

FINDINGS

This is a request for approval of the Preliminary Plat of Almedia Gardens, a proposed 188 lot residential subdivision on approximately 47 acres in St. Rose.

Notable features shown on the preliminary plat include:

- An extension of East Club Drive and eight (8) new rights-of-way within the subdivision, one of which provides another means of ingress/egress at Almedia Road.
- A 40 ft. to 50 ft. drainage servitude around approximately 3,610 ft. of Squares A and F. This servitude is shown as its own separate property with defined boundaries and not as part of any of the proposed residential lots. Water would be directed to this servitude via four (4) 20 ft. drainage servitudes through Lot 6, Sq. A and Lots 22, 39, and 50, Sq. F.
- A site for a new sewer lift station is shown within Lot 44, Sq. D.
- A sewer servitude is shown within the rear yards of Lots 50-54, Sq. F.
- Development of the subdivision is shown in four (4) phases as per sheet 3 and detailed further in the letter from Matt Falati, P.E. of Specialized Engineering dated March 24, 2023. Regarding phased subdivisions the Subdivision Regulations state:
 - *A preliminary plat may show construction and/or dedication of a major subdivision in phases. The Planning Commission may consider all phases of a subdivision on one preliminary plat. Should construction of any phase be interrupted for a period of six (6) months, the Preliminary Plat shall expire. The expiration shall not affect phases of the subdivision that have been constructed and dedicated.*

The following items must be submitted, reviewed, and approved for consideration by the Planning Commission by the Department of Planning & Zoning (P&Z) and Department of Public Works (DPW):

- Preliminary Plat
- Drainage Impact Analysis (DIA)
- Traffic Impact Analysis (TIA)

The DIA by Specialized Engineering, LLC dated May 1, 2019, revised February 28, 2023 received conditional approval from DPW as per their memorandum dated April 25, 2023, with any outstanding items needing to be addressed during construction plans review.

The TIA by Specialized Engineering, LLC dated February 2020 received no objection from DPW as per their memorandum dated May 10, 2023. Prior to any construction approvals being granted DPW highlighted the need to address the recommendations made by DOTD as detailed in their letter dated November 17, 2020.

The Preliminary Plat by Jens Lorenz, PLS, KLS Group Inc. dated November 2, 2022 and revised April 25, 2023 was reviewed by P&Z for compliance with the Subdivision Regulations. The submitted plat shows most of the information required on a preliminary plat as detailed under Appendix C., Section II., item E.2., but further revisions are necessary as per an email to Matt Falati, P.E. dated May 12, 2023. These revisions include:

- Providing an accurate graphic scale
- Accurately showing the rear property line dimensions of some lots
- Showing the correct right-of-way width for the E. Club Drive extension

At the time of this writing P&Z is awaiting the requested revisions.

In addition to the required preliminary plat information detailed under Section II.E.2, the preliminary plat is also reviewed for compliance with Appendix C., Section III. – Geometric Standards. The plat shows the subdivision is deficient with the following requirements:

- *B. Blocks, 1. Length. No block shall be longer than one thousand five hundred (1,500) feet **nor less than five hundred (500) feet between street centers.** Block separation, including stub outs, shall be paved to provide a minimum of*

two (2) ingresses and egresses to the proposed subdivision or accommodation for future access may be approved.

- C. Lots, 1. Size. The **width**, depth, area, and minimum building setback line shall conform to the St. Charles Parish Zoning Ordinance for the type of development.
 - a. Corner Lot. Corner lots shall have extra width to permit setback lines on the side of the lots adjacent to a side street. The extra width shall be sufficient to allow the lot to meet the minimum zoning requirements of the St. Charles Parish Zoning Ordinance excluding the side street setback distance.
 - b. Width. The lot width at the minimum building setback line shall not be less than that specified by the St. Charles Parish Zoning Ordinance.

Regarding the block length requirement Squares B and C are below the 500 ft. minimum, measuring approximately 384 ft. and 408 ft. respectively.

Regarding the lot size requirements, the following are deficient as to the required standard and corner lot width in the R-1A zoning district:

- Lots 10, 11, 12 Sq. A and Lots 13, 15, 16, 17, 18, 26, 27, 28, 29, 49, 51 Sq. F do not provide the required 60 ft. width by the 20 ft. front setback line.
- Lots 13, Sq. A does not provide the required 80 ft. width for corner lots.

*Revised from previous report. Lots 1, Sq. A, 10 Sq. B, and 12 Sq. C found in compliance with the required corner lot width.

The property owner/developer has requested a waiver from these requirements as detailed on the waiver request form dated May 3, 2023.

P&Z does not object to the waiver from the required minimum block length. The site is oddly shaped and squares B and C are located in an area of the subdivision where the design is trying to accommodate an extension of E. Club Drive and a roadway alignment providing adequate ingress/egress from Almedia Road. There are design alternatives within the existing layout that allows for squares B and C to meet the minimum block length requirement, including elimination of a portion of Hooges Street in favor of extending Briarwood and Garvan Streets further west. However, this subdivision is better served by more north-south roadways connecting to Almedia Gardens Drive. By increasing the length of two east-west roadways and eliminating the Hooges Street intersection with Almedia Gardens Drive, more traffic is directed to the Butchart Street-Almedia Gardens Drive intersection and the subdivision is left with a less efficient overall street network.

P&Z cannot support a waiver from lot area requirements in a new subdivision. The plat should be revised to ensure each standard lot meets the minimum 60 ft. width at the 20 ft. setback line, and each corner lot meets the required 80 ft. width.

DEPARTMENT RECOMMENDATION

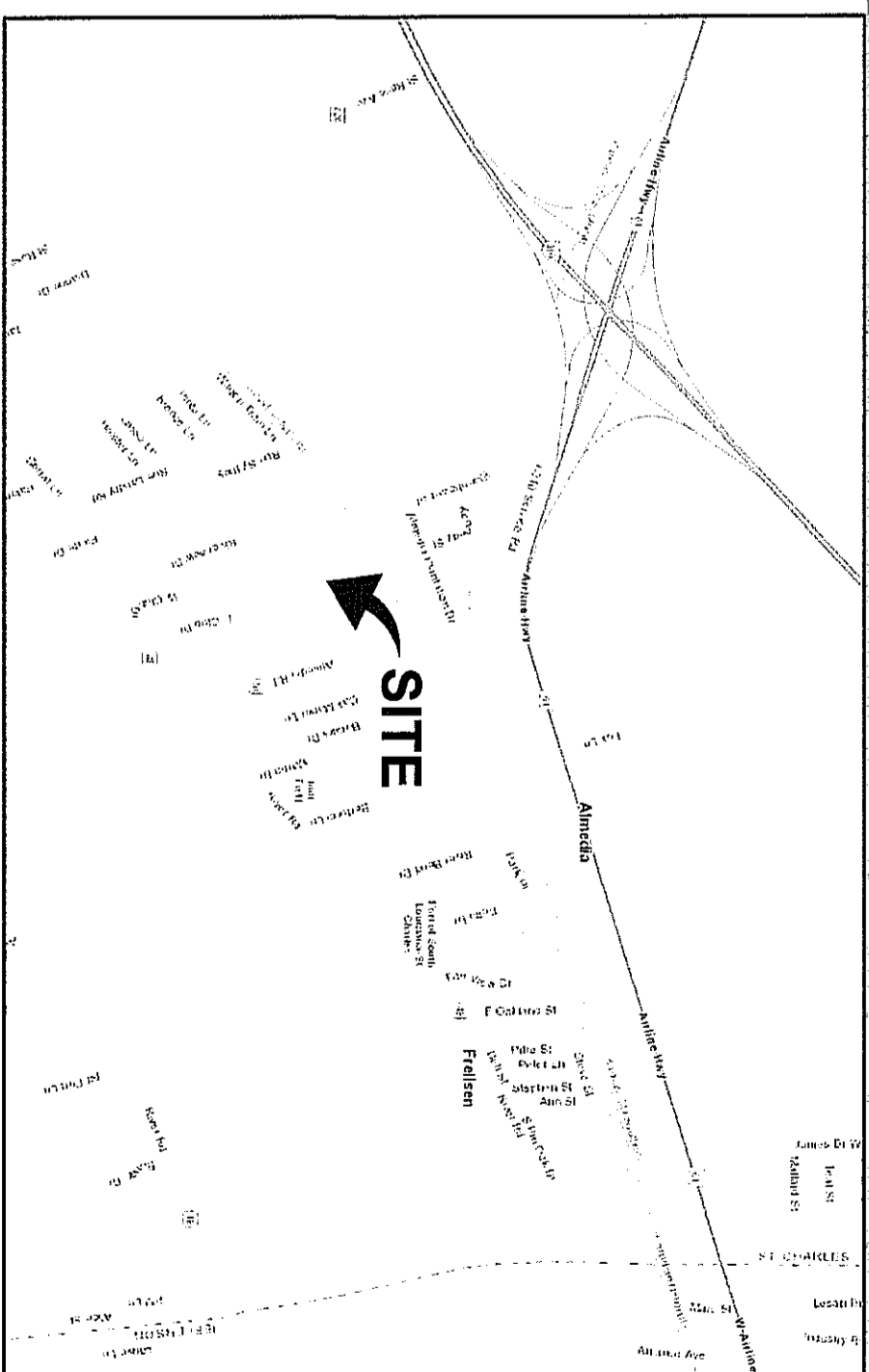
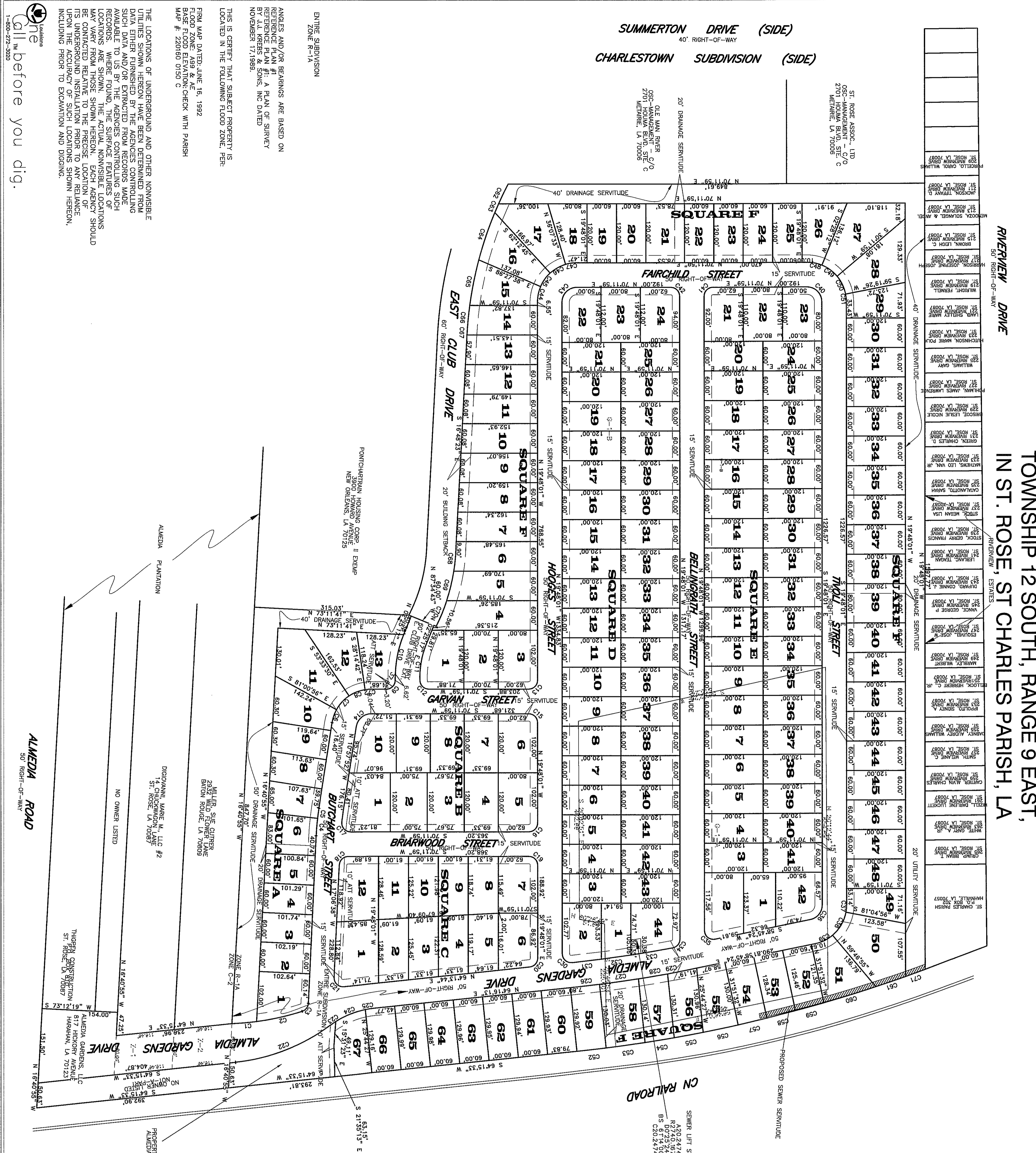
The Department of Planning & Zoning has no objection to the minimum block-length waiver request.

The Department cannot recommend approval of a waiver from required lot width in a new development absent a practical hardship. A minor reduction of lots would allow for compliance.

The Department recommends approval of the requested block-length waiver request. The Department recommends a conditional approval of the Preliminary Plat that brings the lot-width deficient lots into compliance.

The Planning Commission, at their discretion, may approve the plat as presented with both waiver requests should they find the applicant has provided sufficient cause for the requests. If the Planning Commission approves this request with any of the requested waivers, it will be forwarded to the Parish Council for consideration of a supporting resolution.

**PRELIMINARY PLAT OF ALMEDIA GARDENS, RESUBDIVISION SURVEY OF
LOTS G-1-B, G-1-A, Z-1 & Z-2 IN ALMEDIA PLANTATION,
TOWNSHIP 12 SOUTH, RANGE 9 EAST,
IN ST. ROSE, ST CHARLES PARISH, LA**



1. Proposed method and source of sewage disposal: Sanitary sewage from Almedia Gardens Subdivision will flow through a network of on site sewage to a lift station on site. Subdivision Lift Station.

2. Proposed method and plan for drainage: Almedia Gardens Subdivision will drain from South to North as it currently drains in the pre-developed conditions. Individual proposed lots will either be crowned, drain from the back of the lot to the front of the lot, or from the front of the lot to the back of the lot. Storm water from the lot will be collected in a storm water ditch and flow to the open ditches around the perimeter of the property where storm water detention storage is provided. The proposed outfall is along the CN railroad ditch as the site presently outfalls.

1. ST. CHARLES PARISH LAND USE REGULATIONS, INCLUDING SETBACK STANDARDS, SUPERSEDE PRIVATE SUBDIVISION COVENANTS WHERE PARISH REGULATIONS ARE MORE RESTRICTIVE.

Dedication statement of: Noting that no trees, shrubs or other plants may be planted, nor shall any building, fence, structure or improvements be constructed or installed within or over any servitude or right-of-way so as to prevent or unreasonably interfere with any purpose for which the servitude or right-of-way is granted. Where a sewage treatment plant or oxidation pond is located on the property, the owner of the property shall be responsible for the maintenance of the building by the owner as a servitude for that purpose only, and shall be separate from any other lot or building site.

A Find "Act of Dedication" shall be submitted by subdivider prior to approval of the Final Plat.

BUILDING SETBACKS
FRONT SETBACK - 20'
SIDE SETBACK - 10'
REAR SETBACK - 20'

NOTES SUBJECT TO A 15' UTILITY SERVITUDE ALONG THE FRONT

THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUNDS UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE: 46:1X, CHAPTER 25 FOR A CLASS "C" (SUBURBAN) SURVEY

THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR RECORDS, WHERE FOUND, THE SURFACE FEATURES OR LOCATIONS ARE SHOWN, THE ACTUAL LOCATIONS RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO EXCAVATION AND DIGGING.

NOTE: ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVIEW OVER THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION. THE SERVITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. NO SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPLETING THE DATA FOR THIS SURVEY.

THIS PERMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

APPROVALS

CHAIRMAN, PLANNING AND ZONING COMMISSION	DATE
CHAIR, ST. CHARLES PARISH COUNCIL	DATE
PARISH PRESIDENT	DATE

OWNER: ALMEDIA GARDENS, LLC
817 HICKORY AVENUE, HARRAHAN, LA 70123

PROPERTY TO BE RETAINED BY
ALMEDIA GARDENS, LLC

UWE JENS LORENZ
Registered Professional Land Surveyor
No. 12419
Date of Survey: NOVEMBER 2, 2022
Date of Last Revision: 4/28/2023

Survey Performed By:
KLS GROUP INC.
5118 Storey Street, Elmwood, LA 70123
Phone: 504-302-0991
Email: JKW@KLSGROUPINC.COM

THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR RECORDS, WHERE FOUND, THE SURFACE FEATURES OR LOCATIONS ARE SHOWN, THE ACTUAL LOCATIONS RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO EXCAVATION AND DIGGING.

THIS IS CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE: PER:
FIRM MAP DATED: JUNE 16, 1992
FLOOD ZONE: A99 & AE
BASE FLOOD ELEVATION: CHECK WITH PARISH
MAP # 220160 0150 C

ENTIRE SUBDIVISION
ZONE R-1A

ANGLES AND/OR BEARINGS ARE BASED ON
REFERENCE PLAN # 1 A PLAN OF SURVEY
BY J.L. KREBS & SONS, INC DATED
NOVEMBER 17, 1988.

TOPOGRAPHIC SURVEY
PREPARED FOR: ALMEDIA
GARDENS, LLC

KLS Group Inc.
SURVEYING - CONSTRUCTION LAYOUT
3D SCANNING & MODELING - ELEVATION CERTIFICATES
5118 Storey st. Elmwood, LA. 70123
P: 504-302-0991 F: 504-539-3712
INFO@KLSGROUPINC.COM
Certified WBE

Sheet No. **1** of **4**

KLS Job No. 12216-22
P.M. MBP
Drafter: JWK

GRAPHIC SCALE
1 INCH = 100 FT.

STATE OF LOUISIANA
Professional Land Surveyor Seal
No. 12419
Date of Survey: NOVEMBER 2, 2022
Date of Last Revision: 4/28/2023



St. Charles Parish

Department of Planning and Zoning

PO Box 302 • Hahnville, LA • 70047

Phone (985) 783-5060 • Fax (985) 783-6447

APPLICATION FOR SUBDIVISION OR RESUBDIVISION

PZS CASE: _____	RECEIPT: _____	DATE: _____
FLOODPLAIN DESIGNATION: _____	ZONING DISTRICT: _____	

PROPERTY OWNER: Almedia Gardens, LLC	PROPERTY OWNER:
MAILING ADDRESS: 2237 N Hullen Street, Suite 201	MAILING ADDRESS:
Metairie, LA 70001	
PHONE: 504-831-6666	PHONE:
EMAIL: frstdraw@aol.com	EMAIL:

MUNICIPAL ADDRESS OF PROPERTY:

501 EAST CLUB DRIVE G-1-A, G-1-B Town Charlestown

GENERAL LOCATION (IF NO ADDRESS HAS BEEN ASSIGNED): PROPERTY IS LOCATED ON THE (WEST) SIDE OF Almedia Road STREET, APPROXIMATELY 700 FEET (SOUTH) OF Almedia Plantation Road STREET (NEAREST INTERSECTING STREET)

ACREAGE OR PROPERTY SIZE (SQUARE FEET): 48 acres; 2,090,000 sf

SURVEYOR: KLS Group Inc. DATE OF SURVEY: 3-17-2022

DEED OR DEEDS ARE RECORDED IN THE CLERK OF COURTS OFFICE:

(NOTE: METES AND BOUNDS DESCRIPTION OF THE ENTIRE HOLDING INCLUDING DEED RESTRICTIONS, EASEMENTS, SERVITUDES, ETC. MUST BE ATTACHED TO APPLICATION)

COB <u>473</u>	FOLIO <u>509</u>	DATE <u>12-6-1993</u>
COB <u>714</u>	FOLIO <u>392</u>	DATE <u>5-30-2008</u>
COB <u>681</u>	FOLIO <u>106</u>	DATE <u>11-8-2006</u>

HAVE ALL TAXES BEEN PAID? Yes IF NOT, PLEASE STATE EXCEPTIONS: _____

IF THERE ARE SERVITUDES OR EASEMENTS AGAINST THE LAND, SPECIFY:

Parish Servitude

I/we swear to be the sole owner/s of the property described in this application for resubdivision; I/we endorse this application.

(PROPERTY OWNER)

Wayne J. Abundell (owner)
(PROPERTY OWNER)
FOR ALMEDIA GARDENS LLC

(PROPERTY OWNER)

(PROPERTY OWNER)

Shana A. Stumpf
(NOTARY SIGNATURE)

6/15/22
(DATE)

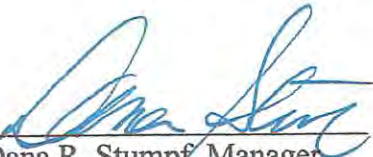
SHANA A. STUMPF
NOTARY PUBLIC # 84490
STATE OF LOUISIANA
MY COMMISSION IS ISSUED FOR LIFE

**CERTIFICATE OF AUTHORITY
OF
ALMEDIA GARDENS LLC**

The undersigned are the Managers and certifying officials of **ALMEDIA GARDENS LLC**, a Louisiana limited liability company (the "Company"). The undersigned hereby certify that Wayne F. Wandell is authorized to transact all business on behalf of the Company, with respect to that certain subdivision development upon property owned by the Company and located in St. Charles Parish (the "Parish"). Mr. Wandell may execute all documents in connection therewith including, but not limited to, zoning applications, resubdivision applications, permit applications, and any other documents necessary to effectuate the purpose of this Authorization having such terms and conditions as he deems appropriate in his sole discretion.

The undersigned further certify that the Parish shall be entitled to rely on the foregoing certification unless and until written instructions to the contrary are delivered to the applicable persons.

Executed as of May 26, 2022.



Dana R. Stumpf, Manager



Wayne F. Wandell, Manager

Name: Almedia Gardens LLC

Address: 501 East Club Drive G-1-A, G-1B

Case Number:

Members of the St. Charles Parish Planning Commission:

This major subdivision does not meet the following requirements of the St. Charles Parish Subdivision Regulations of 1981:

- **Appendix C. Section III. Geometric Standards, B. Blocks, 1. Length.** No block shall be longer than one thousand five hundred (1,500) feet nor less than five hundred (500) feet between street centers.
- **Appendix C. Section III. Geometric Standards, C. Lots, 1. Size. b. Width.** The lot width at the minimum building setback line shall not be less than that specified by the St. Charles Parish Zoning Ordinance (R-1A, 60 ft.)

Any application for Preliminary Plat approval containing a request for a waiver or modification of any subdivision regulations shall state the reasons that the request be granted. The literal enforcement of the above provisions of the ordinance is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question, including:

Almedia Gardens LLC, requests waivers on the following items in the subdivision application as submitted:

1. Square A Lots 1, 10, 11, 12, & 13; Square B Lot 10; Square C Lot 12; Square F Lots 13, 15, 16, 17, 18, 26, 27, 28, 49 & 51 do not meet the geometric standards. The lots are in excess of the minimum of 6,000 SF. They all are greater than 8,400 SF with some exceeding 13,500 SF. The frontage for these lots are greater than 42 feet with most generally over 50 feet.
2. Squares B and C do not meet the geometric standards of 500 feet between street centers. The property boundary configuration does offer a reasonable option of design that allows for the subsurface infrastructure to connect from East Club Drive into the neighborhood. Drainage, Water and Sanitary Sewer from the existing development presently traverses the property outside of any known servitudes. The development will improve these systems by incorporating them into the new development and provide the necessary maintenance servitudes or right of ways at no cost to St. Charles Parish.

Please consider this waiver request with my application.

Thank you.

Applicant Signature: Wayne Wardell

Date: 5/3/23

March 24, 2023

Mr. Chris Welker
St. Charles Parish Department of Planning & Zoning
14996 River Road
Hahnville, LA 70057
EMAIL: cwelker@stcharlesgov.net

Re: Almedia Gardens Subdivision
Phasing and Connectivity

Dear Mr. Welker,

This request is for preliminary plat approval of Almedia Gardens Subdivision. We have broken the project into four (4) phases. Phase 1 will consist of 70 lots. Phase 2 will consist of 76 lots. Phase 3 will consist of 26 lots. Phase 4 will consist of 16 lots.

There were wetlands issues to address within the development. The developer was required to obtain a permit to develop the wetlands on the site and mitigate the impacts. The file contains all relevant documents confirming that all required measures were taken.

The developer will develop Phase 1 and 2 at the outset. The development of these 2 (two) phases will require the construction of temporary cul de sac turn arounds. Utilities will be temporarily bypassed avoiding wetlands or permanently directionally drilled under the wetlands to provide service for the development as the construction drawings offer.

Upon completion of the first two phases, the developer intends to continue onto the next phase after mitigating additional impacts.

The Parish Planning Department has provided a connectivity schematic to the developer. The developer is amenable to providing access if required but it is to our understanding that the neighboring street residents (Riverview Dr.) do not want to this connection into their street. If the parish planning commission requires us to add this access point, we will provide.

Sincerely,

Specialized Engineering, LLC

Matthew Falati, P.E.

MJF/



ST. CHARLES PARISH

PUBLIC WORKS


MATTHEW JEWELL
PARISH PRESIDENT

MILES BINGHAM, P.E.
DIRECTOR

MEMORANDUM

DATE: April 25, 2023

TO: Mr. Chris Welker, AICP
Planner II

FROM: Miles B. Bingham, PE 
Director of Public Works

RE: **Almedia Gardens Subdivision**
Preliminary Plat Review

The Department of Public Works (DPW) has received a Drainage Impact Analysis (DIA), dated May 1, 2019; latest revision February 28, 2023. This review is for the approval of the Preliminary Plat for the above mentioned development. The following are DPW comments regarding the DIA submitted.

Drainage Impact Analysis (DIA)

1. Report references Almedia Drainage area in portions, while the subdivision is in the Turtle Pond Drainage area; as according to the 1995 St. Charles Parish Master Drainage Plan (MDP).
2. All drainage is required to come to the front of the property, per ordinance.
3. Drainage ditches on the south and west perimeter of the subdivision shall be included within phase I.
4. Pre-development flows without Charlestowne show a slope of 2%. How was the 2% slope derived considering that the Pre-development flows with Charlestowne included show a slope of 0.05%.
5. The minimum size of culverts shall be 18 inches.
6. The subsurface design spreadsheets show culverts and open channels as calculated and inputted number. It is not always clear as to whether culverts or open channels are the controlling structure.

7. Public Works requires a copy of the railroad permit for the propose work on the ditch along the CN Railroad.
8. Outfalls for the subdivision under the railroad are not shown or used in the drainage impact analysis (DIA).
9. Hydrographs and detention charts do not have legends, making it difficult to understand what is supposed to be shown.
10. All flows appear to end once they reach the ditch along the railroad. Flows shall be taken through the tracks at a minimum.
11. Plans and DIA show a need for detention of up to 78cfs. No structures are used to create a detention/retention structure. Showing storage for water within the subdivision but no means to meter that flow is not acceptable.
12. There is no calculations showing water surface elevations (WSE). The report shows a 6.26ft WSE (from MDP); which is 1.26ft above the FEMA base flood elevation of 5ft, as reported within the DIA. How will this be mitigated?
13. No storage calculations were noted for detention/retention.

Since construction plans are not required for Preliminary Plat, DPW will provide conditional approval of the DIA until such time as construction plans are formally submitted. Final construction approval will be withheld until drainage concerns are met.

This list should not be considered all inclusive and in no way absolves the developer from any other obligation towards Local, State, Federal laws and accepted construction practices. Please forward this to the developer so that changes can be considered and made.

Should you have any questions, please do not hesitate to call Mr. Lee Zeringue, PE or myself at (985) 783-5102.

MBB/lpz

Cc: Mr. Michael Albert, AICP, Director of Planning and Zoning
Mr. Lawrence "Lee" Zeringue, PE. Senior Parish Engineer



ST. CHARLES PARISH

PUBLIC WORKS

MATTHEW JEWELL
PARISH PRESIDENT

MILES BINGHAM, P.E.
DIRECTOR

MEMORANDUM

DATE: May 10, 2023

TO: Mr. Chris Welker, AICP
Planner II

FROM: Miles B. Bingham, PE 
Director of Public Works

RE: **Almedia Gardens Subdivision
Preliminary Plat Traffic Analysis Review**

The Department of Public Works (DPW) has received a Traffic Impact Analysis (TIA), dated February 2020. DPW has reviewed the TIA and has no objection to the report. The TIA was also forwarded to the Louisiana Department of Transportation and Development (DOTD) for comment. On November 17, 2020, Mr Bao Long Q. Le, PE; District 02 Traffic Operations Engineer with DOTD, responded via letter, copy attached. The letter outlines several issues with the development and that acceptance by DOTD is reliant on the developer implementing said comments.

DPW noticed the requests made by DOTD are not dependent upon the Preliminary Plat, but on the subsequent construction of the development. DPW will accept the TIA based on compliance and construction of the improvements outlined in the November 17 letter. DPW shall not accept the construction drawings for the development unless DOTD's comments are addressed.

This should not be considered all inclusive and in no way absolves the developer from any other obligation towards Local, State, Federal laws and accepted construction practices. Please forward this to the developer so that changes can be considered and made.

Should you have any questions, please do not hesitate to call Mr. Lee Zeringue, PE or myself at (985) 783-5102.

MBB/lpz

Attachment

Cc: Mr. Michael Albert, AICP, Director of Planning and Zoning
Mr. Lawrence "Lee" Zeringue, PE. Senior Parish Engineer



Office of Operations/District 02
10 Veterans Boulevard
New Orleans, La 70124
ph: 504-484-0201 | fx: 504-484-0202

John Bel Edwards, Governor
Shawn D. Wilson, Ph.D., Secretary

November 17, 2020

Ms. Allison Froeba
The Almedia Gardens Subdivision
377 Almedia Road
St. Rose, Louisiana 70087

RE: Letter of Compliance for the Almedia Subdivision on LA 50 (Almedia Road), St. Charles Parish.

Dear Ms. Froeba,

This report is written in response to the received Traffic Impact Analysis (TIA) dated February 20, 2020. This study was submitted by Specialized Engineering, LLC. The District 02BC Traffic Operations Section has completed its review of the TIA and accepts the proposal analysis and recommendations with the following comments and conditions:

1. At the intersection of LA 50 (Almedia Road) and US 61 (Airline Highway), it is recommended to add a right turn on the eastbound direction of Airline Highway and the two existing (left and right) northbound lanes on Almedia Road to be changed to allow for the right turn lane to be a share lane (left and right) lane. Along with the lane improvements, optimizing signal cycle length and splits will reduce overall delays at Almedia Road and Airline Highway.
2. It is recommended that the exit lane from the proposed subdivision that will tie-in into Almedia Road be changed from a single lane to two lanes (one left and one right) lane.
3. Construct an eastbound left turn lane with a minimum storage length of 100 feet on LA 48 at Club Drive in accordance with DOTD guidelines.
4. Relocate the proposed subdivision entrance on LA 50 as far south as possible as part of the proposed development.

The above conclusion and recommended improvements will be required by the Department for this development.

If the owner is satisfied with these conditions, then a letter of response indicating acceptance of these conditions shall be furnished to the District Traffic Operations Engineer, Mr. Bao Le. That letter and a copy of this letter with its attachments must be submitted along with plans for any proposed roadway

November 17, 2020

Page 2

construction, striping modifications, traffic signal timing modifications, and any other required documentation upon application to the District Permit Office.

However, if the owner is not satisfied with these conditions, there are two possible courses of action as follows:

1. Make the necessary changes or modifications to the proposed development that would allow District 02 and the Traffic Engineering Development Section 27 to drop or change the conditions that were unacceptable and submit for a new permit.
2. If the conditions cannot be satisfactorily negotiated between the owner and the District 02 Traffic Operations Section, the owner may file an appeal with the Administrative Review Committee. A copy of the appeal procedure may be found on the Department's webpage at: http://wwwsp.dotd.la.gov/Inside_LaDOTD/Divisions/Engineering/Traffic_Engineering/Access%20Connections%20Traffic%20Impact/Appeals%20FAQ.pdf

If our office may be of further assistance, please let us know.

Sincerely,

CHRIS G. MORVANT, P.E. PTOE
DISTRICT ENGINEER ADMINSTRATOR

BY: 

BAO LONG Q. LE, P.E.
DISTRICT TRAFFIC OPERATIONS ENGINEER

CGM/BQL/VKN/gtb

cc: Mr. Chris G. Morvant
Mr. Scott G. Boyle
Mr. Ryan A. Hoyt
Mr. Richard Skoien
Mr. Vi Nguyen

November 17, 2020
Page 3

Mrs. Nancy M. Atkins
Ms. Allison Froeba



ST. CHARLES PARISH

WASTEWATER


MATTHEW JEWELL
PARISH PRESIDENT

DAVID DEGENERES
DIRECTOR

MEMORANDUM

DATE: May 9, 2023

TO: Mr. Chris Welker, AICP
Planner II

FROM: David deGeneres 
Director of Wastewater

RE: **Almedia Gardens Subdivision
Preliminary Plat Review**

The Department of Wastewater (DWW) has received a Preliminary Plat for the above mentioned development.

Currently, St. Charles Parish is unable to receive wastewater from the development. The Parish has engineered plans to add a force main along the CN Railroad that would service this development. DWW is working with the developer and engineer of record to have this force main constructed as part of the development.

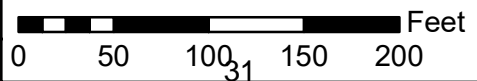
DWW gives approval of the Preliminary Plat based on the developer constructing the force main. This approval in no way absolves the developer from any other obligation towards Local, State, Federal laws and accepted construction practices.

Should you have any questions, please do not hesitate to call Mr. Lee Zeringue, PE or myself at (985) 783-5102.

DD/lpz

Cc: Mr. Michael Albert, AICP, Director of Planning and Zoning
Mr. Lawrence "Lee" Zeringue, PE. Senior Parish Engineer




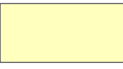


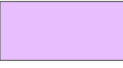

2022-1-MAJ
ALMEDIA GARDENS SUBDIVISION

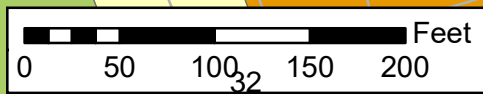
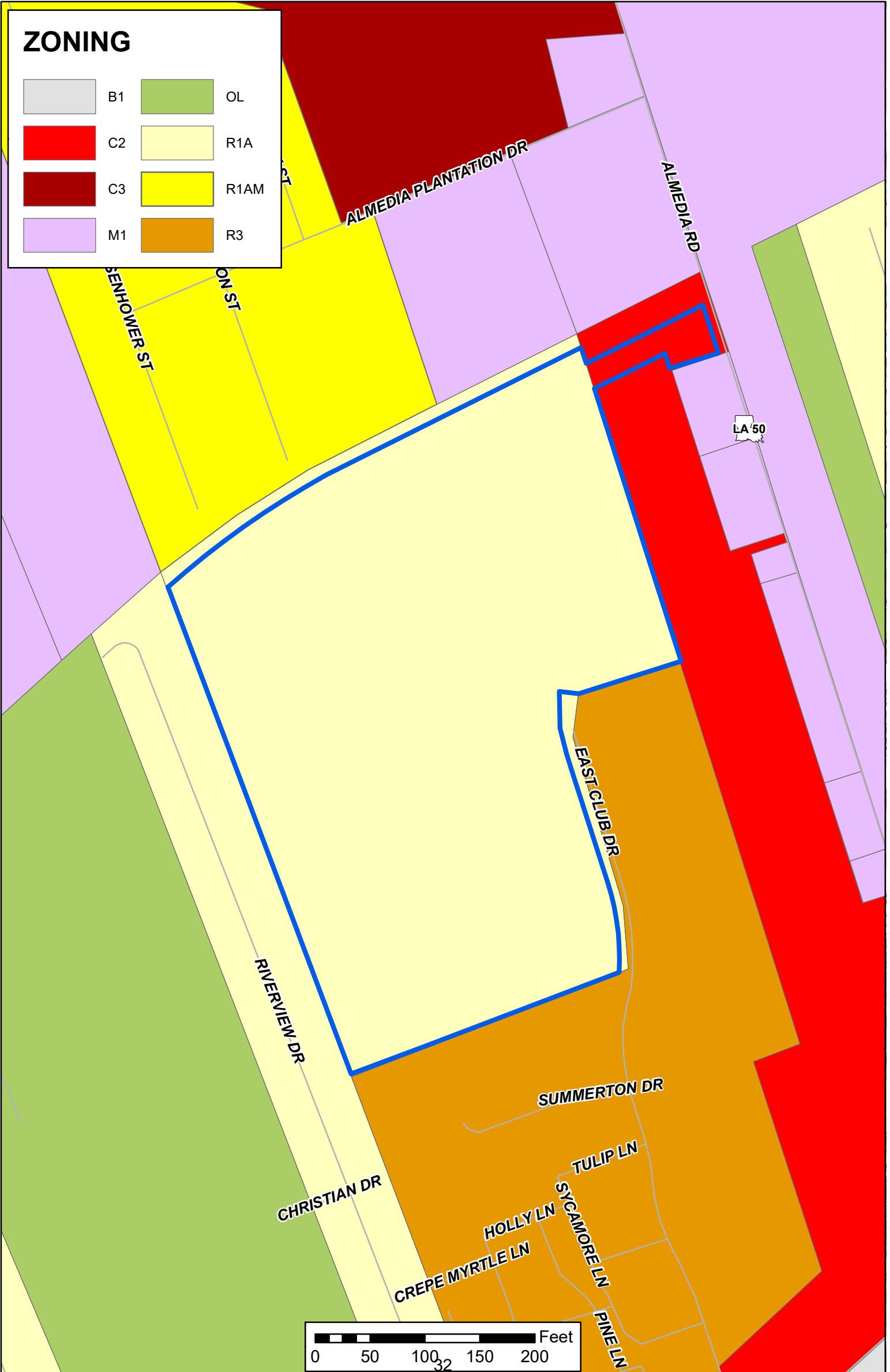


2022-1-MAJ
ALMEDIA GARDENS SUBDIVISION



ZONING

	B1		OL
	C2		R1A
	C3		R1AM
	M1		R3



2022-1-MAJ
ALMEDIA GARDENS SUBDIVISION





Department of Planning & Zoning Staff Report – Home Occupation Case No. 2023-16-HOP

APPLICATION INFORMATION

- **Applicant / Business Location**
Andre Cavalier
324 Santa Cruz Court
Luling, LA 70070
504.908.9038; aacavalier@gmail.com

BUSINESS INFORMATION

- **Name & Description**
Bravo Two Six Tactical, LLC – sale, manufacturing, repair and transfer of firearms, sale of first aid and tactical supplies. Concealed handgun training and CPR training classes (not held at the residence).
- **Licensing & Permits**
Federal Firearms License (FFL) from the Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF) and Louisiana State Police Instructor License (No. 299).
- **Vehicles & Equipment**
No vehicles were listed for the operation of this business. Equipment includes a safe for storage of firearms. Other items stored in closet of residence include CPR mannequins and tourniquets.

SITE INFORMATION

- **Current Use**
Single-family house
- **Surrounding Zoning & Uses**
R-1A; the house is located in a developed single-family residential neighborhood.
- **Traffic Access & Parking**
The house is developed with driveway access to Santa Cruz Court. The driveway and an attached garage provide enough off-street parking to accommodate the required two (2) spaces for the house plus limited visitors to the residence for business purposes.
- **Utilities**
Standard utilities serve the site.

APPLICABLE REGULATIONS

Appendix A. Section XXII. - Regulations for Home Occupations.

Purpose: It is the intent of this section to regulate home occupations in residential uses. A home occupation is an accessory use of a dwelling unit, conducted by one (1) or more persons who reside at the property. The home occupation is clearly incidental and secondary to the use of the dwelling for residential purposes and does not change the appearance or character thereof or adversely affect neighboring. The intent of these regulations is to preserve the character of the neighborhood, to limit activities that may adversely impact the area, such as increasing noise, traffic, dust, smoke, emissions, and electromagnetic interference; and to foster the growth of small businesses in the community.

- A. When in compliance with the requirements of this section, a home occupation shall be similar in type or character, but not limited to the following uses: Art studio, Child care for not more than five (5) children, contracting services, Cosmetology, Crafting, Dressmaking, Alterations, Tailoring, Internet based sales, Professional offices, Teaching or tutoring inclusive of arts.
- B. *Permit Process:*
 1. Pre-Application Meeting: The Planning Director, or his designated staff, shall advise applicants of the regulations for home occupations such as appropriate activities for home occupations, operational regulations, and consequences for violating operational regulations. The Planning Director, or his designated staff, shall determine whether the premises to be permitted is in compliance with the St. Charles Parish Code of Ordinances, or what measures must be taken to bring the premises into compliance prior to consideration of an application for a home occupation permit.

2. **Application:** A citizen who proposes appropriate activities at a residence that is not in violation of the Code of Ordinances may apply for a permit for a home occupation. The applicant must agree to follow operational regulations listed in Section C. When an applicant does not own the subject property, the applicant must provide notarized endorsement of the application by the property owner.
 3. **Departmental Review:** The Planning Director, or his designated staff, shall determine whether the proposed use complies with the operational regulations of this section.
 4. **Public Notice and Comment:**
 - a. Once the Planning Director has determined that the proposed use meets the general parameters of this code and the operational requirements of this section, the property shall be posted for ten (10) days with a sign stating that the resident has applied for a permit to operate a home occupation and that the Department of Planning and Zoning will receive and record public comment on the application for the same ten (10) calendar days.
 - b. If objections to the proposed activity are submitted to the Planning Director, the application will be forwarded to the Planning Commission for public hearing and consideration.
 5. **Determination:** The Planning Director, or his/her designee, shall consider the nature of the home occupation, the operational regulations, the relationship of the proposed home occupation to neighboring properties, requirements for state permits and licenses, and take one of the following actions:
 - a. Issue a Home Occupational Permit with or without written conditions, for those occupations that do not require state or federal permits or licenses.
 - b. Forward applications requiring state or federal permits or licenses along with a recommendation of the Department to the Planning and Zoning Commission for public hearing and decision.
 - c. Deny the application.
- C. **Operational Regulations:**
1. No dump truck, bus, construction vehicle, semi-truck, or vehicle of similar nature shall be permitted to park on the subject property as part of a home occupation. Any vehicle or trailer that will be used in the operation of a home occupation must be documented with photographs as part of the application process.
 2. There shall be no signs posted which indicate the existence of the home occupation.
 3. No non-resident employees or contractors associated with the home occupation will visit the home for business purposes—this includes, but is not limited to picking up work assignments, materials, or payment.
 4. There shall be no outdoor storage of materials or products on the premises.
 5. Indoor storage of material or products shall not exceed twenty (20) percent of the gross floor area of the dwelling.
 6. The home occupation shall not eliminate or impede required off-street parking.
 7. The home occupation shall not cause any external effect such as increased noise, excessive traffic, excessive lighting, or offensive odor, which is incompatible with the characteristics of the residential area, or in violation of any applicable governmental code. There shall be no illegal discharge of materials, fluids, or gases into the sewer system, or any other manner of discharging such items in violation of any applicable governmental code.
 8. The resident or residents engaged in the home occupation shall possess all required licenses including a St. Charles Parish Occupational License"; Department of Health and Hospitals; and other state or federal permits or licenses.
 9. No alcoholic beverages shall be sold, offered, or provided in a commercial capacity in the home where the occupational license is held, in connection with the operation of a home occupation.
 10. Home occupation permits are not transferrable as to person or location.
 11. Home occupation activities which include the manufacture, sale, or repair firearms (or any related commercial activity) shall be prohibited in R-2 and R-3 residential zoning districts, and shall be additionally prohibited on residentially zoned lots which contain more than one dwelling unit.
- D. **Revocation of Home Occupation Permit:**
1. A home occupational permit may be revoked by the Planning Director upon violation of any requirement of this Code, or of any condition or requirement of any permit granted, unless such violation is corrected within five (5) days of notice of such violation.
 2. Any such permit may be revoked after three (3) violations of any requirements of this section, or of the conditions of such permit, or where the Planning Director finds that the continuation of the home occupation permit will have a detrimental effect upon the surrounding subdivision or neighborhood.
 3. The Planning Director may conduct a public hearing on the revocation of a home occupation permit.
- E. **Appeal:** Any and all appeals to the decision of the Planning Director/Planning Commission shall be to the St. Charles Parish Board of Adjustments in accordance with the provisions of section XIII of this Code.

FINDINGS

This request comes before the Planning Commission due to requiring a Federal Firearms License (FFL) from the Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF) and a LSP Instructor License from the Louisiana State Police.

Business activities concerning the FFL include the transfer, manufacturing, and repair of firearms at the residence, which is not prohibited under the FFL nor the operational regulations for home occupations.

Business activities concerning training will be conducted offsite and the residence will be used as a home office.

Firearms kept at the residence will be stored in a safe.

The applicant has acknowledged the Home Occupation Operational Regulations. No complaints or violations are on file for the property or the business owner and none were apparent during a site visit.

DEPARTMENT RECOMMENDATION

Approval, with the following stipulations:

- **Classes are not to be held at the residence.**
- **Customers shall not park in the street.**

A copy of the Federal Firearms License (FFL) and LSP Instructor License must be provided to the Department of Planning and Zoning for issuing of the certificate of occupancy.



St. Charles Parish
Department of Planning & Zoning

14996 River Rd / P.O. Box 302 • Hahnville, LA 70057
 Phone (985) 783-5060 • Fax (985) 783-6447
 www.stcharlesparish-la.gov

2023-16-HOP

Permit/Case #:	10259564
Receipt #:	10259564
Application Date:	_____
Zoning District:	_____
FLUM Designation:	_____
Date Posted:	_____

APPLICATION FOR HOME OCCUPATION PERMIT

Administrative: \$25
 State or Federal Permits/Licenses Required: \$200

Home Occupation: A business, profession, occupation, or trade conducted within the principle structure of a residential use by residents of the dwelling which is incidental and secondary to the residential use of the dwelling, does not change the essentially residential character of the use, and which complies with the requirements of Section XXII, Home Occupations, of the Zoning Ordinance.

Applicant: Andre A. Cavalier

Home address: 324 Santa Cruz Ct Luling, LA 70070

Mailing address (if different): SAME

Phone: 504-908-9038 Email: aacavalier@gmail.com

Property owner: Andre A. Cavalier

Name of proposed business: Bravo Two Six Tactical LLC

Are state or federal permits/licenses required for your proposed business? YES

If yes, please list the agency/office involved: _____

Description of proposed business/business-related activities: Firearms safety and use training, First Aid Training, CPR Training, Retails sales of first aid supplies and tactical accessories.

CONDUCTS HANDGUN TRAINING (HOME OFFICE ONLY - NO TRAINING AT RESIDENCE), FIREARMS REPAIR AND SALES/MANUFACTURING. CURRENTLY HANDED INSTRUCTOR #299, APPLYING FOR PFL

How many people will be employed by the proposed business? 1 (Owner)

Please list all vehicles/trailers associated with your proposed business, including the year/make/model. Please also indicate where each will be parked/stored. Pictures of each vehicle/trailer must also be supplied. N/A

What materials and equipment will be used in the proposed business? Where will these items be stored? Training aids such as CPR Mannequins, Tournequets, and some retail items. Items to be stored in a small closet located inside of residence.

If the applicant does not own the property, the property owner(s) must sign and notarize below to indicate their approval/understanding of the proposed business.

Andre A. Cavalier
 (Property owner - Signature)

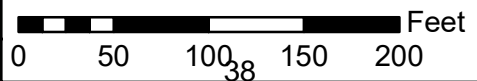
5/9/2023
 (Date)

Andre A. Cavalier
 (Property owner - Print Name)

 (Notary signature & seal)

 (Date)

2023-16-HOP
Bravo Two Six Tactical, LLC





Department of Planning & Zoning Staff Report – Home Occupation Case No. 2023-17-HOP

APPLICATION INFORMATION

▪ Applicant & Business Location

Lauren Fanguy
131A Michael Drive
Bayou Gauche, LA 70030
985.722.7257; laurencortez@gmail.com

BUSINESS INFORMATION

- **Name & Description:** B + H Salon – a hair salon
- **Licensing & Permits:** Louisiana Board of Cosmetology
- **Vehicles & Equipment:** standard salon equipment

SITE INFORMATION

- **Current Use:** single-family house
- **Surrounding Zoning & Uses**
R-1A; the house is located in a developed residential subdivision.
- **Traffic Access & Parking**
The house is developed with a driveway providing access to Michael Drive, and provides enough parking to accommodate the required two (2) spaces for a single family home plus any customers.
- **Utilities:** standard utilities are available

APPLICABLE REGULATIONS

Appendix A. Section XXII. - Regulations for Home Occupations.

Purpose: It is the intent of this section to regulate home occupations in residential uses. A home occupation is an accessory use of a dwelling unit, conducted by one (1) or more persons who reside at the property. The home occupation is clearly incidental and secondary to the use of the dwelling for residential purposes and does not change the appearance or character thereof or adversely affect neighboring. The intent of these regulations is to preserve the character of the neighborhood, to limit activities that may adversely impact the area, such as increasing noise, traffic, dust, smoke, emissions, and electromagnetic interference; and to foster the growth of small businesses in the community.

- A. When in compliance with the requirements of this section, a home occupation shall be similar in type or character, but not limited to the following uses: Art studio, Child care for not more than five (5) children, contracting services, Cosmetology, Crafting, Dressmaking, Alterations, Tailoring, Internet based sales, Professional offices, Teaching or tutoring inclusive of arts.
- B. *Permit Process:*
 - 1. **Pre-Application Meeting:** The Planning Director, or his designated staff, shall advise applicants of the regulations for home occupations such as appropriate activities for home occupations, operational regulations, and consequences for violating operational regulations. The Planning Director, or his designated staff, shall determine whether the premises to be permitted is in compliance with the St. Charles Parish Code of Ordinances, or what measures must be taken to bring the premises into compliance prior to consideration of an application for a home occupation permit.
 - 2. **Application:** A citizen who proposes appropriate activities at a residence that is not in violation of the Code of Ordinances may apply for a permit for a home occupation. The applicant must agree to follow operational regulations listed in Section C. When an applicant does not own the subject property, the applicant must provide notarized endorsement of the application by the property owner.
 - 3. **Departmental Review:** The Planning Director, or his designated staff, shall determine whether the proposed use complies with the operational regulations of this section.
 - 4. **Public Notice and Comment:**
 - a. Once the Planning Director has determined that the proposed use meets the general parameters of this code and the operational requirements of this section, the property shall be posted for ten (10) days with a sign stating that the resident has applied for a permit to operate a home occupation and that the Department of Planning and Zoning will receive and record public comment on the application for the same ten (10) calendar days.
 - b. If objections to the proposed activity are submitted to the Planning Director, the application will be

- forwarded to the Planning Commission for public hearing and consideration.
5. **Determination:** The Planning Director, or his/her designee, shall consider the nature of the home occupation, the operational regulations, the relationship of the proposed home occupation to neighboring properties, requirements for state permits and licenses, and take one of the following actions:
 - a. Issue a Home Occupational Permit with or without written conditions, for those occupations that do not require state or federal permits or licenses.
 - b. Forward applications requiring state or federal permits or licenses along with a recommendation of the Department to the Planning and Zoning Commission for public hearing and decision.
 - c. Deny the application.
- C. **Operational Regulations:**
1. No dump truck, bus, construction vehicle, semi-truck, or vehicle of similar nature shall be permitted to park on the subject property as part of a home occupation. Any vehicle or trailer that will be used in the operation of a home occupation must be documented with photographs as part of the application process.
 2. There shall be no signs posted which indicate the existence of the home occupation.
 3. No non-resident employees or contractors associated with the home occupation will visit the home for business purposes—this includes, but is not limited to picking up work assignments, materials, or payment.
 4. There shall be no outdoor storage of materials or products on the premises.
 5. Indoor storage of material or products shall not exceed twenty (20) percent of the gross floor area of the dwelling.
 6. The home occupation shall not eliminate or impede required off-street parking.
 7. The home occupation shall not cause any external effect such as increased noise, excessive traffic, excessive lighting, or offensive odor, which is incompatible with the characteristics of the residential area, or in violation of any applicable governmental code. There shall be no illegal discharge of materials, fluids, or gases into the sewer system, or any other manner of discharging such items in violation of any applicable governmental code.
 8. The resident or residents engaged in the home occupation shall possess all required licenses including a St. Charles Parish Occupational License”; Department of Health and Hospitals; and other state or federal permits or licenses.
 9. No alcoholic beverages shall be sold, offered, or provided in a commercial capacity in the home where the occupational license is held, in connection with the operation of a home occupation.
 10. Home occupation permits are not transferrable as to person or location.
 11. Home occupation activities which include the manufacture, sale, or repair firearms (or any related commercial activity) shall be prohibited in R-2 and R-3 residential zoning districts, and shall be additionally prohibited on residentially zoned lots which contain more than one dwelling unit.
- D. **Revocation of Home Occupation Permit:**
1. A home occupational permit may be revoked by the Planning Director upon violation of any requirement of this Code, or of any condition or requirement of any permit granted, unless such violation is corrected within five (5) days of notice of such violation.
 2. Any such permit may be revoked after three (3) violations of any requirements of this section, or of the conditions of such permit, or where the Planning Director finds that the continuation of the home occupation permit will have a detrimental effect upon the surrounding subdivision or neighborhood.
 3. The Planning Director may conduct a public hearing on the revocation of a home occupation permit.
- E. **Appeal:** Any and all appeals to the decision of the Planning Director/Planning Commission shall be to the St. Charles Parish Board of Adjustments in accordance with the provisions of section XIII of this Code.

FINDINGS

The request comes before the Planning Commission because it requires a license from the Louisiana Board of Cosmetology (License No. 1037630513).

Applicant states that the salon will be located in an attached accessory structure.

The applicant has been advised in order to obtain the occupational license for the business, the building must meet code requirements of several agencies, including:

- State Fire Marshal
- Parish Building Official
- Cosmetology Board

The Louisiana State Cosmetology Board online database shows the property owner holds a Type C license to practice cosmetology, but does not show a shop license for the property owner or the address.

DEPARTMENT RECOMMENDATION

Staff recommend approval with the following stipulations:

- **Clients scheduled by appointment only with no overlap and no walk-ins.**
- **Provide certification the salon meets Life Safety Code, Louisiana State Uniform Construction Code, and requirements of the Cosmetology Board.**

Rec. 10295857

APPLICATION FOR HOME OCCUPATION PERMIT

2023-1740P

App Date 6/5/23

Administrative: \$25

State or Federal Permits/Licenses Required: \$200

Home Occupation: A business, profession, occupation, or trade conducted within the principle structure of a residential use by residents of the dwelling which is incidental and secondary to the residential use of the dwelling, does not change the essentially residential character of the use, and which complies with the requirements of Section XXII, Home Occupations, of the Zoning Ordinance.

Applicant: Lauren Fanguy

Home address: 131A Michael Dr. Des Allemands LA 70030

Mailing address (if different): _____

Phone: 985-722-7257 Email: laurenchortez@gmail.com

Property owner: Bart & Lauren Fanguy

Name of proposed business: B+H salon

Are state or federal permits/licenses required for your proposed business? YES/NO

If yes, please list the agency/office involved: Louisiana State Board of Cosmetology

Description of proposed business/business-related activities: perform hair services - cuts, colors, styling

How many people will be employed by the proposed business? 1

Please list all vehicles/trailers associated with your proposed business, including the year/make/model. Please also indicate where each will be parked/stored. Pictures of each vehicle/trailer must also be supplied.

What materials and equipment will be used in the proposed business? Where will these items be stored?

If the applicant does not own the property, the property owner(s) must sign and notarize below to indicate their approval/understanding of the proposed business.

(Property owner Signature)

Lauren Fanguy

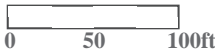
(Date) 6/1/23

2023-17-HOP B + H Salon

St Charles Parish Assessor



DISCLAIMER: Every reasonable effort has been made to assure the accuracy of the data presented. The Assessor of St. Charles Parish makes no warranties, express or implied, regarding the completeness, reliability or suitability of the site data and assumes no liability associated with the use or misuse of said data. The Assessor retains the right to make changes and update data on this site at anytime, without notification. The parcel data on the base map is used to locate, identify and inventory parcels of land in St. Charles Parish for assessment purposes only and is not to be used or interpreted as a legal survey or legal document. Additional data layers not originating in the Assessors Offices are also presented for informational purposes only. Before proceeding in any legal matter, all data should be verified by contacting the appropriate county or municipal office.





Department of Planning & Zoning Staff Report – Home Occupation Case No. 2023-18-HOP

APPLICATION INFORMATION

- **Applicant & Business Location**

Tannis Whittaker
118 Avery Street
Luling, LA 70070
225.806.7965; toubrewbrc@yahoo.com

BUSINESS INFORMATION

- **Name & Description**

Celebrations Party Rentals – inflatable rentals

- **Licensing & Permits**

Louisiana Office of the State Fire Marshall (LOSFM)

- **Vehicles & Equipment**

Ford Explorer, 5.5 ft. x 10 ft. Carry-On trailer, inflatables, blowers, stakes, tarps, straps, hoses, extensions and moving cart.

SITE INFORMATION

- **Current Use**

Single-family house

- **Surrounding Zoning & Uses**

R-1A; the house is located in a developed single-family residential neighborhood.

- **Traffic Access & Parking**

The house is developed with driveway access to Avery Street. It provides enough parking to accommodate the required two (2) spaces for a single family home plus the trailer.

- **Utilities**

Standard utilities serve the site.

APPLICABLE REGULATIONS

Appendix A. Section XXII. - Regulations for Home Occupations.

Purpose: It is the intent of this section to regulate home occupations in residential uses. A home occupation is an accessory use of a dwelling unit, conducted by one (1) or more persons who reside at the property. The home occupation is clearly incidental and secondary to the use of the dwelling for residential purposes and does not change the appearance or character thereof or adversely affect neighboring. The intent of these regulations is to preserve the character of the neighborhood, to limit activities that may adversely impact the area, such as increasing noise, traffic, dust, smoke, emissions, and electromagnetic interference; and to foster the growth of small businesses in the community.

A. When in compliance with the requirements of this section, a home occupation shall be similar in type or character, but not limited to the following uses: Art studio, Child care for not more than five (5) children, contracting services, Cosmetology, Crafting, Dressmaking, Alterations, Tailoring, Internet based sales, Professional offices, Teaching or tutoring inclusive of arts.

B. *Permit Process:*

1. Pre-Application Meeting: The Planning Director, or his designated staff, shall advise applicants of the regulations for home occupations such as appropriate activities for home occupations, operational regulations, and consequences for violating operational regulations. The Planning Director, or his designated staff, shall determine whether the premises to be permitted is in compliance with the St. Charles Parish Code of Ordinances, or what measures must be taken to bring the premises into compliance prior to consideration of an application for a home occupation permit.
2. Application: A citizen who proposes appropriate activities at a residence that is not in violation of the Code of Ordinances may apply for a permit for a home occupation. The applicant must agree to follow operational regulations listed in Section C. When an applicant does not own the subject property, the applicant must provide notarized endorsement of the application by the property owner.
3. Departmental Review: The Planning Director, or his designated staff, shall determine whether the proposed

- use complies with the operational regulations of this section.
4. Public Notice and Comment:
 - a. Once the Planning Director has determined that the proposed use meets the general parameters of this code and the operational requirements of this section, the property shall be posted for ten (10) days with a sign stating that the resident has applied for a permit to operate a home occupation and that the Department of Planning and Zoning will receive and record public comment on the application for the same ten (10) calendar days.
 - b. If objections to the proposed activity are submitted to the Planning Director, the application will be forwarded to the Planning Commission for public hearing and consideration.
 5. Determination: The Planning Director, or his/her designee, shall consider the nature of the home occupation, the operational regulations, the relationship of the proposed home occupation to neighboring properties, requirements for state permits and licenses, and take one of the following actions:
 - a. Issue a Home Occupational Permit with or without written conditions, for those occupations that do not require state or federal permits or licenses.
 - b. Forward applications requiring state or federal permits or licenses along with a recommendation of the Department to the Planning and Zoning Commission for public hearing and decision.
 - c. Deny the application.
- C. Operational Regulations:
1. No dump truck, bus, construction vehicle, semi-truck, or vehicle of similar nature shall be permitted to park on the subject property as part of a home occupation. Any vehicle or trailer that will be used in the operation of a home occupation must be documented with photographs as part of the application process.
 2. There shall be no signs posted which indicate the existence of the home occupation.
 3. No non-resident employees or contractors associated with the home occupation will visit the home for business purposes—this includes, but is not limited to picking up work assignments, materials, or payment.
 4. There shall be no outdoor storage of materials or products on the premises.
 5. Indoor storage of material or products shall not exceed twenty (20) percent of the gross floor area of the dwelling.
 6. The home occupation shall not eliminate or impede required off-street parking.
 7. The home occupation shall not cause any external effect such as increased noise, excessive traffic, excessive lighting, or offensive odor, which is incompatible with the characteristics of the residential area, or in violation of any applicable governmental code. There shall be no illegal discharge of materials, fluids, or gases into the sewer system, or any other manner of discharging such items in violation of any applicable governmental code.
 8. The resident or residents engaged in the home occupation shall possess all required licenses including a St. Charles Parish Occupational License"; Department of Health and Hospitals; and other state or federal permits or licenses.
 9. No alcoholic beverages shall be sold, offered, or provided in a commercial capacity in the home where the occupational license is held, in connection with the operation of a home occupation.
 10. Home occupation permits are not transferrable as to person or location.
 11. Home occupation activities which include the manufacture, sale, or repair firearms (or any related commercial activity) shall be prohibited in R-2 and R-3 residential zoning districts, and shall be additionally prohibited on residentially zoned lots which contain more than one dwelling unit.
- D. Revocation of Home Occupation Permit:
1. A home occupational permit may be revoked by the Planning Director upon violation of any requirement of this Code, or of any condition or requirement of any permit granted, unless such violation is corrected within five (5) days of notice of such violation.
 2. Any such permit may be revoked after three (3) violations of any requirements of this section, or of the conditions of such permit, or where the Planning Director finds that the continuation of the home occupation permit will have a detrimental effect upon the surrounding subdivision or neighborhood.
 3. The Planning Director may conduct a public hearing on the revocation of a home occupation permit.
- E. Appeal: Any and all appeals to the decision of the Planning Director/Planning Commission shall be to the St. Charles Parish Board of Adjustments in accordance with the provisions of section XIII of this Code.

FINDINGS

This request comes before the Planning Commission due to requiring licensing with the Louisiana Office of the State Fire Marshal.

The applicant will use a trailer for business purposes along with the equipment needed for inflatables will be stored in the garage. Application states the trailer will be stored in the driveway and in backyard when not in use. As per the applicant the home is primarily utilized as an office.

The applicant has acknowledged the Home Occupation Operational Regulations. No complaints or violations are on file for the property or the business owner and none were apparent during a site visit.

DEPARTMENT RECOMMENDATION

Approval.



St. Charles Parish
Department of Planning & Zoning
 14996 River Rd / P.O. Box 302 • Hahnville, LA 70057
 Phone (985) 783-5060 • Fax (985) 783-6447
 www.stcharlesparish-la.gov

Permit/Case #: 2023-18-140P
 Receipt #: 10299242
 Application Date: 6/6/23
 Zoning District: _____
 FLUM Designation: _____
 Date Posted: _____

APPLICATION FOR HOME OCCUPATION PERMIT

Administrative: \$25
 State or Federal Permits/Licenses Required: \$200

Home Occupation: A business, profession, occupation, or trade conducted within the principle structure of a residential use by residents of the dwelling which is incidental and secondary to the residential use of the dwelling, does not change the essentially residential character of the use, and which complies with the requirements of Section XXII, Home Occupations, of the Zoning Ordinance.

Applicant: TANNIS WHITTAKER.

Home address: 118 AVERY STREET LULING LA. 70070

Mailing address (if different): _____

Phone: (225) 806-7965 Email: toubrewbrc@yahoo.com

Property owner: TANNIS WHITTAKER.

Name of proposed business: CELEBRATIONS PARTY RENTALS

Are state or federal permits/licenses required for your proposed business? YES / NO

If yes, please list the agency/office involved: _____

Description of proposed business/business-related activities: RENTAL OF INFLATABLES. HOUSE WILL BE LOCATION FOR RECEIVING AND STORAGE OF INFLATABLES. THERE ARE NO EMPLOYEES AND ALL EQUIPMENT WILL BE DELIVERED TO CUSTOMERS

How many people will be employed by the proposed business? _____

Please list all vehicles/trailers associated with your proposed business, including the year/make/model. Please also indicate where each will be parked/stored. Pictures of each vehicle/trailer must also be supplied.

2016 FORD EXPLORER. - PARKED IN DRIVEWAY
5/2' x 10' CARRY ON TRAILER - PARKED IN DRIVEWAY AND STORED IN BACKYARD IF NOT IN USE.

What materials and equipment will be used in the proposed business? Where will these items be stored?

INFLATABLES ALONG WITH BLOWERS, STAKES, TARPS, STRAPS, HOSES, EXTENSIONS AND MOVING CART.

If the applicant does not own the property, the property owner(s) must sign and notarize below to indicate their approval/understanding of the proposed business.

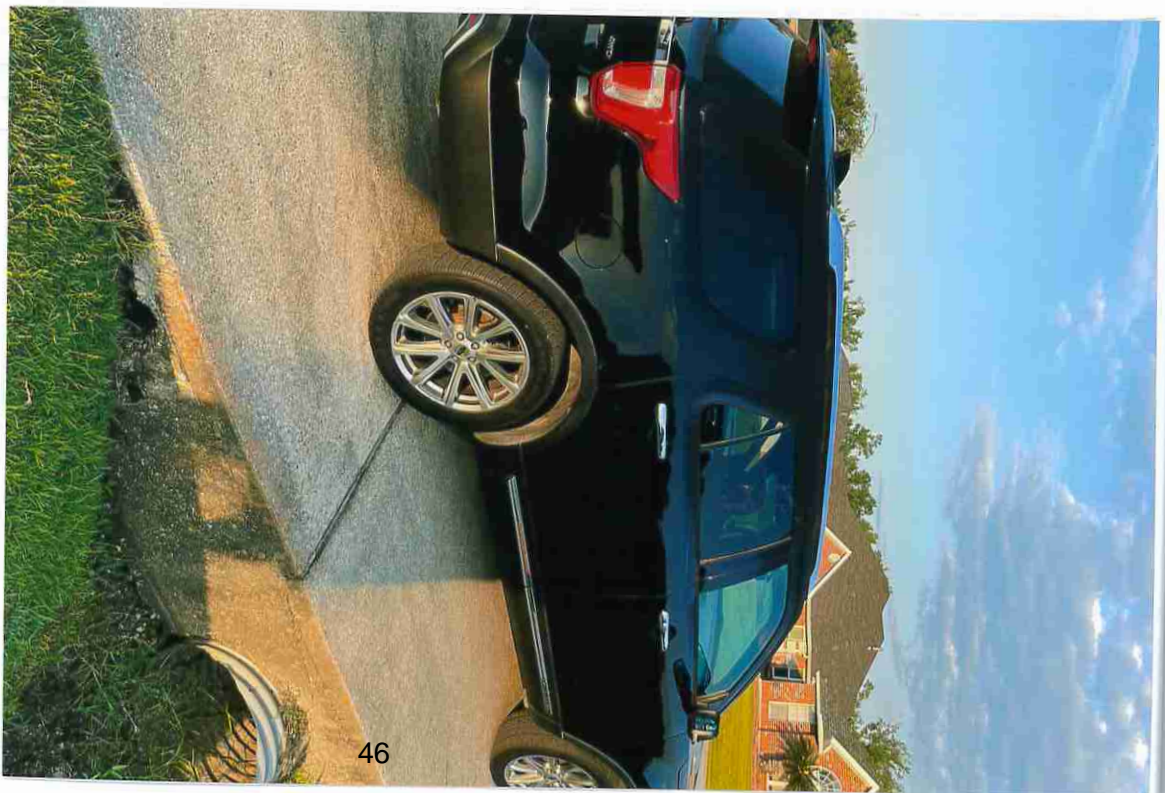
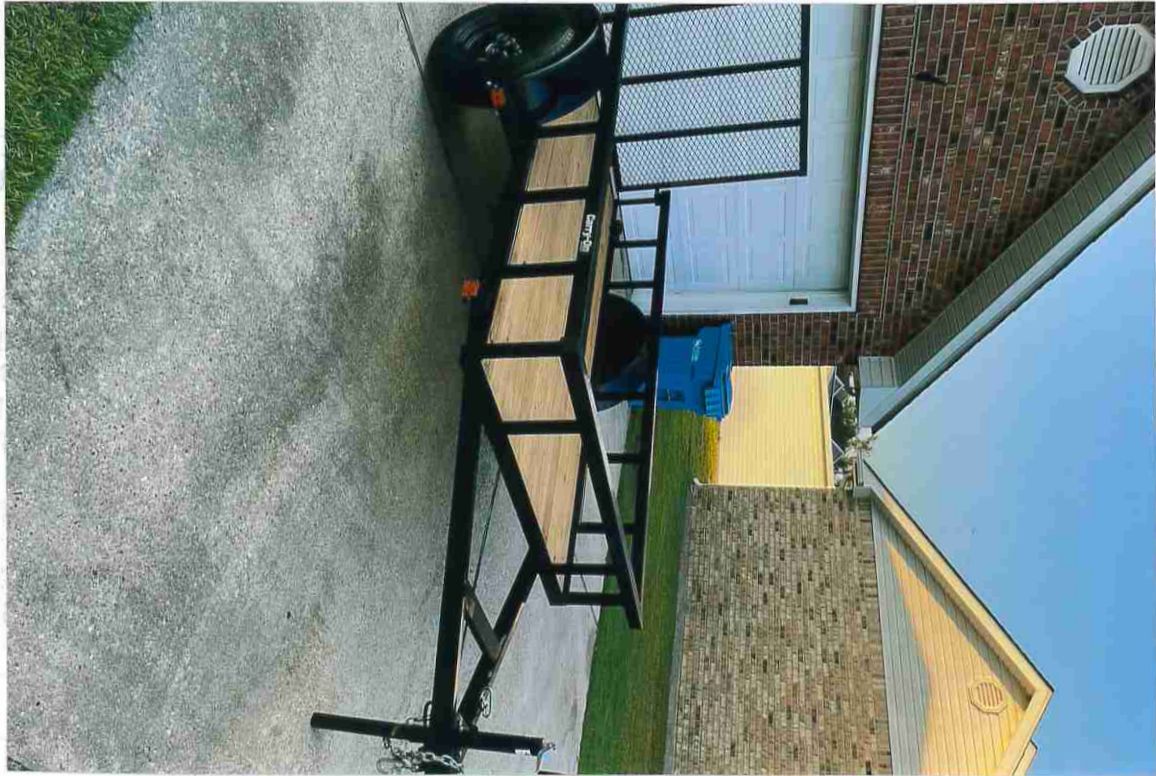
 (Property owner - Signature)

 (Date)

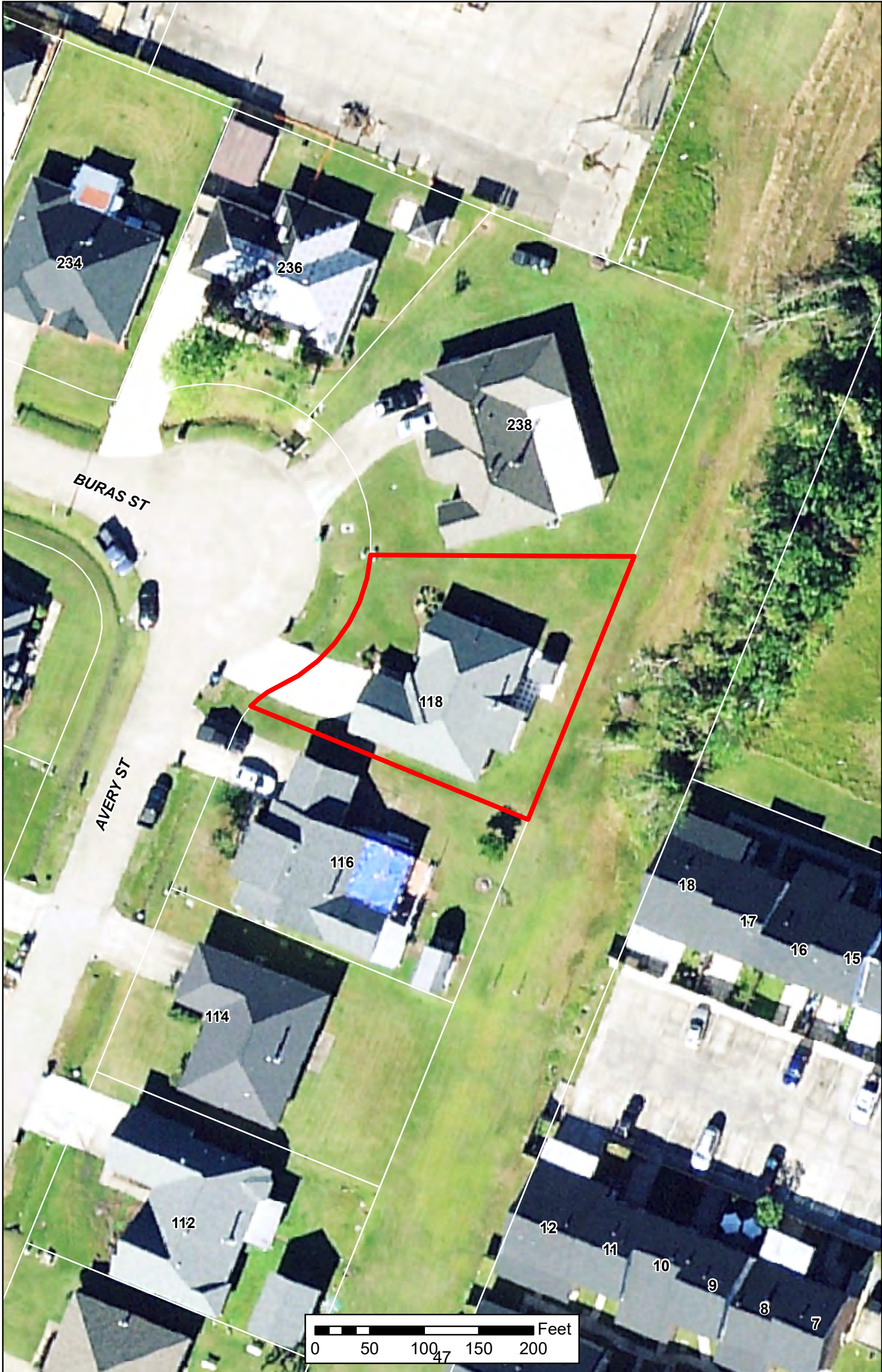
TANNIS WHITTAKER.
 (Property owner - Print Name)

 (Notary signature & seal)

 (Date)



2023-18-HOP
Celebrations Party Rentals





Department of Planning & Zoning Staff Report – Home Occupation Case No. 2023-27-HOA

APPLICATION INFORMATION

- **Applicant & Business Location**
Nicole Lee
402 Lagattuta Drive
Luling, LA 70070
504.345.3556; hyacinthboutique@gmail.com

BUSINESS INFORMATION

- **Name & Description**
Hyacinth Boutique – rolling vendor selling apparel and accessories at pop up shops and flea markets.
- **Licensing & Permits**
Additional State or Federal licensing is not required for the operation of this business.
- **Vehicles & Equipment**
No vehicles were listed for the operation of this business. Equipment includes a sublimation printer, press machine and sewing machine stored at the residence.

SITE INFORMATION

- **Current Use**
Single-family house
- **Surrounding Zoning & Uses**
R-1A; the house is located in a developed single-family residential neighborhood.
- **Traffic Access & Parking**
The house is developed with driveway access to Lagattuta Drive. There are no business specific vehicles or equipment that would inhibit available parking.
- **Utilities**
Standard utilities serve the site.

APPLICABLE REGULATIONS

Appendix A. Section XXII. - Regulations for Home Occupations.

Purpose: It is the intent of this section to regulate home occupations in residential uses. A home occupation is an accessory use of a dwelling unit, conducted by one (1) or more persons who reside at the property. The home occupation is clearly incidental and secondary to the use of the dwelling for residential purposes and does not change the appearance or character thereof or adversely affect neighboring. The intent of these regulations is to preserve the character of the neighborhood, to limit activities that may adversely impact the area, such as increasing noise, traffic, dust, smoke, emissions, and electromagnetic interference; and to foster the growth of small businesses in the community.

- A. When in compliance with the requirements of this section, a home occupation shall be similar in type or character, but not limited to the following uses: Art studio, Child care for not more than five (5) children, contracting services, Cosmetology, Crafting, Dressmaking, Alterations, Tailoring, Internet based sales, Professional offices, Teaching or tutoring inclusive of arts.
- B. *Permit Process:*
 1. **Pre-Application Meeting:** The Planning Director, or his designated staff, shall advise applicants of the regulations for home occupations such as appropriate activities for home occupations, operational regulations, and consequences for violating operational regulations. The Planning Director, or his designated staff, shall determine whether the premises to be permitted is in compliance with the St. Charles Parish Code of Ordinances, or what measures must be taken to bring the premises into compliance prior to consideration of an application for a home occupation permit.
 2. **Application:** A citizen who proposes appropriate activities at a residence that is not in violation of the Code of Ordinances may apply for a permit for a home occupation. The applicant must agree to follow operational regulations listed in Section C. When an applicant does not own the subject property, the applicant must provide notarized endorsement of the application by the property owner.

3. **Departmental Review:** The Planning Director, or his designated staff, shall determine whether the proposed use complies with the operational regulations of this section.
 4. **Public Notice and Comment:**
 - a. Once the Planning Director has determined that the proposed use meets the general parameters of this code and the operational requirements of this section, the property shall be posted for ten (10) days with a sign stating that the resident has applied for a permit to operate a home occupation and that the Department of Planning and Zoning will receive and record public comment on the application for the same ten (10) calendar days.
 - b. If objections to the proposed activity are submitted to the Planning Director, the application will be forwarded to the Planning Commission for public hearing and consideration.**
 5. **Determination:** The Planning Director, or his/her designee, shall consider the nature of the home occupation, the operational regulations, the relationship of the proposed home occupation to neighboring properties, requirements for state permits and licenses, and take one of the following actions:
 - a. Issue a Home Occupational Permit with or without written conditions, for those occupations that do not require state or federal permits or licenses.
 - b. Forward applications requiring state or federal permits or licenses along with a recommendation of the Department to the Planning and Zoning Commission for public hearing and decision.
 - c. Deny the application.
- C. **Operational Regulations:**
1. No dump truck, bus, construction vehicle, semi-truck, or vehicle of similar nature shall be permitted to park on the subject property as part of a home occupation. Any vehicle or trailer that will be used in the operation of a home occupation must be documented with photographs as part of the application process.
 2. There shall be no signs posted which indicate the existence of the home occupation.
 3. No non-resident employees or contractors associated with the home occupation will visit the home for business purposes—this includes, but is not limited to picking up work assignments, materials, or payment.
 4. There shall be no outdoor storage of materials or products on the premises.
 5. Indoor storage of material or products shall not exceed twenty (20) percent of the gross floor area of the dwelling.
 6. The home occupation shall not eliminate or impede required off-street parking.
 7. The home occupation shall not cause any external effect such as increased noise, excessive traffic, excessive lighting, or offensive odor, which is incompatible with the characteristics of the residential area, or in violation of any applicable governmental code. There shall be no illegal discharge of materials, fluids, or gases into the sewer system, or any other manner of discharging such items in violation of any applicable governmental code.
 8. The resident or residents engaged in the home occupation shall possess all required licenses including a St. Charles Parish Occupational License"; Department of Health and Hospitals; and other state or federal permits or licenses.
 9. No alcoholic beverages shall be sold, offered, or provided in a commercial capacity in the home where the occupational license is held, in connection with the operation of a home occupation.
 10. Home occupation permits are not transferrable as to person or location.
 11. Home occupation activities which include the manufacture, sale, or repair firearms (or any related commercial activity) shall be prohibited in R-2 and R-3 residential zoning districts, and shall be additionally prohibited on residentially zoned lots which contain more than one dwelling unit.
- D. **Revocation of Home Occupation Permit:**
1. A home occupational permit may be revoked by the Planning Director upon violation of any requirement of this Code, or of any condition or requirement of any permit granted, unless such violation is corrected within five (5) days of notice of such violation.
 2. Any such permit may be revoked after three (3) violations of any requirements of this section, or of the conditions of such permit, or where the Planning Director finds that the continuation of the home occupation permit will have a detrimental effect upon the surrounding subdivision or neighborhood.
 3. The Planning Director may conduct a public hearing on the revocation of a home occupation permit.
- E. **Appeal:** Any and all appeals to the decision of the Planning Director/Planning Commission shall be to the St. Charles Parish Board of Adjustments in accordance with the provisions of section XIII of this Code.

FINDINGS

This request comes before the Planning Commission due to a complaint being received during the 10 day notification period for administrative home occupation applications.

The business involves the sale of homemade apparel and accessories at pop-up shops and markets.

The applicant has acknowledged the Home Occupation Operational Regulations. No violations are on file for the property or the business owner and none were apparent during site visits.

DEPARTMENT RECOMMENDATION

Approval.



St. Charles Parish
Department of Planning & Zoning
 14996 River Rd / P.O. Box 302 • Hahnville, LA 70057
 Phone (985) 783-5060 • Fax (985) 783-6447
 www.stcharlesparish-la.gov

Permit/Case #: 2023-27-140A
 Receipt #: 10288716
 Application Date: 5/26/23
 Zoning District: RIA
 FLUM Designation: _____
 Date Posted: _____

APPLICATION FOR HOME OCCUPATION PERMIT

Administrative: \$25
 State or Federal Permits/Licenses Required: \$200

Home Occupation: A business, profession, occupation, or trade conducted within the principle structure of a residential use by residents of the dwelling which is incidental and secondary to the residential use of the dwelling, does not change the essentially residential character of the use, and which complies with the requirements of Section XXII, Home Occupations, of the Zoning Ordinance.

Applicant: Nicole Lee

Home address: 402 Lagattuta Dr. Luling, La 70070

Mailing address (if different): _____

Phone: 504.345.3556 Email: hyacinthboutique@gmail.com

Property owner: Obed Noel

Name of proposed business: Hyacinth Boutique

Are state or federal permits/licenses required for your proposed business? YES NO

If yes, please list the agency/office involved: none

Description of proposed business/business-related activities: Rolling Vendor - a seller that changes locations frequently ex. flea market, pop up shop, etc.

How many people will be employed by the proposed business? self

Please list all vehicles/trailers associated with your proposed business, including the year/make/model. Please also indicate where each will be parked/stored. Pictures of each vehicle/trailer must also be supplied. none

What materials and equipment will be used in the proposed business? Where will these items be stored? apparel and accessories, sublimation printer, heat press machine sewing machine. these items will be stored in the dwelling.

If the applicant does not own the property, the property owner(s) must sign and notarize below to indicate their approval/understanding of the proposed business.

[Signature]
 (Property owner - Signature)

05/24/23
 (Date)

Obed Noel
 (Property owner - Print Name)

[Signature]
 (Notary signature & seal)

5/24/2023
 (Date)

ABBEY A. MACK
 Notary Public
 LA Bar Roll No. 9621
 My Commission Expires at My Death



Instrument not prepared by this Notary Public, attesting to signatures only
 Page 1 of 2
[Signature]
 Notary Public

From: annspell@cox.net
To: [Planner](#)
Subject: 402 Lagattuta License Request - OBJECTION
Date: Wednesday, June 7, 2023 3:40:17 PM

To: SCP Planners

From: Ann Spell
102 Catherine Drive
Luling, LA 70070
(985) 308-0115

It is my understanding that Nicole Noel of 402 Lagattuta has requested a license to operate an on-line business from this address and to operate a pop-up. It is also my understanding that the license for the on-line business would allow for customers to pick-up orders/merchandise at the 402 Lagattuta address. As this could increase the traffic in the neighborhood and cause parking issues, especially at the subdivision main entrance, **I would like to OBJECT to granting this license.**

This is a quiet residential neighborhood and I would like it stay this way.

Thank you for your consideration,

Ann Spell

2023-27-HOA
Hyacinth Boutique



DIANE DR

PRIMROSE DR

LAGATTUTA AVE

TERRI DR

CATHERINE DR

400

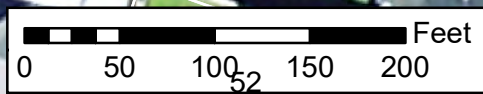
402

400

402

501

500





Department of Planning & Zoning Staff Report – Home Occupation Case No. 2023-28-HOA

APPLICATION INFORMATION

- **Applicant & Business Location**
Nicole Lee
402 Lagattuta Drive
Luling, LA 70070
504.345.3556; help@nicolenoelstore.com

BUSINESS INFORMATION

- **Name & Description**
Nicole Noel – Online retail clothing store
- **Licensing & Permits**
Additional State or Federal licensing is not required for the operation of this business.
- **Vehicles & Equipment**
No vehicles or specialized equipment were listed for the operation of this business.

SITE INFORMATION

- **Current Use**
Single-family house
- **Surrounding Zoning & Uses**
R-1A; the house is located in a developed single-family residential neighborhood.
- **Traffic Access & Parking**
The house is developed with driveway access to Lagattuta Drive. There are no business specific vehicles or equipment that would inhibit available parking.
- **Utilities**
Standard utilities serve the site.

APPLICABLE REGULATIONS

Appendix A. Section XXII. - Regulations for Home Occupations.

Purpose: It is the intent of this section to regulate home occupations in residential uses. A home occupation is an accessory use of a dwelling unit, conducted by one (1) or more persons who reside at the property. The home occupation is clearly incidental and secondary to the use of the dwelling for residential purposes and does not change the appearance or character thereof or adversely affect neighboring. The intent of these regulations is to preserve the character of the neighborhood, to limit activities that may adversely impact the area, such as increasing noise, traffic, dust, smoke, emissions, and electromagnetic interference; and to foster the growth of small businesses in the community.

- A. When in compliance with the requirements of this section, a home occupation shall be similar in type or character, but not limited to the following uses: Art studio, Child care for not more than five (5) children, contracting services, Cosmetology, Crafting, Dressmaking, Alterations, Tailoring, Internet based sales, Professional offices, Teaching or tutoring inclusive of arts.
- B. *Permit Process:*
 1. Pre-Application Meeting: The Planning Director, or his designated staff, shall advise applicants of the regulations for home occupations such as appropriate activities for home occupations, operational regulations, and consequences for violating operational regulations. The Planning Director, or his designated staff, shall determine whether the premises to be permitted is in compliance with the St. Charles Parish Code of Ordinances, or what measures must be taken to bring the premises into compliance prior to consideration of an application for a home occupation permit.
 2. Application: A citizen who proposes appropriate activities at a residence that is not in violation of the Code of Ordinances may apply for a permit for a home occupation. The applicant must agree to follow operational regulations listed in Section C. When an applicant does not own the subject property, the applicant must provide notarized endorsement of the application by the property owner.
 3. Departmental Review: The Planning Director, or his designated staff, shall determine whether the proposed use complies with the operational regulations of this section.
 4. Public Notice and Comment:

- a. Once the Planning Director has determined that the proposed use meets the general parameters of this code and the operational requirements of this section, the property shall be posted for ten (10) days with a sign stating that the resident has applied for a permit to operate a home occupation and that the Department of Planning and Zoning will receive and record public comment on the application for the same ten (10) calendar days.
 - b. If objections to the proposed activity are submitted to the Planning Director, the application will be forwarded to the Planning Commission for public hearing and consideration.**
- 5. Determination: The Planning Director, or his/her designee, shall consider the nature of the home occupation, the operational regulations, the relationship of the proposed home occupation to neighboring properties, requirements for state permits and licenses, and take one of the following actions:
 - a. Issue a Home Occupational Permit with or without written conditions, for those occupations that do not require state or federal permits or licenses.
 - b. Forward applications requiring state or federal permits or licenses along with a recommendation of the Department to the Planning and Zoning Commission for public hearing and decision.
 - c. Deny the application.
- C. *Operational Regulations*:
 - 1. No dump truck, bus, construction vehicle, semi-truck, or vehicle of similar nature shall be permitted to park on the subject property as part of a home occupation. Any vehicle or trailer that will be used in the operation of a home occupation must be documented with photographs as part of the application process.
 - 2. There shall be no signs posted which indicate the existence of the home occupation.
 - 3. No non-resident employees or contractors associated with the home occupation will visit the home for business purposes—this includes, but is not limited to picking up work assignments, materials, or payment.
 - 4. There shall be no outdoor storage of materials or products on the premises.
 - 5. Indoor storage of material or products shall not exceed twenty (20) percent of the gross floor area of the dwelling.
 - 6. The home occupation shall not eliminate or impede required off-street parking.
 - 7. The home occupation shall not cause any external effect such as increased noise, excessive traffic, excessive lighting, or offensive odor, which is incompatible with the characteristics of the residential area, or in violation of any applicable governmental code. There shall be no illegal discharge of materials, fluids, or gases into the sewer system, or any other manner of discharging such items in violation of any applicable governmental code.
 - 8. The resident or residents engaged in the home occupation shall possess all required licenses including a St. Charles Parish Occupational License"; Department of Health and Hospitals; and other state or federal permits or licenses.
 - 9. No alcoholic beverages shall be sold, offered, or provided in a commercial capacity in the home where the occupational license is held, in connection with the operation of a home occupation.
 - 10. Home occupation permits are not transferrable as to person or location.
 - 11. Home occupation activities which include the manufacture, sale, or repair firearms (or any related commercial activity) shall be prohibited in R-2 and R-3 residential zoning districts, and shall be additionally prohibited on residentially zoned lots which contain more than one dwelling unit.
- D. *Revocation of Home Occupation Permit*:
 - 1. A home occupational permit may be revoked by the Planning Director upon violation of any requirement of this Code, or of any condition or requirement of any permit granted, unless such violation is corrected within five (5) days of notice of such violation.
 - 2. Any such permit may be revoked after three (3) violations of any requirements of this section, or of the conditions of such permit, or where the Planning Director finds that the continuation of the home occupation permit will have a detrimental effect upon the surrounding subdivision or neighborhood.
 - 3. The Planning Director may conduct a public hearing on the revocation of a home occupation permit.
- E. *Appeal*: Any and all appeals to the decision of the Planning Director/Planning Commission shall be to the St. Charles Parish Board of Adjustments in accordance with the provisions of section XIII of this Code.

FINDINGS

This request comes before the Planning Commission due to a complaint being received during the 10 day notification period for administrative home occupation applications.

The applicant states the business will be strictly online and will not have customers at the residence.

The applicant has acknowledged the Home Occupation Operational Regulations. No violations are on file for the property or the business owner and none were apparent during site visits.

DEPARTMENT RECOMMENDATION

Approval.



St. Charles Parish
Department of Planning & Zoning
 14996 River Rd / P.O. Box 302 • Hahnville, LA 70057
 Phone (985) 783-5060 • Fax (985) 783-6447
 www.stcharlesparish-la.gov

Permit/Case #: 2023-28-HOA
 Receipt #: 10288788
 Application Date: 5/24/23
 Zoning District: RIA
 FLUM Designation: _____
 Date Posted: _____

APPLICATION FOR HOME OCCUPATION PERMIT

Administrative: \$25
 State or Federal Permits/Licenses Required: \$200

Home Occupation: A business, profession, occupation, or trade conducted within the principle structure of a residential use by residents of the dwelling which is incidental and secondary to the residential use of the dwelling, does not change the essentially residential character of the use, and which complies with the requirements of Section XXII, Home Occupations, of the Zoning Ordinance.

Applicant: Nicole Lee
 Home address: 402 Lagattata Dr. Luling, La 70070
 Mailing address (if different): _____
 Phone: 504.345.3556 Email: help@nicolenodstore.com
 Property owner: Obed Noel
 Name of proposed business: Nicole Noel
 Are state or federal permits/licenses required for your proposed business? YES / NO

If yes, please list the agency/office involved: none

Description of proposed business/business-related activities: online retail only - online clothing store

How many people will be employed by the proposed business? self

Please list all vehicles/trailers associated with your proposed business, including the year/make/model. Please also indicate where each will be parked/stored. Pictures of each vehicle/trailer must also be supplied. none

What materials and equipment will be used in the proposed business? Where will these items be stored? clothing apparel and accessories - These items will be stored in the dwelling.

If the applicant does not own the property, the property owner(s) must sign and notarize below to indicate their approval/understanding of the proposed business.

[Signature] (Property owner - Signature) 05/24/23 (Date)

Obed Noel (Property owner - Print Name)

[Signature] (Notary signature & seal) 5/24/2023 (Date)



Instrument not prepared by this Notary Public, attesting to signatures only

[Signature]
 Notary Public

ABBEY A. MACK
 Notary Public
 LA Bar Roll No. 9621
 My Commission Expires at My Death

From: annspell@cox.net
To: [Planner](#)
Subject: 402 Lagattuta License Request - OBJECTION
Date: Wednesday, June 7, 2023 3:40:17 PM

To: SCP Planners

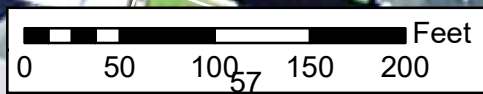
From: Ann Spell
102 Catherine Drive
Luling, LA 70070
(985) 308-0115

It is my understanding that Nicole Noel of 402 Lagattuta has requested a license to operate an on-line business from this address and to operate a pop-up. It is also my understanding that the license for the on-line business would allow for customers to pick-up orders/merchandise at the 402 Lagattuta address. As this could increase the traffic in the neighborhood and cause parking issues, especially at the subdivision main entrance, **I would like to OBJECT to granting this license.**

This is a quiet residential neighborhood and I would like it stay this way.

Thank you for your consideration,

Ann Spell





Department of Planning & Zoning Staff Report – Minor Resubdivision Case No. 2023-8-MIN

APPLICATION INFORMATION

- **Submittal Date:** 6/12/23
- **Applicant / Property Owner**

Boyd Kinler	Patti Gassen
23 Grand Canyon Drive	3621 Rue Andree
New Orleans, LA 70131	New Orleans, LA 70131
504-579-4847	504-495-6725
kinlerb@gmail.com	p.gassen@yahoo.com
- **Request**

Resubdivision of Lots 48 and 50, Block C, Mimosa Park Subdivision into Lots 48A and 50A, with a waiver from the Subdivision Regulations, Section III.C.1.a. Corner Lot.

SITE INFORMATION

- **Location:** SW corner of Wanda Street and St. Maria Street
- **Size of Proposed Lots**
 - Lot 48A: 6,000 sq. ft.; 60 ft. wide
 - Lot 50A: 7,100 sq. ft.; 71 ft. wide
- **Zoning:** R-1A, Single Family Residential
- **Current Use**

Lots 48 and 50 are undeveloped but cleared
- **Surrounding Zoning:** R-1A, Single Family Residential
- **Surrounding Uses**

Lots 48 and 50 are located in a developed single family residential neighborhood. Site-built houses are located across both St. Maria and Wanda Streets, and adjacent to the W. Heather Drive and Mimosa Avenue sides.
- **Plan 2030 Recommendation**

Low-to-Moderate Residential: Single-family detached dwellings; attached dwellings such as duplexes, patio/zero-lot line homes and townhomes; and accessory units. Neighborhood retail, services, offices and institutions are also permitted in appropriate locations such as along transportation corridors or at intersections (over six dwellings per acre).
- **Flood Zone & Minimum Building Elevation**

X-zone/DFIRM AE+5; the developer of any improvements will have to provide a grade certificate in order to determine the minimum building elevation on this property. 1 ft. above the centerline of the street OR 5 ft. above mean sea level [NAVD 88 Datum], whichever is higher.
- **Traffic Access**

Access to Lot 48A will be exclusively via St. Maria Street.

Lot 50A is a corner lot where access can be provided either via St. Maria Street or Wanda Street. Access from Wands Street will require a culvert due to open swale drainage.

- **Utilities**

Parish water, sewer, and drainage facilities are available on Wanda Street.

Parish water and drainage are available on St. Maria Street but wastewater facilities are not, leaving proposed Lot 48A without a direct connection to Parish sewer.

To provide a sewer connection for Lot 48A the property owner/developer will be responsible for running a private line through adjacent Lot 50A and out to the sewer line on Wanda Street, and a private sewer servitude must be established through Lot 50A in favor of Lot 48A as part of this subdivision.

- **Subdivision & Development History**

Lots 48 and 50, Block C, were platted as part of Mimosa Park Subdivision as per the map by E.M. Collier dated September 1952.

APPLICABLE REGULATIONS

Appendix A. Section VI. – Zoning District Criteria and Regulations

[I.] R-1A. Single family residential detached conventional homes—Medium density.

Policy statement: This district is composed of areas containing one-family dwellings constructed on a permanent foundation, connected to public utilities and which meet the architectural standards of a permanent residence. The district regulations are designed to protect the residential character of the areas by prohibiting all commercial activities; to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and churches; and to preserve the openness of the areas by requiring certain minimum yard and area standards to be met.

1. Use Regulations:
 - a. A building or land shall be used only for the following purposes:
 - (1) Site-built single-family detached dwellings
 - (2) Accessory uses
 - (3) Private recreational uses
 - b. Special exception uses and structures include the following:
 - (1) Parks, public libraries, fire stations, police or sheriff's stations or substations, and sewer pumping stations.
 - (2) Showing the operation of historic buildings and/or sites and their related activities, provided a certificate from the United States Department of Interior is furnished by the owner verifying that the building and/or site is on the National Register of Historic Places.
 - (3) Accessory uses to golf courses and country clubs limited to the following:
 - art studios
 - churches and religious institutions
 - commercial recreation facilities
 - commercial schools
 - personal service businesses, examples include but are not limited to beauty shops and barber shops, acupuncture, and massage services
 - professional offices, examples include but are not limited to doctors, dentists, engineers, architects, landscape architects, plan services, realtors, insurance
 - restaurants and cafeterias
 - c. Special permit uses and structures include the following:
 - (1) Child care centers.
 - (2) Public and private schools (except trade, business, and industrial).
 - (3) Golf courses (but not miniature courses or driving ranges), country clubs, and accessory commercial uses on such properties.
 - (4) Educational, religious and philanthropic institutions. These buildings must be set back from all yard lines a distance of at least one (1) foot for each foot of building height.
 - (5) Modular, panelized and precut homes, provided that they are placed on a permanent foundation.
 - (6) *Reserved.*
 - (7) Private commercial access roads, upon review by the Planning Commission and supporting resolution of the Council.
 - (8) Accessory dwelling units upon approval by the Planning Commission and supporting resolution of the Council.
 - (9) Garden Home Developments in accordance with Section VII Supplemental Regulations upon review and recommendation of the Planning Commission and supporting resolution of the St. Charles Parish Council.
2. Spatial Requirements:
 - a. Minimum lot size: Six thousand (6,000) square feet per family; minimum width—sixty (60) feet.
 - b. Minimum yard sizes:
 - (1) Front—Twenty (20) feet.
 - (2) Side—Five (5) feet.
 - (3) Rear—Twenty (20) feet.
 - (4) For lots with less than one hundred (100) feet depth, front setback and rear setback shall be twenty (20) percent of lot depth respectively with a minimum of ten (10) feet to the front lot line and five (5) feet to the rear lot line.
 - (5) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, notwithstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999.
 - c. Accessory buildings:

- (1) An accessory building may occupy no more than twenty-five (25) percent of the required rear yard.
 - (2) The accessory building shall not exceed two-story construction.
 - (3) Minimum setback of accessory buildings including overhangs, shall be three (3) feet.
 - (4) Nonresidential accessory buildings shall not be permitted.
- d. Permitted encroachments:
- (1) Overhangs projecting not more than twenty-four (24) inches, excluding gutter. For accessory buildings, overhangs shall not be closer than three (3) feet to any property line.
 - (2) Stairs and landings not more than three (3) feet in height, projecting no more than four (4) feet into required front or rear yard.

Appendix C. Section II. Subdivision Procedure

C. Minor Resubdivisions.

1. In instances where a net increase of five (5) or fewer lots is proposed by subdivision or resubdivision and no new or additional public improvements are required, no formal preliminary plat shall be required. The plan of resubdivision shall comply with requirements outlined in section II.C.3 of this section, and with all relevant land use regulations, including the St. Charles Parish Zoning Ordinance and Subdivision Regulations. The Planning and Zoning Commission may approve or deny the application. The basis for denial shall be stated at the meeting and on the record of the Planning and Zoning Commission.
3. Subdivisions and resubdivisions which meet the guidelines contained in Section II.C. of these regulations shall be presented to the Department of Planning and Zoning in the form of a plan which conforms to the laws of the State of Louisiana governing surveying, platting, and subdivision of land. The proposed subdivision shall contain the following information:
 - a. Location of the property.
 - b. Name(s) and address(es) of the owners.
 - c. Name and address of the Land Surveyor preparing the plan as well as the date the survey was prepared. The survey shall be dated within one (1) year of the subdivision application date.
 - d. Existing property lines and lot numbers, including names and width of adjoining streets.
 - e. Proposed property lines and revised numbers of proposed lots.
 - f. Location and dimensions of existing buildings.
 - g. Layout and dimensions of all existing, proposed, and required servitudes and rights-of-way, including but not limited to servitudes for sidewalks, utilities, access, drainage ditches, and canals.
 - h. Existing lakes and ponds.
 - i. North arrow and scale.
 - j. The following note shall be added to all resubdivision maps: All necessary sewer, water and/or other utility extensions, relocations or modifications shall be made solely at the lot owner's expense.
 - k. Stormwater Pollution Prevention Plan. For Minor Subdivisions that involve more than one (1) acre, the MS4 Administrator may require the submittal of a Stormwater Pollution Prevention Plan and/or Post Construction Stormwater Permit, including all required documentation, in accordance with Chapter 25—Stormwater Management and Erosion and Sedimentation Control.
 - l. The following note shall be added to resubdivision maps that result in a net increase of lots: No lot created by this act of subdivision shall be divided in such a way that another net increase in the number of lots occurs for a period of two years.

Appendix C. Section III. Geometric Standards B. Lots

1. Size. The width, depth, area, and minimum building setback line shall conform to the St. Charles Parish Zoning Ordinance for the type of development.
 - a. Corner Lot. Corner lots shall have extra width to permit setback lines on the side of the lots adjacent to a side street. The extra width shall be sufficient to allow the lot to meet the minimum zoning requirements of the St. Charles Parish Zoning Ordinance excluding the side street setback distance.

Appendix C. Section V. Administrative

B. Variations and Exceptions

1. The regulations contained herein may be varied or modified where the literal enforcement of one or more provisions of the ordinance (i) is impracticable, or (ii) will exact undue hardship because of peculiar conditions pertaining to the land in question. Financial hardships shall not be considered as valid criteria for any such waiver or modification of existing regulations. The Planning Commission, with a supporting resolution of the Council, may grant such a waiver or modification of these regulations only when such requests meet the conditions of this subsection and are not detrimental to the public interest.

FINDINGS

This minor resubdivision proposes re-orienting the dividing lot line between Lots 48 and 50 perpendicular to St. Maria Street resulting in new lots 48A and 50A.

Each lot meets the 6,000 sq. ft. area required in the R-1A district, and Lot 48A meets the 60 ft. width for an interior lot.

But Geometric Standards are not met on Lot 50A, specifically item III.C.1.a. Corner Lot, which states:

- *Corner lots shall have extra width to permit setback lines on the side of the lots adjacent to a side street. The extra width shall be sufficient to allow the lot to meet the minimum zoning requirements of the St. Charles Parish Zoning Ordinance excluding the side street setback distance.*

Lot 50A measures 71 ft. wide along St. Maria Street, 9 ft. short of the required 80 ft. for a corner lot in the R-1A district.

The applicant has requested a waiver from the Corner Lot requirement as part of this resubdivision.

The department does not object to the waiver.

Lots 48 and 50 were originally platted in 1952 as two 50 ft. wide lots, making them nonconforming to current interior and corner lot width requirements in the R-1A district. The resubdivision will improve upon this situation in the following ways:

- Lot 48A will be fully conforming to all zoning district requirements.
- Lot 50A will be 11 ft. wider than the standard 60 ft. lot width and 21 ft. wider than existing corner lot.
- Lot 50A will exceed the area of the existing lots by 550 sq. ft.

This lot layout also mirrors Lots 42A and 44A, Block C, directly across St. Maria Street from the subject site, which were created through resubdivision in 1994 (PZS-94-06).

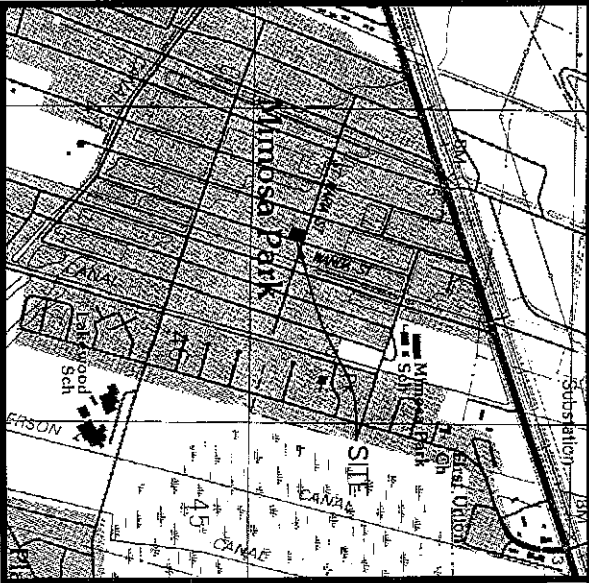
Additionally, this resubdivision will result in a lot without direct access to Parish sewer facilities, specifically Lot 48A. As part of this resubdivision, a private sewer servitude must be established through Lot 50A in favor of Lot 48A in order to run a private sewer line to the connection on Wanda Street. Any necessary improvements, including a new tap, must be done at the property owner's expense.

At the time of this writing the Department is working with the applicant and surveyor on a revised resubdivision survey showing the required sewer servitude.

DEPARTMENT RECOMMENDATION

Approval, contingent upon submittal of a revised resubdivision survey showing a private sewer servitude through lot 50A in favor of establishing a sewer connection to Wanda Street for Lot 48A.

If the Planning Commission approves this request it will be forwarded to the Parish Council for consideration of a supporting resolution.



MIMOSA PARK
SCALE: 1" = 2000'



St. Charles Parish Director of Planning & Zoning _____ Date _____

St. Charles Parish President _____ Date _____

RECORDED IN THE CLERK OF COURT'S OFFICE.

ST. CHARLES PARISH, LOUISIANA

ON THE ____ DAY OF ____ 20__

INSTRUMENT NUMBER _____

REFERENCE PLAN:
MIMOSA PARK SUBDIVISION BY E. M. COLLIER,
DATED SEPT., 1952

The reference plan shows no servitudes and no information regarding servitudes was furnished by the owner or his agent. No further research regarding servitudes was performed for this survey.

NOTE:
ALL NECESSARY SEWER, WATER AND/OR OTHER UTILITY EXTENSIONS, RELOCATIONS OR MODIFICATIONS SHALL BE MADE BY AND SOLELY AT THE LOT OWNER'S EXPENSE.

LEGEND

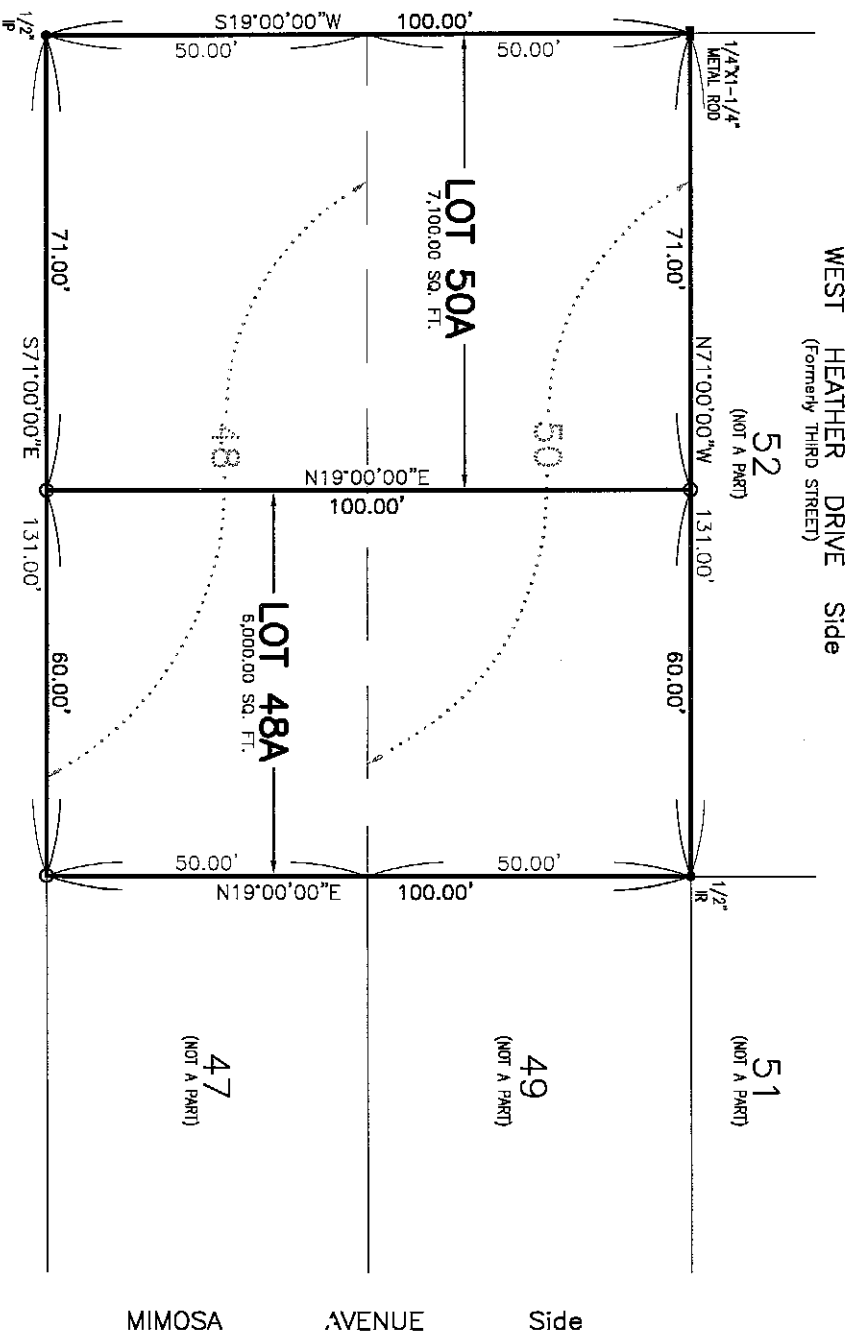
- & ■ = FOUND
 - = 1/2" IRON ROD SET
 - IP = IRON PIPE
 - IR = IRON ROD
- BEARINGS ARE BASED ON REFERENCE PLAN

GRAPHIC SCALE



WANDA STREET (50' R/W)

17.5' ASPHALT RDWY.



WEST HEATHER DRIVE Side
(Formerly THIRD STREET)

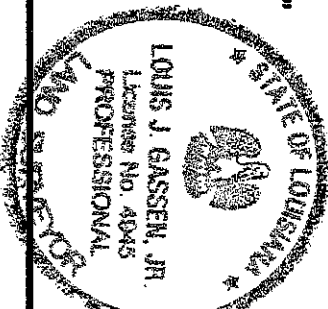
ST. MARIA STREET (50' R/W)
(Formerly SECOND STREET)

MIMOSA AVENUE Side

RESUBDIVISION OF LOTS 48 & 50, BLOCK "C"

MIMOSA PARK SUBDIVISION
INTO LOTS 48A & 50A
IN SECTION 47, T13S - R21E
ST. CHARLES PARISH, LOUISIANA
SCALE: 1" = 30'

CERTIFIED TO BOYD KINLER



LOUIS J. GASSEN, JR., PLS
Registration No. 4945
(985) 785-0745
1026 Gassen Street
Luling, Louisiana 70070

GASSEN SURVEYING, LLC

I certify that this plot represents an actual ground survey performed by myself or under my supervision and is in accordance with the Louisiana standards of practice for a Class C survey.

Name: Boyd Kinler, Brent Kinler, Patti K. Gassen, Kerry K. Parlette, Trudy K. Brooks

Address: Lots 48 & 50 Wanda Street, Luling, La. 70070

Case Number: 2023-8-MIN

Members of the St. Charles Parish Planning Commission:

This minor resubdivision request does not meet all requirements of the St. Charles Parish Subdivision Regulations of 1981, specifically:

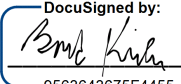
- **Section III.B.1.a. Corner Lot. Corner lots shall have extra width to permit setback lines on the side of the lots adjacent to a side street. The extra width shall be sufficient to allow the lot to meet the minimum zoning requirements of the St. Charles Parish Zoning Ordinance excluding the side street setback distance.**

The literal enforcement of these provisions of the ordinance is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question, which includes:

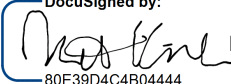
Lot's 48 & 50 do not meet the current minimum width requirements for R-1A Zoned property. The re-subdivision will provide one 60' wide 6,000 square foot lot and one 71' wide 7,100 square foot lot. The lots mirror the re-subdivision of Lots's 42 & 44, which are directly across St. Maria Street. Lot 50A, the corner lot, has extra width to permit setback lines on the side of the lot adjacent to the side street.

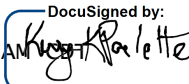
Please consider this waiver request with my application.

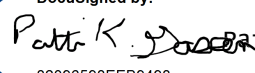
Thank you.

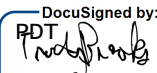
Applicant Signature:  **Boyd Kinler** 6/26/2023 | 5:01 PM EDT
9563643675F4455...

Date: _____

 **Brent Kinler**
80E39D4C4B04444...

 **Kerry K. Parlette** 6/26/2023 | 1:01 PM EDT
BE90361518B94C0...

 **Patti K. Gassen** 6/26/2023 | 1:00 PM EDT
82096598EEB9498...

 **Trudy K. Brooks** 6/26/2023 | 3:55 PM EDT
510A873A83034DD...

2023-8-MIN

Minor Resubdivision: 2 lots into 2 w/ waiver

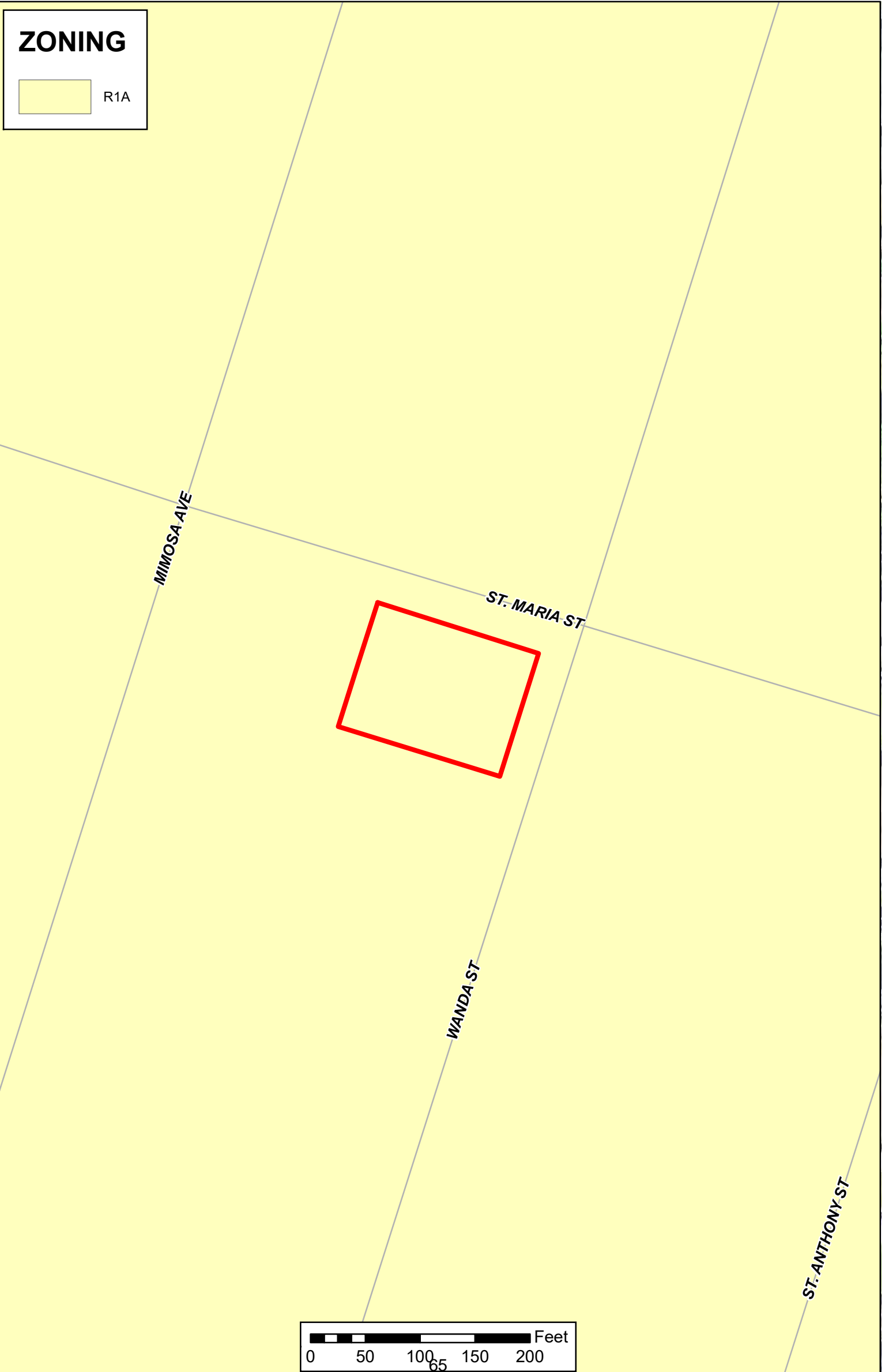
N



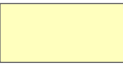
2023-8-MIN

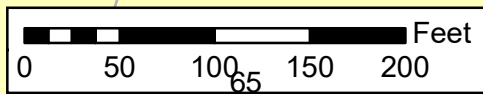
Minor Resubdivision: 2 lots into 2 w/ waiver

N



ZONING

 R1A




2023-8-MIN

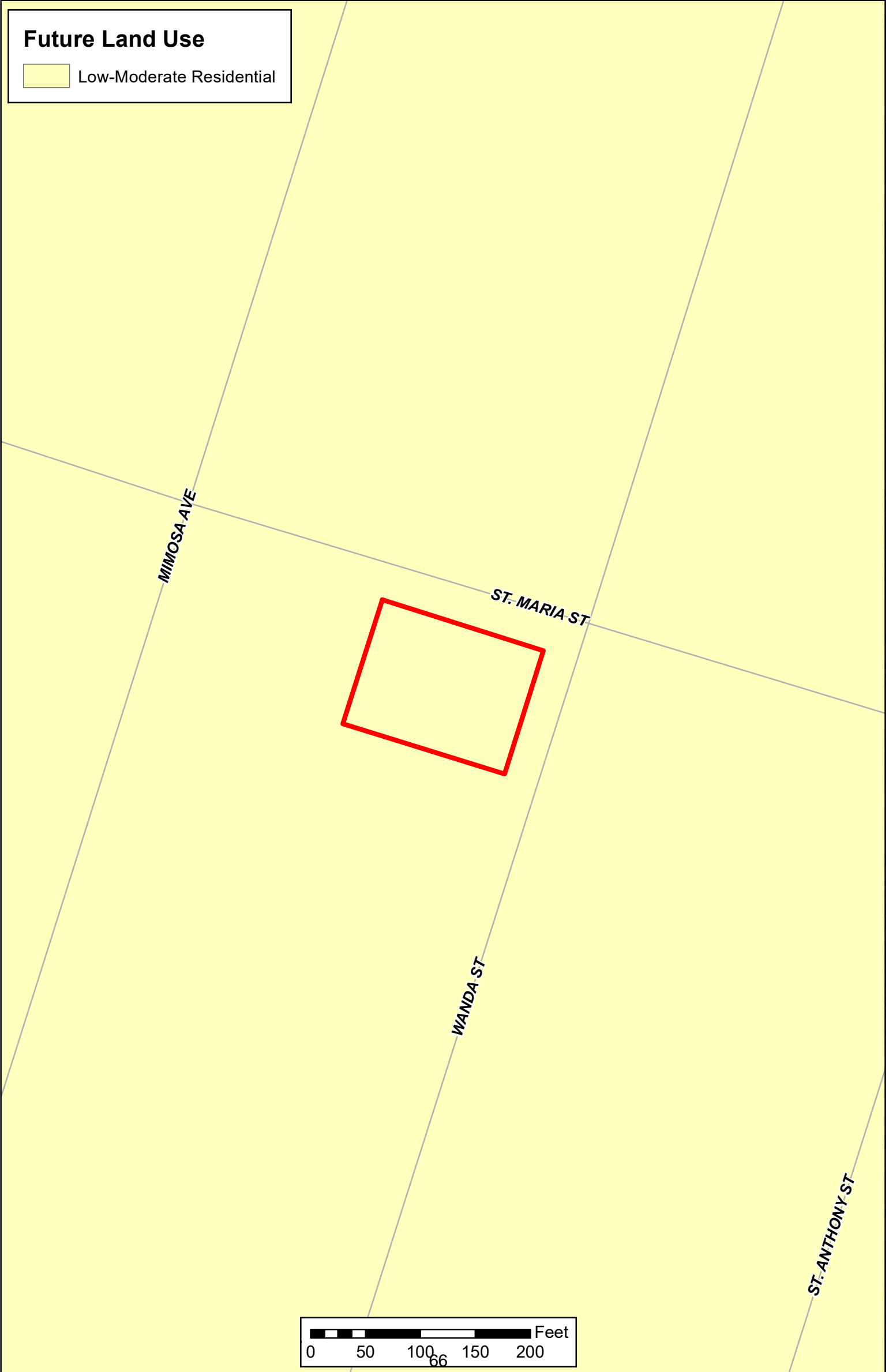
Minor Resubdivision: 2 lots into 2 w/ waiver

N



Future Land Use

 Low-Moderate Residential



10087-94



BIRCH STREET Side (Formerly FIRST STREET)

39

40

5' SEWER SERVITUDE

S71°00'E
71.00'

LOT 42A

31.4'

Side

41

AVENUE

44A

NO. 508

STREET

MIMOSA

43

N19°00'E
100.00'

100.00'
S19°00'W

WANDA STREET

PP

71.00'
N71°00'W

ST. MARIA STREET (Formerly SECOND STREET)

17.5' ASPHALT RDWY.

**SURVEY OF LOT 42A, BLOCK "C"
MIMOSA PARK SUBDIVISION
IN SECTION 47, T13S - R21E
ST. CHARLES PARISH, LOUISIANA**

SCALE: 1" = 30'

JULY 26, 1994

ADDED IMPROVEMENTS AUGUST 11, 1994

LEGEND

- = IR FOUND
- PP = POWER POLE
- BEARINGS ARE BASED ON SUBDIVISION PLAN

CERTIFIED TO ROBERT J. COLLEY AND AMY BORNE COLLEY,
BANK OF LAPLACE, DELTA TITLE CORPORATION
& CHICAGO TITLE INSURANCE COMPANY

The servitudes shown on this survey are limited to those set forth per description furnished by the owner or his agent and there is no representation that all applicable servitudes are shown hereon. No title search or public record search was made in compiling data for this survey.

This is to certify that I have consulted the Flood Insurance Rate Maps and found that this property is in Zone X.



I certify that this plat represents an actual ground survey performed under my supervision and is in accordance with the Louisiana standards of practice for a Class C survey.

LUCIEN C. CASSEN, PLS
Registration No. 353
LULING, LOUISIANA 70070



Department of Planning & Zoning Staff Report – Special Permit Use Case No. 2023-3-SPU

APPLICATION INFORMATION

- **Applicant / Property Owner** **Application Date:** 5/16/23
Robert and Heidi Lasserre
102 Cadow Street
Paradis, LA 70080
985.210.9275; lasserreroberth@yahoo.com
- **Request**
Accessory Dwelling Unit (ADU) with a waiver to reduce the minimum building elevation from +5 ft. NAVD 88 to +2.3 ft. NAVD 88, which is 1 ft. above the centerline of the street.

SITE INFORMATION

- **Location**
100 & 102 Cadow Street, Paradis; Lot 12A-1, Block 7, Paradis Farm Lots
- **Size of Site**
19,666.50 sq. ft. (0.451 acres), 150 ft. wide
- **Current Land Use**
Lot 12A-1 is zoned R-1A and developed with a single-family house.
- **Surrounding Zoning and Land Use**
R-1A zoning is located on the Cadow St., Wisner St., and Barber Rd. sides. C-3 and zoning abuts to the Highway 90 side.

The site is located in a developed single-family neighborhood that is adjacent to a primarily commercial corridor along Highway 90. Specifically, single family dwellings are located to the Cadow St., Wisner St., and Barber Rd. sides. The property adjacent to the Highway 90 side has been developed for commercial purposes and a permit has been submitted for a new commercial building on this site.

- **Future Land Use Recommendation**
Low-to-Moderate Residential: Single-family detached dwellings; attached dwellings such as duplexes, patio/zero-lot line homes and townhomes; and accessory units. Neighborhood retail, services, offices and institutions are also permitted in appropriate locations such as along transportation corridors or at intersections (over six dwellings per acre).

Commercial: This category includes single-use commercial, retail, office and service uses. Commercial areas should seek to strengthen existing retail and service uses, encourage the introduction of new uses, and introduce complementary adjoining uses such as public facilities and moderate-density residential, to reinforce the retail base and support the continued health of these uses. Commercial uses must be consistent with the surrounding area and compatible with adjacent uses.
- **Flood Zone & Minimum Building Elevation**
This request includes a waiver from the minimum building elevation from +5 ft. NAVD 88 to +1 ft. above the centerline of the street, or +2.3 ft. NAVD 88.

X-zone/DFIRM AE+5; the property owner has provided a grade certificate that shows the minimum building elevation for the ADU is 5 ft. NAVD 88.

- **Traffic Access**
Lot 12A-1 has 150 ft. of frontage on Cadow Street. Access is provided via two concrete driveways.
- **Utilities**
Standard utilities are available on Cadow Street.

APPLICABLE REGULATIONS

Appendix A. Section VI. – Zoning District Criteria and Regulations

[I.] *R-1A. Single family residential detached conventional homes—Medium density.*

Policy statement: This district is composed of areas containing one-family dwellings constructed on a permanent foundation, connected to public utilities and which meet the architectural standards of a permanent residence. The district regulations are designed to protect the residential character of the areas by prohibiting all commercial activities; to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and churches; and to preserve the openness of the areas by requiring certain minimum yard and area standards to be met.

1. Use Regulations:
 - a. A building or land shall be used only for the following purposes:
 - (1) Site-built single-family detached dwellings
 - (2) Accessory uses
 - (3) Private recreational uses
 - b. Special exception uses and structures include the following:
 - (1) Parks, public libraries, fire stations, police or sheriff's stations or substations, and sewer pumping stations.
 - (2) Showing the operation of historic buildings and/or sites and their related activities, provided a certificate from the United States Department of Interior is furnished by the owner verifying that the building and/or site is on the National Register of Historic Places.
 - (3) Accessory uses to golf courses and country clubs limited to the following:
 - art studios
 - churches and religious institutions
 - commercial recreation facilities
 - commercial schools
 - personal service businesses, examples include but are not limited to beauty shops and barber shops, acupuncture, and massage services
 - professional offices, examples include but are not limited to doctors, dentists, engineers, architects, landscape architects, plan services, realtors, insurance
 - restaurants and cafeterias
 - c. Special permit uses and structures include the following:
 - (1) Child care centers.
 - (2) Public and private schools (except trade, business, and industrial).
 - (3) Golf courses (but not miniature courses or driving ranges), country clubs, and accessory commercial uses on such properties.
 - (4) Educational, religious and philanthropic institutions. These buildings must be set back from all yard lines a distance of at least one (1) foot for each foot of building height.
 - (5) Modular, panelized and precut homes, provided that they are placed on a permanent foundation.
 - (6) *Reserved.*
 - (7) Private commercial access roads, upon review by the Planning Commission and supporting resolution of the Council.
 - (8) Accessory dwelling units upon approval by the Planning Commission and supporting resolution of the Council.**
 - (9) Garden Home Developments in accordance with Section VII Supplemental Regulations upon review and recommendation of the Planning Commission and supporting resolution of the St. Charles Parish Council.
2. Spatial Requirements:
 - a. Minimum lot size: Six thousand (6,000) square feet per family; minimum width—sixty (60) feet.
 - b. Minimum yard sizes:
 - (1) Front—Twenty (20) feet.
 - (2) Side—Five (5) feet.
 - (3) Rear—Twenty (20) feet.
 - (4) For lots with less than one hundred (100) feet depth, front setback and rear setback shall be twenty (20) percent of lot depth respectively with a minimum of ten (10) feet to the front lot line and five (5) feet to the rear lot line.
 - (5) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, notwithstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999.
 - c. Accessory buildings:
 - (1) An accessory building may occupy no more than twenty-five (25) percent of the required rear yard.
 - (2) The accessory building shall not exceed two-story construction.
 - (3) Minimum setback of accessory buildings including overhangs, shall be three (3) feet.
 - (4) Nonresidential accessory buildings shall not be permitted.
 - d. Permitted encroachments:
 - (1) Overhangs projecting not more than twenty-four (24) inches, excluding gutter. For accessory buildings, overhangs shall not be closer than three (3) feet to any property line.
 - (2) Stairs and landings not more than three (3) feet in height, projecting no more than four (4) feet into required front or rear yard.

Appendix A. Section IV. – General Provisions

A. *Evaluation Criteria* – those uses requiring approval for either a *Special Exception* or a *Special Permit Use* shall be evaluated by the criteria below. These criteria are to be considered illustrative and not restrictive. Other criteria may be considered though not specifically listed below if said criteria affect the general health, safety, and welfare of the public.

1. Compliance with the current St. Charles Parish Comprehensive Plan.
2. Compatibility with existing uses on abutting sites in terms of site development, building design, hours of operation, and transportation features related to safety and convenience of vehicular and pedestrian circulation.
3. Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.
4. Potentially unfavorable impacts on other existing uses on abutting sites to the extent such impacts exceed those impacts expected from a permitted use in the zoning district.
5. Protection of persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.
6. A site development plan shall be required as part of the application process. The following design criteria shall be evaluated on the plan:
 - a. Required yards and open space
 - b. Ingress and egress to property
 - c. Parking and loading areas
 - d. Location of garbage facilities
 - e. Landscaping, buffering, and screening
 - f. Signage
 - g. Height and bulk of structures
 - h. Location and direction of site lighting

Appendix A. Section VII. – Supplemental Use and Performance Regulations

1. The following uses are subject to the regulations set forth herein:

Accessory buildings.

- a. Residential accessory buildings are allowed only in the side and rear yards.
- b. An accessory building may be connected to the principal building via an unenclosed breezeway not exceeding eight (8) feet in width.
- c. Accessory buildings must be three (3) feet from the principal building, measured from any existing overhangs (not including breezeways).
- d. The following shall not be permitted as accessory buildings in residential zones: storage containers, cargo containers, ship to shore containers or any form of a modified delivery type container which is normally mounted or transferred on a vehicle or is designed for or capable of being mounted on a chassis for movement.

Accessory dwelling units.

- a. *Purpose.* To offer a wider range of housing options within residential zoning districts.
- b. *Design and development standards for all accessory dwelling units (ADU).*
 - i. There shall be no more than one (1) ADU permitted per lot.
 - ii. No ADU will be permitted without a primary building.
 - iii. An ADU may consist of part or all of a detached accessory structure or it may consist of a portion of the primary structure.
 - iv. There shall not be more than one (1) bedroom in an ADU.
 - v. An ADU shall use the electrical service of the primary structure.
 - vi. The owner of the property on which the ADU is to be created shall occupy the primary dwelling unit.
 - vii. Setbacks for ADUs developed as part of the principal structure are the same as the underlying zoning district.
 - viii. Setbacks for ADUs developed as detached structures shall meet the setbacks for accessory structures for the underlying zoning district.
 - ix. The floor area of the ADU is limited to fifty (50) percent of the floor area of the primary dwelling unit, not to exceed one thousand two hundred (1,200) square feet.
 - x. ADUs require one (1) off-street parking space in addition to the parking requirements of the underlying zoning district.

Appendix A. Section XIII. – The Board of Adjustments is established and its powers and duties are prescribed.

B. *Powers.* The Board shall have the following powers:

4. In any permitting case where a special permit use or a special exception use approval by the St. Charles Parish Council, Planning and Zoning Commission, and/or Planning Director is required, the Zoning Board of Adjustment shall have no authority to grant variances.

Appendix A. Section XX. Flood Damage Prevention

D. Administration

2. Approval Process. The approval or denial of any application for a Certificate of Zoning Compliance shall be based on all of the provisions of this Ordinance and the following relevant factors:
 - a. The danger to life and property due to flooding or erosion damage;
 - b. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
 - c. The danger that materials may be swept onto other lands to the injury of others;
 - d. The compatibility of the proposed use with existing and anticipated development;
 - e. The safety of access to the property in times of flood for ordinary and emergency vehicles;
 - f. The costs of providing governmental services during and after flood conditions, including maintenance and repair of streets and bridges, and public utilities and facilities such as sewer, gas, electrical, and water systems;
 - g. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site;
 - h. The necessity to the facility of a waterfront location, where applicable;
 - i. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
 - j. The relationship of the proposed use to the comprehensive plan of the area.

Appendix A. Section XX. Flood Damage Prevention

D. Administration

5 Variance Procedures

a. Appeal Board:

1. The Zoning Board of Adjustments, as established by St. Charles Parish, shall hear and decide appeals and requests for variances from the requirements of this Ordinance.
2. Omitted
3. Omitted
4. In formulating decisions on such applications, the Zoning Board of Adjustments shall consider all technical evaluations, all relevant factors, and all standards contained in this Ordinance, including the list of parameters cited in section D.2. Upon consideration of the stated criteria, the Zoning Board of Adjustments may attach such conditions to the granting of variances as it deems necessary to further the purposes of this Ordinance.
5. The Director of Planning and Zoning shall maintain the records of all appeal actions, including technical information, and shall report variances to the Federal Emergency Management Agency upon request.

b. Conditions for Variances.

1. Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre (21,780 sq. ft.) or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing the relevant factors in section D.2. (see reference below) of this Ordinance have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variances increases.
2. Variances may be issued for reconstruction, rehabilitation, or restoration of a structure listed on the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in the remainder of this Ordinance.
3. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as an historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
4. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
5. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
6. Variances shall only be issued upon, (i) showing a good and sufficient cause; (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant; and (iii) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
7. Variances may be issued by a community for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that (i) the criteria outlined in section D.5. are met, and (ii) the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.
8. Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with the lowest floor elevation below the base flood elevation, and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

Appendix A. Section XX. Flood Damage Prevention

C. General Provisions:

2. Basis for Establishing the Areas of Special Flood Hazard. The areas of special flood hazard identified by the Federal Emergency Management Agency in a scientific and engineering report entitled, "The Flood Insurance Study for the Parish of St. Charles," stamped preliminary June 27, 1991, with accompanying Flood Insurance Rate Maps is hereby adopted by reference and declared to be a part of this section. The Flood Insurance Study is on file at the St. Charles Parish Courthouse, River Road, Hahnville, Louisiana. In addition, for the purpose of determining minimum building elevations, the Preliminary Digital Flood Insurance Rates Maps (DFIRM) referred to in "The Flood Insurance Study for the Parish of St. Charles," stamped Revised Preliminary November 9, 2012, shall take precedent over the effective FIRMS where they are more restrictive.

Appendix A. Section XX. Flood Damage Prevention

B. Definitions

12. Elevated Building—A nonbasement building (i) built, in the case of a building in Zones A1—30, AE, A, A99, AO, AH, B, C, X, and D, to have the top of the elevated floor, or in the case of a building in Zones V1—30, VE, or V, to have the bottom of the lowest horizontal structure member of the elevated floor elevated above the ground level by means of pilings, columns (posts and piers), or shear walls parallel to the floor of the water and (ii) adequately anchored so as not to impair the structural integrity of the building during a flood of up to the magnitude of the base flood. In the case of Zones A1—30, AE, A, A99, AO, AH, B, C, X, and D, "elevated buildings" also includes a building elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of flood waters. In the case of Zones V1—30, VE, or V, "elevated building" also includes a building otherwise meeting the definition of "elevated building," even though the lower area is enclosed by means of breakaway walls if the breakaway walls meet the standards of section 60.3(e)(5) of the National Flood Insurance Program.

SPU CRITERIA COMPLIANCE

The proposal meets the criteria as follows:

1. *Compliance with the current St. Charles Parish Comprehensive Plan.* The site is designated *Low-to-Moderate Residential* on the Parish's Future Land Use Map.

Accessory Dwelling Units are included among the residential uses expected under this designation. **Complies**

2. *Compatibility with existing uses on abutting sites in terms of site development, building design, hours of operation, and transportation features related to safety and convenience of vehicular and pedestrian circulation.* The ADU is proposed as a detached accessory structure, with plan elevations showing it designed to have the appearance of a small site-built home when viewed from the street. It will share a new 15 ft. wide driveway with the existing primary dwelling and providing access to Cadow Street. The proposed ADU would be compatible with the surrounding neighborhood in terms of building design, hours of operation, and vehicle circulation. **Complies**
3. *Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.* The site plan shows the ADU developed with its own single car garage. The plans also show an addition of an attached garage to the existing primary structure. Each garage will be accessed via a new 15 ft. wide driveway running between the two structures. The garage and driveway space provided enough parking for the two (2) required parking spaces for a single-family house plus the one (1) space required for an ADU. **Complies**
4. *Potentially unfavorable impacts on other existing uses on abutting sites to the extent such impacts exceed those impacts expected from a permitted use in the zoning district.* Lot 12A-1 consists of 19,666 sq. ft. and is 150 ft. wide. Existing improvements are sited in a way that would allow for the resubdivision of Lot 12A-1 into two (2) legal lots of record and the permitting of an additional site-built house. The impacts of an ADU would be equal to the single family house that could be permitted under R-1A zoning if such a resubdivision were to occur (it should also be noted that the ADU is essentially replacing a manufactured home previously located on former Lot 9). **Complies**
5. *Protection of persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.* The proposed ADU is a detached accessory building. The Louisiana State Uniform Construction Code requires separation of buildings, fire-rated walls, and other measures to protect the ADU and surrounding buildings from fire hazards. The provisions of the Noise Ordinance should protect the residents of the ADU and surrounding properties from noise impacts. Glare is not expected from single-family residential development. If the project uses fill, plans must show storm water drainage that complies with Ordinance 21-8-18, the Adjacent Lot Runoff Protection ordinance.

The applicants request a waiver from the minimum building elevation required by the Flood Damage Prevention Ordinance (FDPO, Section XX of the Zoning Ordinance), in order to build the ADU at 2.3 ft. above mean sea level in NAVD 88 Datum (this is equal to 1 ft. above the centerline of Cadow Street and 1.5 ft. above the existing ground elevation). The 1992 Flood Insurance Rate Maps for St. Charles Parish show the property in an X zone. The X zone is NOT a special flood hazard area (SFHA). The FDPO requires new buildings to be elevated 1 ft. above the centerline of the nearest street in this zone. However, the FDPO also requires new buildings to be elevated at least as high as the base flood elevation on the 2013 "preliminary digital flood insurance rate maps" (Preliminary DFIRMs) if it is higher.

The Preliminary DFIRM shows the location in an AE+5 zone. The AE+5 zone is a SFHA with an anticipated flood reaching 5 ft. above mean sea level (4.2 ft. above the grade of the lot). The proposed elevation does not meet the requirement. In order to obtain a building permit at this elevation, the applicant would have to have a waiver approved by both the Planning Commission and Parish Council. If the waiver is granted, the ADU and the people and property within it might not be protected from flood damage. The Parish appealed the Preliminary DFIRMS in 2013 (outcome pending). **The proposal would provide protection from a majority of the hazards.**

6. *A site development plan shall be required as part of the application process. The following design criteria shall be evaluated on the plan:*
- a. *Required yards and open space.*
 - An accessory building may occupy no more than twenty-five (25) percent of the required rear yard. **Complies**
 - Minimum setback of accessory buildings including overhangs, shall be three (3) feet. **Complies**
 - b. *Ingress and egress to property.* Lot 12A-1 has 150 ft. of frontage on Cadow Street. Access will be provided via a new concrete driveway shared by both the primary and accessory structures. **Complies**
 - c. *Parking and loading areas.* The site can accommodate the required two (2) parking spaces for a single family house plus the one (1) space required for an ADU. **Complies**
 - d. *Location of garbage facilities.* The ADU would utilize standard municipal garbage collection, which does not require a dedicated facility. **N/A**
 - e. *Landscaping, buffering, and screening.* No landscaping, buffering, or screening is required or proposed. **N/A**
 - f. *Signage.* Signage is not proposed as part of this request. **N/A**
 - g. *Height and bulk of structures.* The floor plan for the proposed ADU shows it will consist of approximately 882 sq. ft. of living area, meeting the allowable square footage for the site of 1,200 sq. ft. **Complies**
 - h. *Location and direction of site lighting.* No site lighting is proposed as part of this request. **N/A**

Accessory dwelling units.

- i. There shall be no more than one (1) ADU permitted per lot. **Complies**
- ii. No ADU will be permitted without a primary building. **Complies**
- iii. An ADU may consist of part or all of a detached accessory structure or it may consist of a portion of the primary structure. **The ADU is shown as part of its own detached accessory structure.**
- iv. There shall not be more than one (1) bedroom in an ADU. The floor plan shows the ADU consisting of the one (1) bedroom. No other rooms are suited for use exclusively as an additional bedroom. **Complies**
- v. An ADU shall use the electrical service of the primary structure. **Confirmed at permitting.**
- vi. The owner of the property on which the ADU is to be created shall occupy the primary dwelling unit. Assessor's records indicate the applicants/owners currently take homestead at the property. As per the application the applicants/owners intend to sell the property to their daughter, who will reside in the primary dwelling while they move into the ADU. **Complies**
- vii. Setbacks for ADUs developed as part of the principal structure are the same as the underlying zoning district. **N/A**
- viii. Setbacks for ADUs developed as detached structures shall meet the setbacks for accessory structures for the underlying zoning district. This is a detached ADU which can be located as close as 3 ft. to the side and rear property lines in the R-1A zoning district. The site plan shows the structure meeting the required setbacks from the side and rear property lines. **Complies**
- ix. The floor area of the ADU is limited to fifty (50) percent of the floor area of the primary dwelling unit, not to exceed one thousand two hundred (1,200) square feet. The primary residence consists of 2,214 sq. ft. of living space as per the plans on file under Permit 13251-98, limiting the ADU to the 1,107 sq. ft. The ADU is shown as part of a 1,242 sq. ft. accessory structure, 360 sq. ft. of which is shown as a garage space which is not directly accessible through the ADU and could be used

as additional storage for the primary dwelling. The actual living space of the ADU itself consists of 882 sq. ft. **Complies**

- x. ADUs require one (1) off-street parking space in addition to the parking requirements of the underlying zoning district. The site can accommodate more than the required two (2) parking spaces for a single family house, plus one (1) space for the ADU. **Complies**

ANALYSIS

This request for an Accessory Dwelling Unit (ADU) meets most of the applicable review criteria for a Special Permit Use and all requirements for ADUs that are reviewable at this time (using the electrical service of the primary structure is confirmed at permitting).

This application includes a request to reduce the minimum building elevation of the ADU from +5 ft. NAVD 88 to +1 ft. above the centerline of the street, or +2.3 ft. This requirement can only be waived if both the Planning Commission and the Parish Council approve the reduced elevation.

DEPARTMENT RECOMMENDATION

The Department cannot recommend a reduced elevation for new construction.

If the Planning Commission approves this request, with or without the waiver, it will be forwarded to the Parish Council for consideration of a resolution in support of the approval with or without the reduced elevation.



St. Charles Parish
Department of Planning & Zoning
 14996 River Rd / P.O. Box 302 • Hahnville, LA 70057
 Phone (985) 783-5060 • Fax (985) 783-6447
 www.stcharlesparish-la.gov

2023-3-SPU

Permit/Case #:	
Receipt #:	
Application Date:	5/16/23
Zoning District:	
FLUM Designation:	
Date Posted:	

APPLICATION FOR SPECIAL PERMIT USE

Fee: \$50

Special Permit Use: Those building or land uses requiring in-depth review and analysis by the Planning and Zoning Department and approval of the Planning Commission and/or the Parish Council when required by the Zoning Ordinance.

Applicant: ROBERT J. AND HEIDI E. LASSERRE
 Home address: 102 CADOW STREET PARADIS, LA. 70080

Mailing address (if different): _____
 Phone: 985-210-9275 (HIS) Email: LASSERREROBERTO@YAHOO.COM

Property owner: ROBERT J. AND HEIDI E. LASSERRE
 Municipal address of property: 102 CADOW STREET PARADIS, LA. 70080

General location or legal description (if no address has been assigned): N/A

Present use of property and existing structures: PRIVATE HOME. OWNERS DAUGHTER WILL BE PURCHASING THE SAID PROPERTY WITH THE ADDITION OF 100 CADOW ST. BOTH PROPERTIES WILL BE SUBDIVIDED INTO ONE PARCEL LOT AS 102 CADOW ST. 150 WX 131.11 D.

Contemplated use of property/reason for special permit use request: NEW OWNERS WANT TO RENOVATE EXISTING HOME (INTERIOR & EXTERIOR) MOVING WALLS INTERIOR AND ADDING A 3 CAR GARAGE ON NORTHSIDE ATTACHED TO HOUSE AND CLOSING IN EXISTING GARAGE AND CARPORT. ADDING A MOTHER-IN-LAW SUITE ON WEST SIDE ON SAID PROPERTY. (100 CADOW NOW)

I/we swear to be the sole owner(s) of the property described in this application for Special Permit Use; I/we endorse this application:

Robert J. Lasserre
 (Property owner)

 (Property owner)

Heidi E. Lasserre
 (Property owner)

 (Property owner)

 (Property owner)

 (Property owner)

~~_____
 (Notary signature & seal)~~



5/10/23
 (Date)

Permit/Case #: _____

APPROVALS:

[Signature]

5/23/2023

St. Charles Parish Director of Planning & Zoning

Date

Math Jewell

5-25-23

St. Charles Parish President

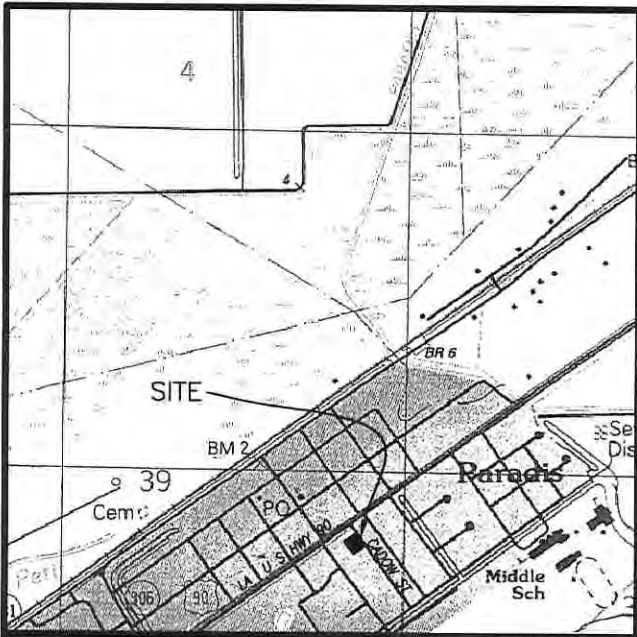
Date

RECORDED IN THE CLERK OF COURT'S OFFICE,

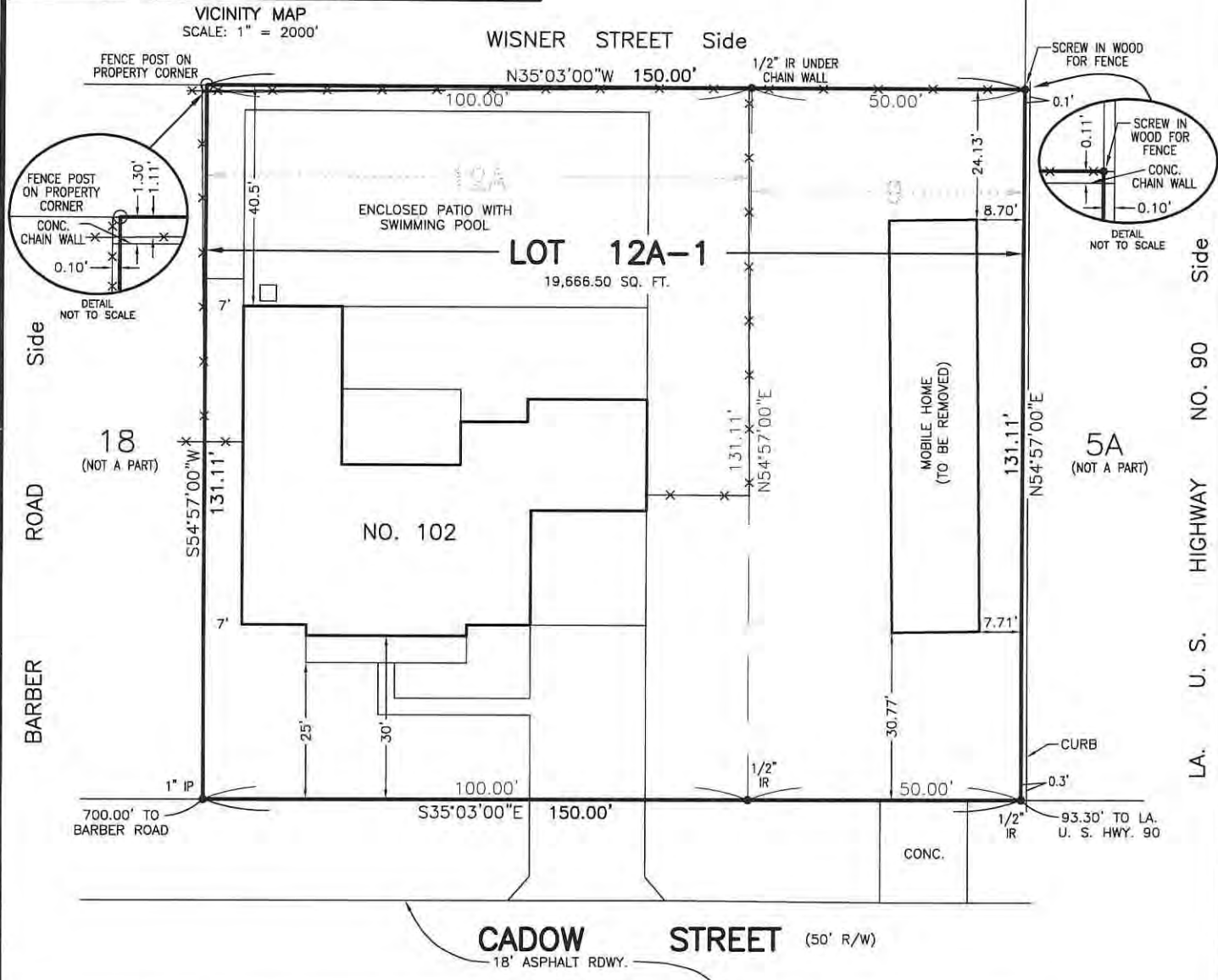
ST. CHARLES PARISH, LOUISIANA

ON THE 26th DAY OF MAY 20 23

INSTRUMENT NUMBER 475257



VICINITY MAP
SCALE: 1" = 2000'

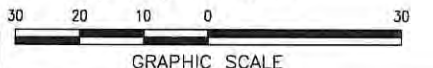


NOTE:
ALL NECESSARY SEWER, WATER AND/OR OTHER UTILITY EXTENSIONS, RELOCATIONS OR MODIFICATIONS SHALL BE MADE BY AND SOLELY AT THE LOT OWNER'S EXPENSE.

- REFERENCE PLANS:
1. SUBDIVISION OF FARM LOTS 6 & 7 AT PARADIS BY E. M. COLLIER, DATED MAY 27, 1960
 2. SURVEY OF LOT 12A SUBDIVISION OF FARM LOTS 6 & 7, PARADIS BY LUCIEN C. GASSEN, PLS, DATED MARCH 23, 1999, REVISED MARCH 31, 1999 & SEPT. 13, 1999
 3. SURVEY OF LOT 9 SUBDIVISION OF FARM LOTS 6 & 7, PARADIS BY LUCIEN C. GASSEN, PLS, DATED APRIL 22, 1998

The reference plans shows no servitudes and no information regarding servitudes was furnished by the owner or his agent. No further research regarding servitudes was performed for this survey.

This is to certify that I have consulted the Flood Insurance Rate Maps and found that this property is in Zone X.



**RESUBDIVISION OF LOTS 9 & 12A
SUBDIVISION OF FARM LOTS 6 & 7
INTO LOT 12A-1
IN SECTION 39, T14S - R20E
ST. CHARLES PARISH, LOUISIANA**
SCALE: 1" = 30' MAY 9, 2023

CERTIFIED TO ROBERT J. LASSERRE
AND HEIDI E. LASSERRE

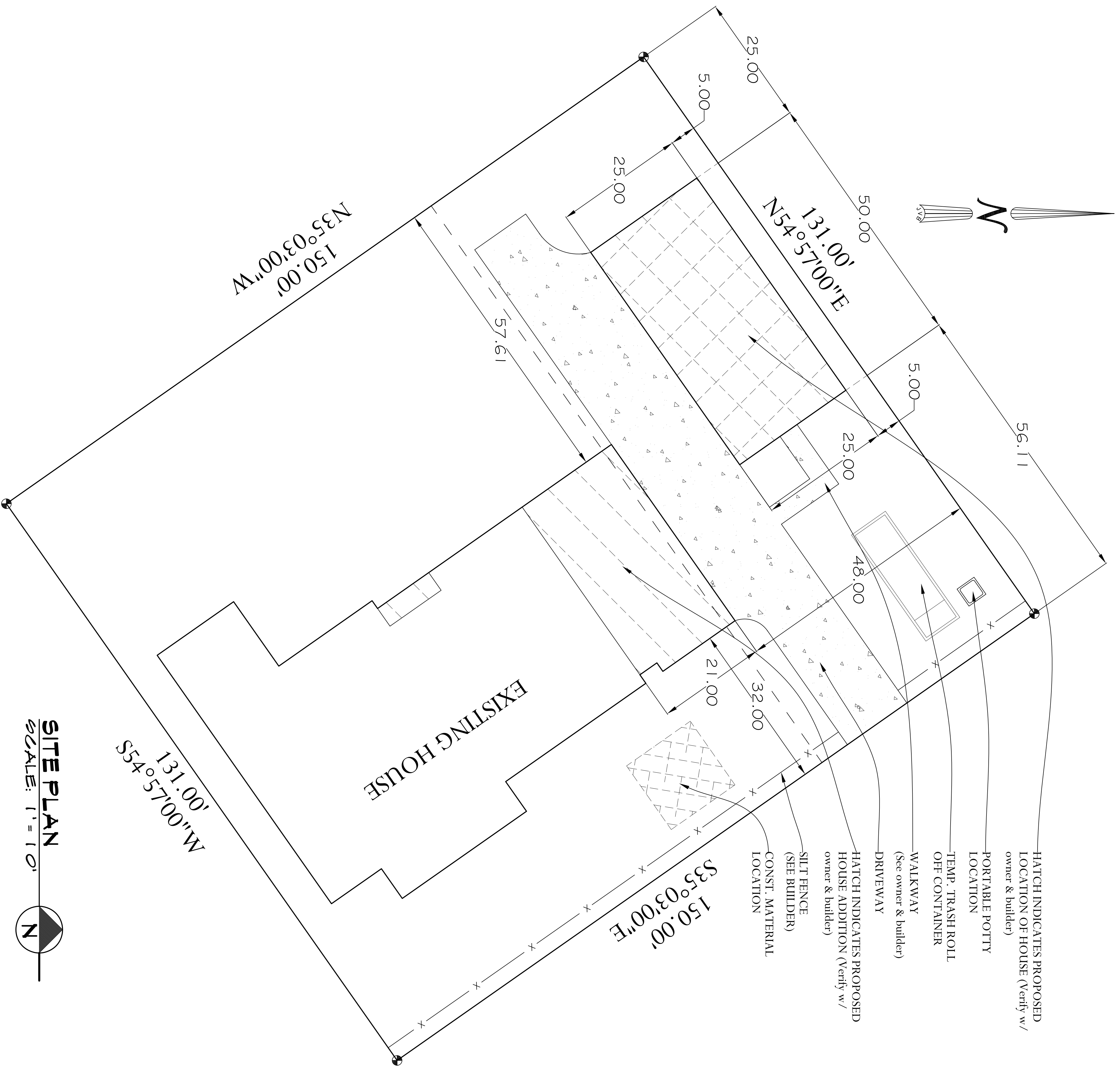
- LEGEND
- = FOUND
 - IP = IRON PIPE
 - IR = IRON ROD
 - X— FENCE
 - BEARINGS ARE BASED ON REFERENCE PLAN

I certify that this plat represents an actual ground survey performed by myself or under my supervision and is in accordance with the Louisiana standards of practice for a Class C survey.

[Signature]

LOUIS J. GASSEN JR., PLS
Registration No. 4945
(985) 785-0745
1026 Gassen Street
Luling, Louisiana 70070

GASSEN SURVEYING, LLC



SITE PLAN
SCALE: 1" = 10'

HATCH INDICATES PROPOSED LOCATION OF HOUSE (Verify w/ owner & builder)

PORTABLE POTTY LOCATION

TEMP. TRASH ROLL OFF CONTAINER

WALKWAY (See owner & builder)

DRIVEWAY

HATCH INDICATES PROPOSED HOUSE ADDITION (Verify w/ owner & builder)

SILT FENCE (SEE BUILDER)

CONST. MATERIAL LOCATION

EXISTING HOUSE

131.00' N.00°W
S54°57'00" W

150.00' S35°03'00" E

131.00' N54°57'00" E

150.00' N35°03'00" W

NOTE:
This being only a Site Plan any Property Lines, Setbacks Lines, Servitude's, Easements, Flood zones, & Wind zones shall be VERIFIED with Surveying Co. by Owner or Contractor Prior to Any Kind of Construction, as an Abstract or Site Work has not been Performed by MACALUSO HOME DESIGNS, INC.

BUILDING SETBACKS :
(* Verify prior to any construction)
FRONT.....***
SIDE.....***
REAR.....***
SIDE STREET.....***

REFERENCE:
GASSEN SURVEYING, LLC
RESUBDIVISION OF LOTS 9 & 12A
SUBDIVISION OF FARM LOTS 6 & 7
INTO LOT 12A-1

FLOOD ZONE (Survey verify)
INDICATES 1/2" IRON ROD

BASIC REFERENCE NOTES AS PER DESIGN CRITERIA
The design criteria shall be in accordance with:
2021 (IRC) International Residential Code
2018 (WFCM) Wood Frame Construction Manual for one and two family dwellings with (AF & PA) The American Forest and Paper Association.
(ASCE) American Society of Civil Engineers 7-10 METHOD 1

RISK CATEGORY	II
WIND SPEED (3 SEC. GUST)	140 M.P.H.
EXPOSURE:	B
STRUCTURE TYPE:	ENCLOSED
*CONTRACTOR IS RESPONSIBLE FOR VERIFYING & COMPLYING WITH CODES.	

INDEX OF DRAWINGS	
SHEET	DRAWING NAME
A0.0	GENERAL SHEET & SITE PLAN
A0.1	FORM PLAN
A1.0	FLOOR PLAN
A2.0	ELEVATIONS
A2.1	ROOF PLAN & FRAMING DETAILS
E1.0	ELECTRICAL PLAN



PLAN NUMBER: 22-14854

SERGIO & BRIANNA MEDINA
102 CADOW STREET
PARADIS, LA 70080

GENERAL SHEET & SITE PLAN

DATE: 06/07/2023

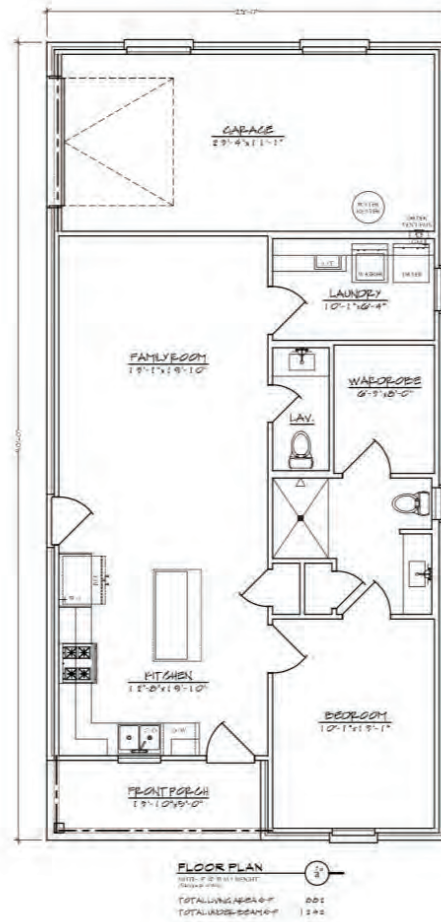
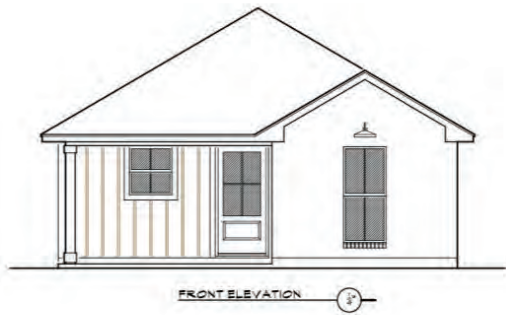
MACALUSO
home designs, inc.

www.macaluso homedesigns.com
204 Village Circle • Suite 2 • Slidell, Louisiana 70458

P: (985)641-7168
F: (985)641-1859

copyright © 2023-Macaluso Home Designs, Inc. (All rights reserved)
These prints are sole property of Macaluso Home Designs, Inc. & can not be reproduced w/o written permission.

NOTE!!!!
Although every effort in preparing and checking these plans for accuracy, the contractors are responsible. In large for checking all related square footage and International Residential Code 2021 reports, that pertain to these building plans.



Acknowledgement and Indemnification Agreement for Elevation Variances

STATE OF LOUISIANA, PARISH OF ST. CHARLES

BEFORE ME, the undersigned Notary, and in the presence of the two undersigned witnesses, appeared

Robert & Heidi Lasserre, (hereinafter "appearers"). The appearers acknowledged
(NAME)

that they are the owners of the property located at 102 Cadow St
(ADDRESS)

Paradis, LA 70080, and that said property was acquired by
(CITY, STATE, ZIP)

Instrument registered in the official records of St. Charles Parish at COB 522 FOLIO 193.

Appearers further acknowledge that they are requesting a variance from St. Charles Parish's flood elevation requirements, based on the Federal Emergency Management Agency's (FEMA) Preliminary Digital Flood Insurance Rate Maps (DFIRM) for the purpose of constructing a building(s). The FEMA Preliminary DFIRM is _____; however, the building(s) elevation will meet the National Flood Insurance Program (NFIP) effective map requirements at _____.

Appearers release and hold harmless the parish of St. Charles, all Departments, Agencies, Boards and Commissions, as well as its officers, agents, servants, employees, and volunteers, from any and all claims, demands, causes of action, expense, and liability as a result of the granting of a variance at the request of the appearers.

Done and passed before me this 17th day of April, 2023.

WITNESSES:

[Signature]
(Signature)

Amanda Wedge
(Print Name)


APPEARERS:

Robert J. Lasserre
Heidi Lasserre
(Signature)
ROBERT J. CASSERRE

Heidi Lasserre
(Print Name)

~~NOTARY PUBLIC~~

[Signature]
(Print Name)

	DERYLE A. BOURGEOIS Notary ID #12032 Notary Public Jefferson Parish, LA My Commission is issued for Life
---	---

BAR NO. _____

Seal Required



**PARISH OF SAINT CHARLES
DEPARTMENT OF PLANNING AND ZONING**

**ADDENDUM TO APPLICATION FOR VARIANCE FROM
BASE FLOOD ELEVATION REQUIREMENTS**

- A. The applicant is cautioned that if this request for a variance is granted, the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation (up to amounts as high as \$25 for \$100 of insurance coverage).
- B. Applicants are cautioned that continued local participation in the Federal Flood Insurance program can only be assured by adherence to Federal guidelines for the granting of variances to established base flood elevations. One vital requirement is that "failure to grant the variance would result in exceptional hardship to the applicant." Applicants must present their reasons for such hardship at a public hearing on the request.
- C. In order to ensure proper consideration of each request, Federal Floodplain Management monitors require that applicants provide detailed responses containing appropriate technical data from an appropriate professional consultant (i.e., engineer, landscape architect, etc.) This data should be presented according to the required Base Flood Elevation (BFE) should include a complete discussion of the alternatives considered and why they are considered unavailable. Generalized conclusions are insufficient to justify a determination of "exceptional hardship." Data relating to hardship experienced if the variance is not granted must provide specific information regarding each impact.

COMPLETE THE FOLLOWING:

1. Is the property contiguous to and surrounded by lots with existing structures constructed below the base flood elevation? YES
2. Is the property listed on the National Register of Historic Places or State Inventory of Historic Places. (If yes, please provide related information on a separate sheet, including data related to the registration status after project completion). Yes _____ No X
3. What alternative methods have been explored so that the proposed structure may meet the base flood elevation and why are they not appropriate? (Provide information on a separate sheet.) WOULD LIKE TO KEEP CURRENT ELEVATION FOR ADDITIONS
4. Describe the exceptional hardship to the applicant which would result if a variance was not granted. (Provide information on a separate sheet along with supporting documentation.) ADD
5. Describe the exceptional hardship to the surrounding properties if the variance was not granted. (Provide information on a separate sheet along with supporting documentation.)
6. Is your lot size less than one-half (1/2) acre? YES 180 ACRES w/ ADDED LOT 150x131.11
(As the lot size increases beyond one-half (1/2) acre, the technical justification required for issuing a variance increases.)
7. Provide the following information and attachments:
 - A. Properly executed authentic act of Acknowledgement, Indemnification, and Hold Harmless (see attached)
 - B. Total square footage of parcel 19,666.5 SQ. FT.
 - C. Existing average grade at center of property and existing grades of all corners: _____
 - D. Existing center line street grades: _____
 - E. Distances from property lines and any existing structures on abutting properties and the elevations of those structures: NORMAL GROUND ELEVATION
 - F. Any other physical features which may affect the granting or denial of the application (i.e. drainage canals, levees, etc.): N/A
 - G. Photographs of the property and adjacent properties.
 - H. Any other pertinent information or documents to support this request. NO

GASSEN SURVEYING, LLC

1026 GASSEN ST
Luling, LA 70070

GRADE CERTIFICATE

April 18, 2023

Lot Number: 9 Square:
Subdivision: Of Farm Lots 6 & 7
Municipal No.: 100 Cadow Street
Firm Zone: X Base Flood Elevation: N/A NGVD
DFIRM ZONE: AE DFIRM Advisory Base Flood Elevation: 5.00 NAVD

Existing Street Elevation: 2.26 NGVD
1.30 NAVD
Existing Ground Elevation: 1.8 NGVD
0.8 NAVD
Reference Elevation Mark Only: 3.26 NGVD
2.30 NAVD

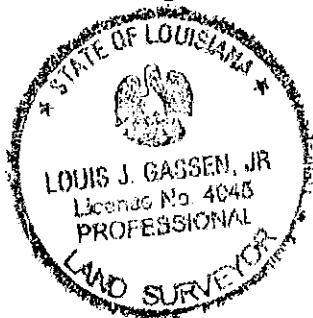
*(PROPOSED LOWEST FLOOR ELEVATION TO BE FILLED OUT BY BUILDER)

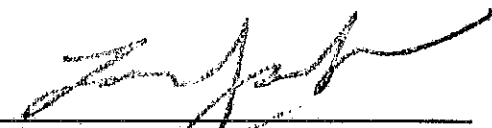
*PROPOSED LOWEST FLOOR ELEVATION: _____

DESCRIPTION: 60d NAIL IN POWER POLE IN FRONT OF LOT

The undersigned will not be responsible for the transfer of elevations from the construction bench mark by the contractor or others.

*The floor of an attached enclosed garage may be considered as the lowest floor for Flood Insurance rating. Please consult your insurance agent.





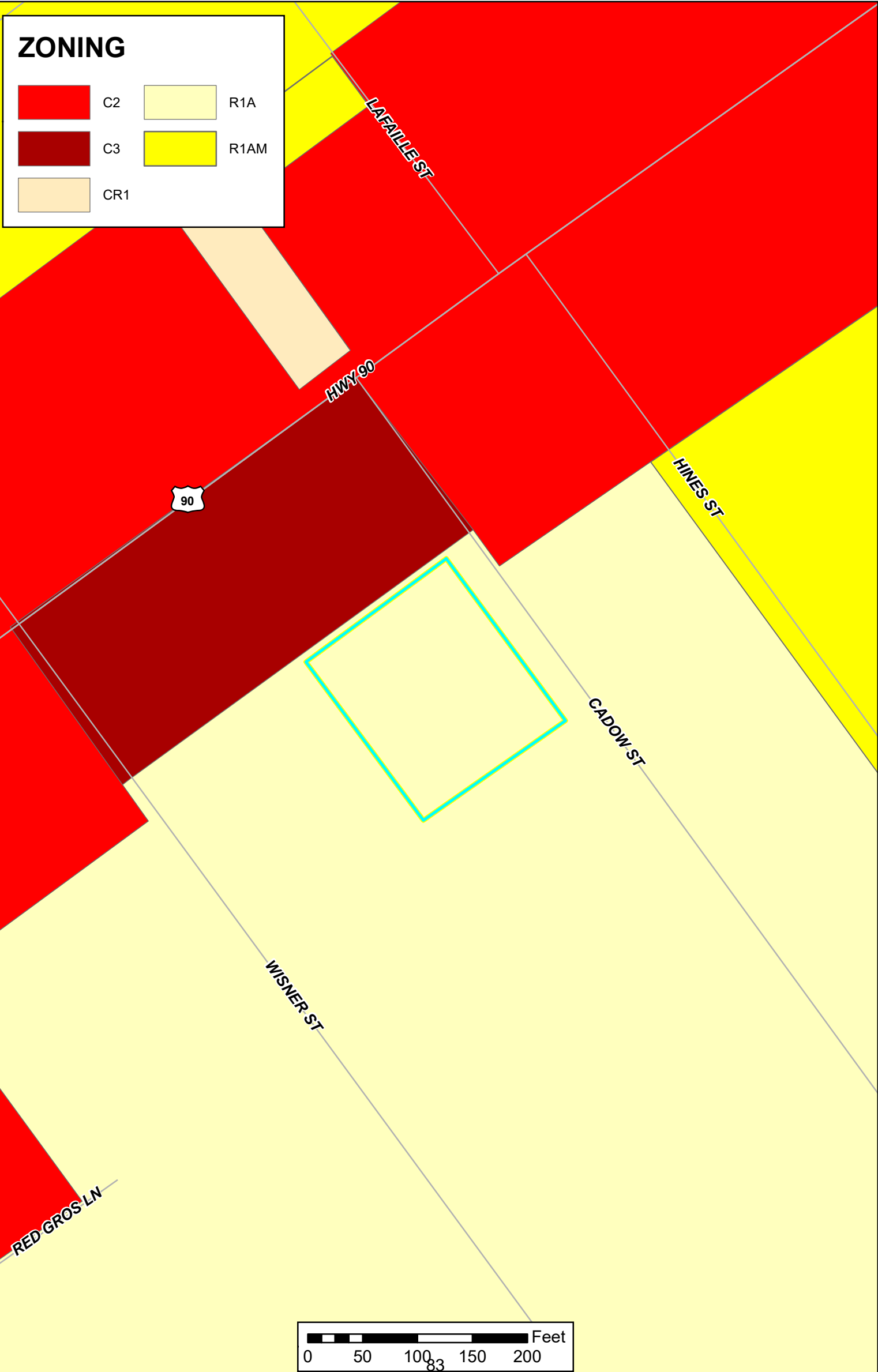
Louis J. Gassen, Jr. PLS
Registration No. 4945

(985) 785-0745
(985) 785-8603 (Fax)

2023-3-SPU Accessory Dwelling Unit (ADU)






2023-3-SPU Accessory Dwelling Unit (ADU)

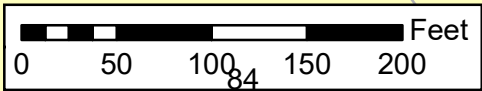
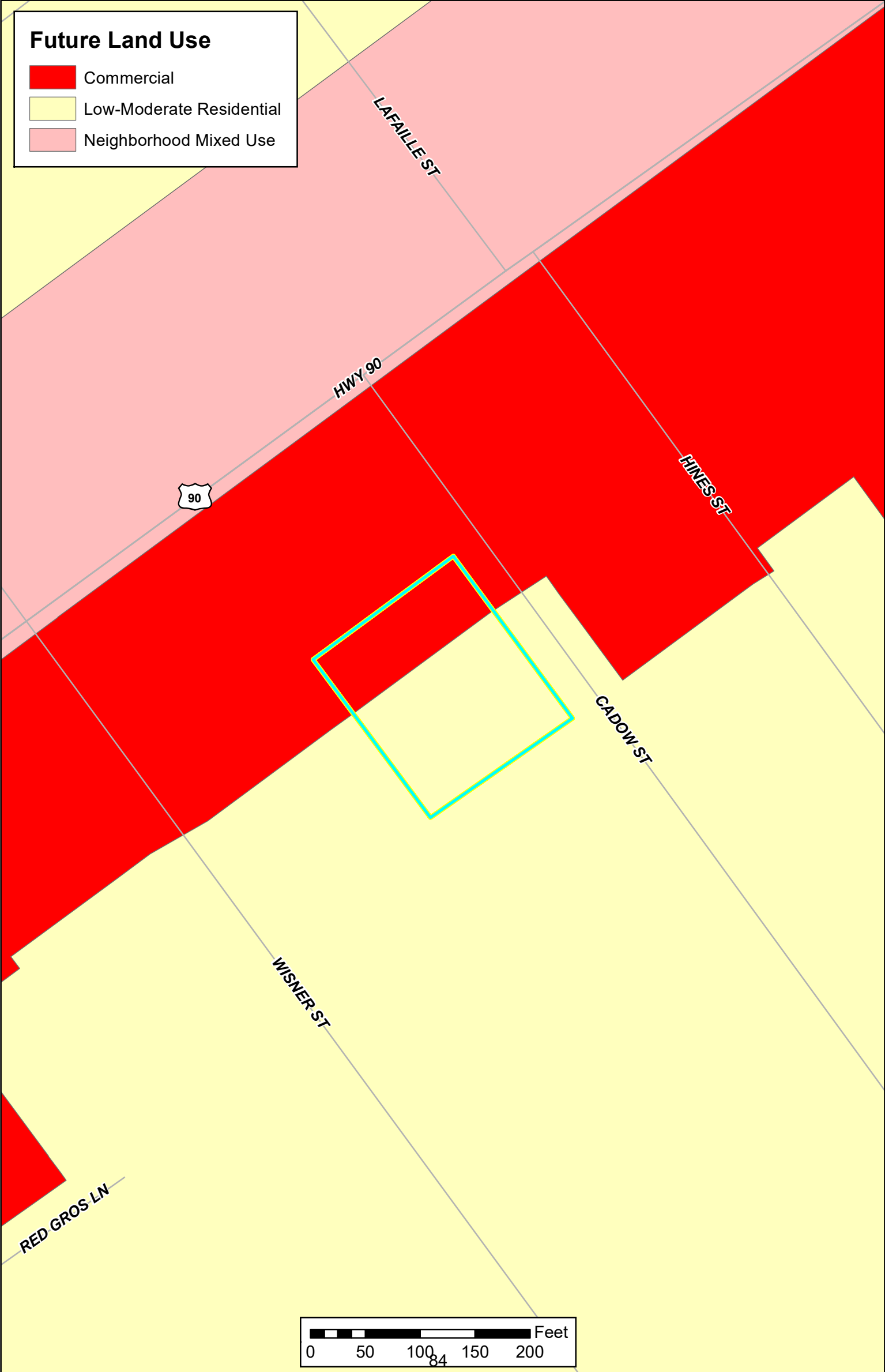


2023-3-SPU Accessory Dwelling Unit (ADU)



Future Land Use

-  Commercial
-  Low-Moderate Residential
-  Neighborhood Mixed Use





Department of Planning & Zoning Staff Report – Map Amendment Case No. 2023-8-R

APPLICATION INFORMATION

- **Submittal Date:** 6/6/23
- **Applicant / Property Owner**
Conrad Frey
Southern Trucking & Transportation, LLC
141 I-310 Service Road
St. Rose, LA 70087
(504)-452-1337; cfrey@threecs.biz
- **Request**
Change of zoning from *C-3, Highway Commercial District – Wholesale and Retail Sales* to *M-1, Light Manufacturing and Industry*

SITE INFORMATION

- **Location**
275 I-310 Service Road, St. Rose; two (2) triangular lots designated a portion of Lots 7, 8, & 9 of the John Lambert Tract.
- **Size:** 152,460 sq. ft. (3.5 acres)
- **Current Use**
Both lots are undeveloped but cleared. The lot addressed as 275 I-310 Service Road recently received Special Permit Use approval for a business utilizing automobile fleet services in C-3 zoning (2023-2-SPU). That development is currently in the building permit process.
- **Surrounding Zoning**
C-3 zoning abuts to each side of the site. M-1 zoning is also located in the immediate vicinity, across Beltway Road and south of the railroad.
- **Surrounding Uses**
The site is located at the end of the I-310 Service Road where C-3/M-1 uses are located. Specifically, an office and warehouse facility for a general contractor specializing in large construction projects is located to the Almedia Road side. A large office, warehouse, and storage yard for a business providing portable office trailers is located across the Kansas City Southern Railroad.
- **Zoning History**
The C-3 district was established in 1981.
- **Future Land Use Recommendation**
Commercial: This category includes single-use commercial, retail, office and service uses. Commercial areas should seek to strengthen existing retail and service uses, encourage the introduction of new uses, and introduce complementary adjoining uses such as public facilities and moderate-density residential, to reinforce the retail base and support the continued health of these uses. Commercial uses must be consistent with the surrounding area and compatible with adjacent uses.

Recommended Zoning Districts: CR-1 (residential/commercial transitional), C-1 (commercial office) zoning, C-2 (general commercial retail), C-3 (highway commercial), MS (medical service), B-1 (batture, non-industrial)

- **Flood Zone & Minimum Building Elevation**
AE +5 / DFIRM X Zone; a developer will have to provide a grade certificate to determine the minimum building elevation on this property: either 5 ft. above mean sea level (NAVD 88 Datum), OR 1 ft. above the centerline of the nearest street.

- **Traffic Access**
The lot addressed 275 I-310 Service Road has 486 ft. of roadway frontage, but the site plan approved as part of 2023-2-SPU showed a dedicated driveway through the adjacent LaDOTD property before connecting to the service road.

The other un-addressed lot in this request does not have frontage on the service road and would rely on a similar arrangement through the LaDOTD property for driveway access. The necessary permits would have to be approved by LaDOTD as part of the review and permitting of a new commercial/industrial development on this site.

- **Utilities**
The Parish GIS system shows public water facilities are available along both I-310 Service Road and Beltway Road. Public sewer is not available.

APPLICABLE REGULATIONS

Appendix A. Section VI. – Zoning District Criteria and Regulations

[I.] *M-1 Light manufacturing and industry district:*

1. Use Regulations: A building or land may be used for the following purposes if in accordance with the special provisions outlined below.
 - a. A building or land shall be used only for the following purposes:
 - (1) Those uses identified as items 2 through 27 as listed in the C-3 District.
 - (2) Office parks which shall include groups or clusters of administrative, professional, and other business offices as well as individual banks and restaurants.
 - (3) Agriculture and other general farming uses.
 - (4) Warehousing and storage of nonhazardous material.
 - (5) Assembly plants.
 - (6) Bottled gas sales and/or service.
 - (7) Food processing plants.
 - (8) Cellophane products manufacturing.
 - (9) Cold storage or refrigerating plants.
 - (10) Electrical parts manufacturing and assembly.
 - (11) Fiber products manufacturing (previously prepared fiber).
 - (12) Garment manufacturing.
 - (13) Glass products manufacturing.
 - (14) Ironwork (no foundry, drop hammer, and no punch presses over twenty (20) tons capacity).
 - (15) [Repealed by Ord. No. 92-1-1, § I, 1-21-92.]
 - (16) Leather products manufacturing (previously prepared leather).
 - (17) Commercial vehicle and heavy equipment sales and service.
 - (18) Millwork.
 - (19) Paint mixing and treatment (not employing a boiling process).
 - (20) Paper products manufacturing (previously prepared material).
 - (21) Plastic products manufacturing (previously prepared material).
 - (22) Sheet metal products manufacturing (light).
 - (23) Sign manufacture.
 - (24) Open storage of building material, lumber, machinery and pipe, provided the material is enclosed within a solid fence at least six feet high within required building lines when the storage area is adjacent to or across the street from an A, R, or C District.
 - (25) Railroad freight terminals, switching and classification yards, repair shops, roundhouse, power houses and fueling, sanding and watering stations.
 - (26) Television and radio broadcasting transmitters.
 - (27) Textile products manufacturing.
 - (28) Toy manufacturing.
 - (29) Well drilling services.
 - (30) Wood products manufacturing (assembling work and finishing).
 - (31) Automobile Fleet Services: Examples include rental car facilities, overnight truck parking, dispatch locations, and any use related to the temporary or periodical parking of operative motor vehicles.
 - b. Special exception uses and structures (variation):
 - (1) Temporary construction facilities for a period of one (1) year upon approval of the Planning Director.
 - c. Special permit uses and structures include the following:

- (1) Office buildings for gambling operations, excluding all gaming activities, upon review and approval by the Planning Commission and supporting resolution of the Council.
 - (2) Operations which store or utilize hazardous materials identified through guidelines contained in subsection VI.D.I.4.b. of these regulations upon review and approval of the Planning Commission and supporting resolution of the Council.
 - (3) Cellular installations and PCS (personal communication service) installations.
 - (4) Truck terminals (with video poker gaming facilities) upon review and approval of the Planning Commission, and supporting resolution of the Council (Ord. No. 98-4-17, § IV, 4-20-98).
Truck terminals with video poker gaming facilities shall conform to the regulations set forth by the state of Louisiana and to the following regulations:
 - (1) Frontage shall be on a median-divided, major arterial with a minimum of 4-roadway lanes, and having federal or state designation.
 - (2) Minimum lot size of site shall be ten (10) acres.
 - (3) Truck terminals with video poker gaming facilities shall also have all of the following amenities:
 - a) a separate truckers' lounge
 - b) a full-service laundry facility located in a convenient area for truckers' use
 - c) private showers for men and women and not located in an area open to general public restroom facilities
 - d) a travel store with items commonly referred to as truckers' supplies (items commonly used only by commercial motor vehicles)
 - e) truck scales
 - f) separate truckers' telephones
 - g) permanent storage facilities for fuel
 - (4) These regulations shall not be applied to any truck stops with video poker gaming facilities which have received a Certificate of Zoning Compliance previous to the date of this ordinance, notwithstanding any other provisions of this ordinance.
 - (5) *Towing yard.* Towing yards, upon review and approval by the Planning Commission and supporting resolution of the Council, shall conform to the following regulations:
 - (1) Site plan approval. All tow yard operators must secure approval of a site plan. The site plan shall include:
 - a) The storage layout and the maximum number of vehicles proposed to be stored. All storage parking spaces shall open directly to an access drive. Vehicles shall not be stored on top of each other. All vehicles shall be stored on an aggregate parking surface;
 - b) A seven-foot solid, opaque fence will enclose such yards and shall be maintained in a constant state of good repair. Entrances will be constructed of the same material as the fence. All entrances shall remain closed when not in use;
 - c) A ten (10) foot buffer zone when abutting a C-3 or lesser intensive use or zoning district. The buffer shall be planted with acceptable trees and shrubs;
 - d) All buildings and structures to be located on the site and the required off-street parking layout.
 - (2) Towing yard operators shall maintain records of each vehicle and its storage period. These records shall be available upon request of the planning department.
 - (3) Towing yards shall also adhere to state and local licensing requirements.
 - (4) Any change of permitted plan will result in a cease and desist order being placed on the towing yard.
 - (6) Green markets upon review and approval by the Planning Commission and supporting resolution of the Council. Such sites must possess frontage on a hard-surfaced public collector or arterial street.
 - (7) Barrooms, night clubs, lounges and dancehalls upon review and approval by the Planning Commission and supporting resolution of the Council.
 - (8) Automotive racing tracks and strips upon receiving a recommendation of the Planning and Zoning Commission and an ordinance granting approval by the Parish Council.
 - (9) Disposal and/or deposition of directional boring slurry upon receiving a recommendation by the planning and zoning commission and an ordinance granting approval by the parish council. The requirement for a special permit shall not apply to directional boring associated with oil and gas production, nor shall it apply to the incidental or accidental deposition at the site of the boring.
2. Spatial Requirements:
 - a. Minimum lot size: Ten thousand (10,000) square feet.
Minimum width: One hundred (100) feet.
 - b. Minimum yard sizes:
 - (1) Front - twenty-five (25) feet
 - (2) Side - fifteen (15) feet
 - (3) Rear - twenty-five (25) feet.
 - (4) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, not withstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999.
 3. Transportation System: Arterial, rail, water.
 4. Special Provisions:
 - a. No manufacturing operations within the M-1 zoning district shall emit odors, gas or fumes beyond the lot line or produce a glare beyond the lot line. All facilities shall be dust-proofed including walkways, driveways and parking areas. All operations must be conducted within a building or within an area enclosed on all sides by a solid fence or wall no less than six (6) feet in height.

- b. Where any industrial or commercial use in an M-1 zoning district abuts any residential district or use, a six-foot high solid wood or vinyl fence or masonry wall shall border the same and there shall be a buffer strip fifteen (15) feet wide designated and maintained on the site planted with plant materials acceptable for buffer zones unless the Planning and Zoning Department shall require a greater buffer strip.
- c. The use(s) shall not receive, process, or create hazardous materials which are listed on the latest National Toxicology Programs Annual Report on Carcinogens, SARA Title III section 302 (EHS), and/or SARA Title III Section 313 (toxicity) without a special permit as identified in section VI.D.[I].1.c of this ordinance. Whenever a proposed development or expansion involves chemical processing or storage on a site in an M-1 zoning district and the uses do not require a special permit as identified in section VI.D.[I].1.c of this ordinance, certification shall be furnished by a chemical engineer, registered in the State of Louisiana and approved by the Parish of St. Charles, that materials associated with the enterprise do not appear on cited hazardous material lists. Those chemicals or materials which are permitted under this regulation either by special permit or certification of compliance, shall be stored in accordance with the National Fire Protection Association Flammable and Combustible Liquids Code (NFPA 30 1990), or amended version. With regard to placement of allowable materials on site, the minimum distance in feet from property line which is or can be built upon, including the opposite side of a public roadway, shall be two times the minimum distances required by NFPA 30. In the event the distances required by this paragraph exceed the minimum distances required by NFPA 30, then the requirements of this paragraph shall govern.

Appendix A. Section XV. - Amendment procedure

D. Rezoning guidelines and criteria: The proponent for a change should present reasonable factual proof that two or more of the following criteria are met:

- 1. The proposed rezoning conforms to land development pattern established by the St. Charles Parish Comprehensive Plan Future Land Use Map and does not create a spot zone that is incompatible with the surrounding neighborhood.
- 2. The Land-use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the applicant's property, and that the proposed zoning does. In order to determine what is reasonable use of the property, the proponent for the zoning change should consider one or more of the following:
 - a. Consideration of uses on adjacent properties that would limit the use of the site under consideration.
 - b. Consideration of unique or unusual physical or environmental limitations due to size, shape, topography or related hazards or deficiencies.
 - c. Consideration of changes in land value, physical environment or economic aspects which can be shown to limit the usefulness of vacant land or buildings.
- 3. Potential uses permitted by the proposed rezoning will not be incompatible with existing neighborhood character nor will they overburden public facilities and infrastructure.

The Planning Staff shall base rezoning analyses on these criteria but shall not be prohibited from factoring unique circumstances of the application into the analysis. The Planning and Zoning Commission may state in its recommendations to the Council: its concurrence with, or rejection of, any or all of the proponents' case for the suggested amendment, and/or its position relative to proponents' statements on the case. Planning Staff analyses and recommendations shall be forwarded to the Council along with the Commission's recommendations.

E. Rezoning approval criteria: Before the Council votes to approve a rezoning, there should be reasonable factual proof by the applicant that:

- 1. The proposed map amendment is in compliance, or is not in conflict, with the goals and recommendations of the St. Charles Parish Comprehensive Plan and Future Land Use Map, also
- 2. The proposed map amendment does not negatively impact the health, safety, and welfare of the community.

REZONING GUIDELINE & CRITERIA EVALUATION

- 1. *The proposed rezoning conforms to the land development pattern established by the St. Charles Parish Comprehensive Plan Future Land Use Map and does not create a spot zoning that is incompatible with the surrounding neighborhood.*

The subject site is within an area designated *Commercial*, which provides for single-use commercial, retail, office and service uses permitted in the Parish's commercial zoning districts (CR-1, C-1, C-2, and C-3). Proximity to public facilities and moderate-density residential is important to reinforce the retail base and support the continued health of commercial businesses. M-1 zoning and those uses permitted under it do not conform to this land development pattern. **The request does not meet the first guideline.**

- 2. *The Land-use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the applicant's property and the proposed zoning does.*

The primary zoning on the I-310 Service Road has been C-3, Highway Commercial, which permits commercial uses that benefit frontage on highways with higher traffic volumes. The subject site and other adjacent properties are visible from the highway

but lack true highway frontage. In this specific instance there is nearly a half-mile distance to travel between the subject site and Airline Drive. As a result the land use pattern is characterized by uses more appropriate in the M-1 zoning district, such as contractor's offices, open storage, and heavy vehicle and equipment storage and maintenance. This is emphasized further with the approval of zoning changes from C-3 to M-1 on properties with access limited to the I-310 Service Road (2019-5-R, 2019-11-R, 2019-12-R). Without easily accessible highway frontage M-1 zoning allows for more reasonable use of the property compared to the current C-3 district. **The request meets the second guideline.**

3. *Potential uses permitted by the proposed rezoning will not be incompatible with existing neighborhood character nor will they overburden public facilities and infrastructure.*

Uses permitted in the M-1 district include warehousing, various fabrication and manufacturing operations, open storage, and heavy equipment sales and service. Similar uses have become more prominent on properties on or near the I-310 Service Road, so the uses permitted in the proposed M-1 district should not be incompatible in the immediately surrounding area. Commercial uses typically handle a higher volume of either employees or public traffic, so those uses permitted in M-1 should not place any more of a burden on public facilities and infrastructure compared to what may be permitted under the current C-3 zoning. **The request meets the third guideline.**

DEPARTMENT RECOMMENDATION

Approval, based on meeting the second and third rezoning criteria.

This request will be forwarded with the Planning Commission's recommendation to the Parish Council for a second public hearing and final determination.

The subject area exceeds 3 acres, prompting a corresponding change to the Future Land Use Map from Commercial to Industrial.



St. Charles Parish
Department of Planning & Zoning
 14996 River Rd / P.O. Box 302 • Hahnville, LA 70057
 Phone (985) 783-5060 • Fax (985) 783-6447
 www.stcharlesparish-la.gov

Permit/Case #:	<u>2023-8-R</u>
Receipt #:	<u>10298290</u>
Application Date:	_____
Zoning District:	_____
FLUM Designation:	_____
Date Posted:	_____

**APPLICATION FOR ZONING MAP AMENDMENT
 (CHANGE OF ZONING DISTRICT OR REZONING)**

Fee: \$40 - \$200

Applicant: Conrad Frey / Souther Trucking & Transportation

Home address: 4717 Hessmer Ave. Metairie, LA 70002

Mailing address (if different): 141 I-310 Service Rd. St. Rose, LA 70087

Phone #s: (504) 452-1337 Email: cfrey@threecs.biz

Property owner: Conrad Frey / Souther Trucking & Transportation

Municipal address of property: 275 I-310 Service Rd. St. Rose, LA 70087

Lot, block, subdivision: _____

Change of zoning district from: C-3 to: M-1

Future Land Use designation of the property: Commercial

(A fact sheet on Future Land Use designations is available at the Planning and Zoning Department).

Your written responses below will be forwarded to the Planning and Zoning Commission and Parish Council to help them make a determination on the merits of your request.

Describe how you plan to use the property if the rezoning is granted: _____

- Bus Service Maintenance Facility and Parking Spaces
- Company Owned Warehouse and Parking Spaces
- Trucking Business & other business related to Trucking Dispatch, Repair, Storage etc.

What types of activities occur on adjacent properties today? How is your proposed use compatible with the neighborhood?
2 adjacent properties are currently Zoned M-1

- Property to the SOUTH (Zoned M-1) - Trailer Storage Facility
- Property to the WEST (Zoned M-1) - Vacant Property
- Property to the EAST - Construction Company
- To the NORTH - Airline Highway

Is there something about the property or the surrounding neighborhood that make the rezoning necessary? _____

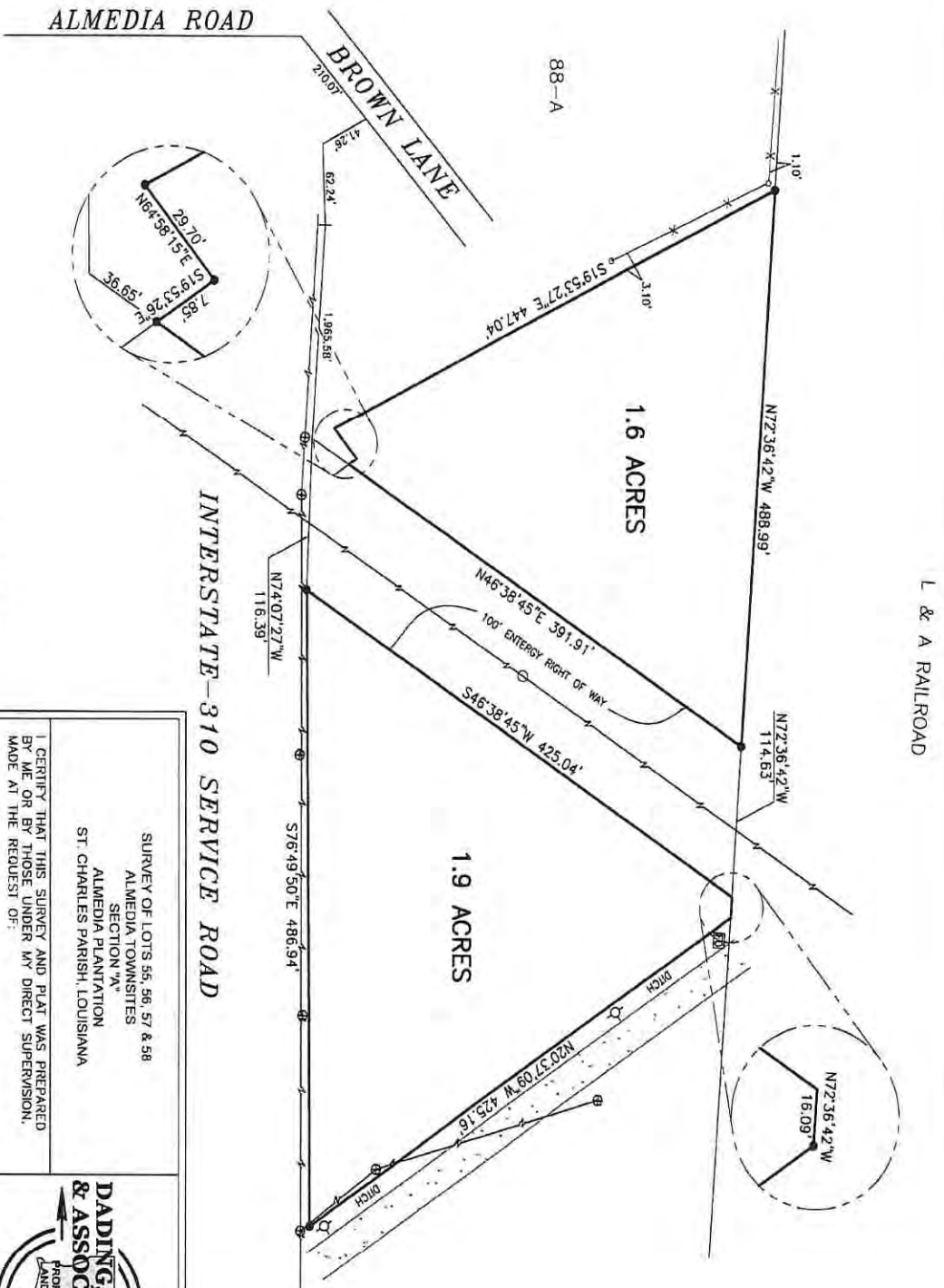
- Property Development Plans are heavier than C-3.

How does your proposed use of the property comply with the Future Land Use designation for the property? _____

- Our proposed use is Commercial.

If the property is rezoned, but your project does not develop, explain how other uses allowed in the new zoning district are compatible with the existing neighborhood? A list of allowed uses is available at the Planning and Zoning Department.

- The Property is identical to all surrounding property.



INSTERSTATE-310 (SIDE)

LEGEND

- = 1/2" IRON ROD SET
- = FIRE HYDRANT
- = HIGH VOLTAGE STEEL UTILITY POLE
- ⊕ = UTILITY POLE
- = OVERHEAD UTILITY LINE
- x- = FENCE
- x— = FIBER OPTIC

GENERAL SURVEY NOTES

IMPROVEMENTS MAY NOT BE TO SCALE FOR CLARITY. THE DIMENSIONS SHOWN PREVAIL OVER SCALE.

SURVEY REFERENCE:

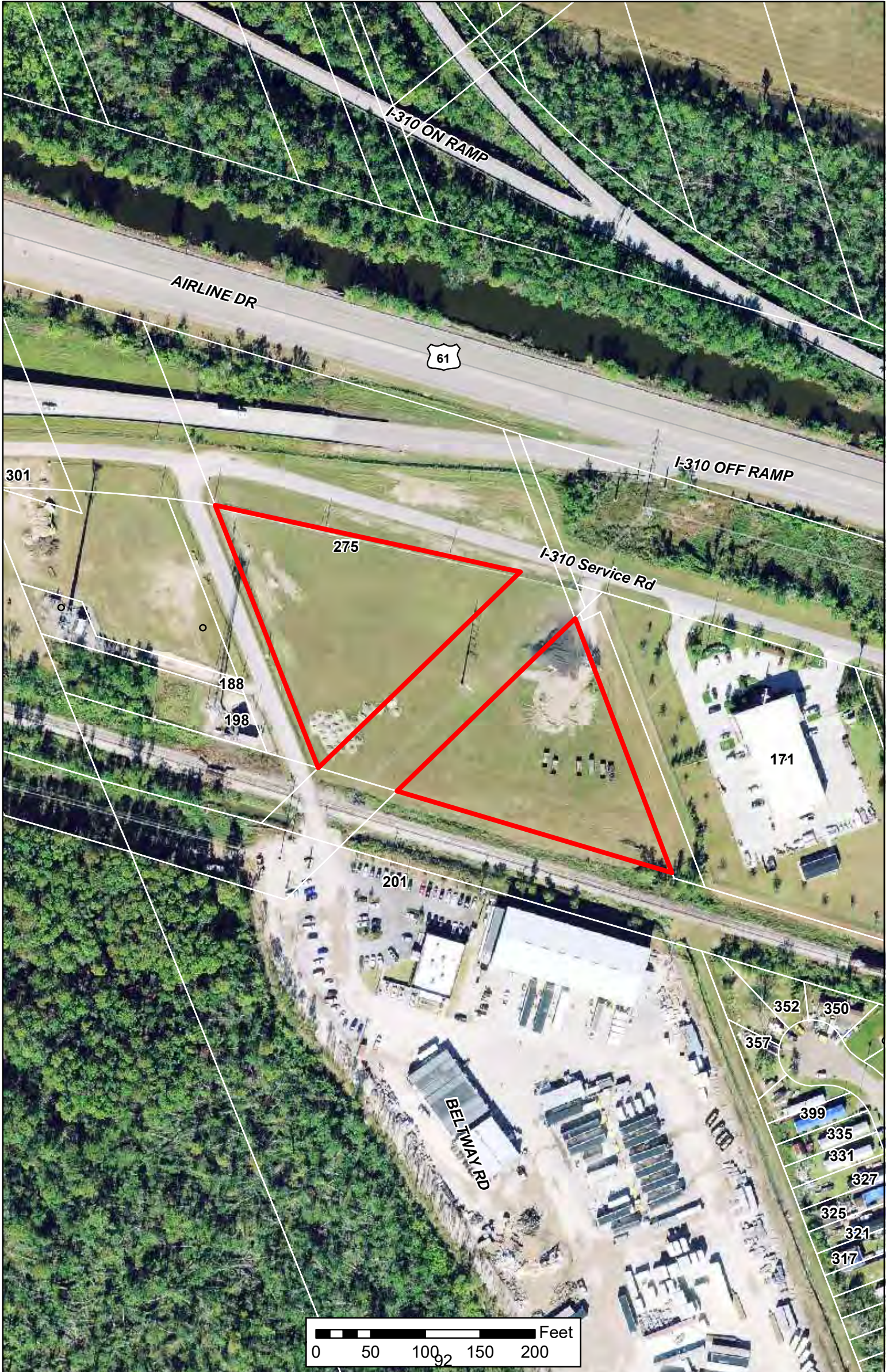
LOUISIANA DEPARTMENT OF HIGHWAYS RIGHT OF WAY MAP STATE PROJECT NO. 450-36-03 DATED JUNE 29, 1984.

BASIS OF BEARING

BEARINGS HEREON ARE ESTABLISHED BY THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE USING LSU C&G NETWORK SOLUTION ON 11/10/2020 NAD83/MSAD 83 GEOID 12A.

<p>SURVEY OF LOTS 55, 56, 57 & 58 ALMEDIA TOWNSITES SECTION "A" ALMEDIA PLANTATION ST. CHARLES PARISH, LOUISIANA</p>		<p>DADING, MARQUES & ASSOCIATES, LLC PROFESSIONAL LAND SURVEYORS</p>		<p>STATE OF LOUISIANA CODY A. DIMARCO Lic. No. 50688 PROFESSIONAL SURVEYOR</p>	
<p>I CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION, MADE AT THE REQUEST OF:</p>		<p>P.O. BOX 790 METAIRIE, LA. 70004 (504) 834-0200</p>		<p>THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE REQUIREMENTS OF LOUISIANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS "C" SURVEY</p>	
<p>THREE C/S PROPERTIES</p>		<p>DATE: 12-16-2020</p>		<p>JOB NO.: 59732_B</p>	
<p>SCALE: 1" = 40'</p>		<p>DRAWN BY: J.R.</p>		<p>CHECKED BY: C.A.D.</p>	




2023-8-R
Rezoning: C-3 to M-1

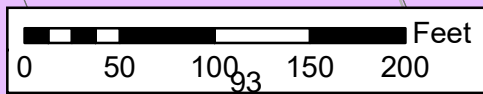
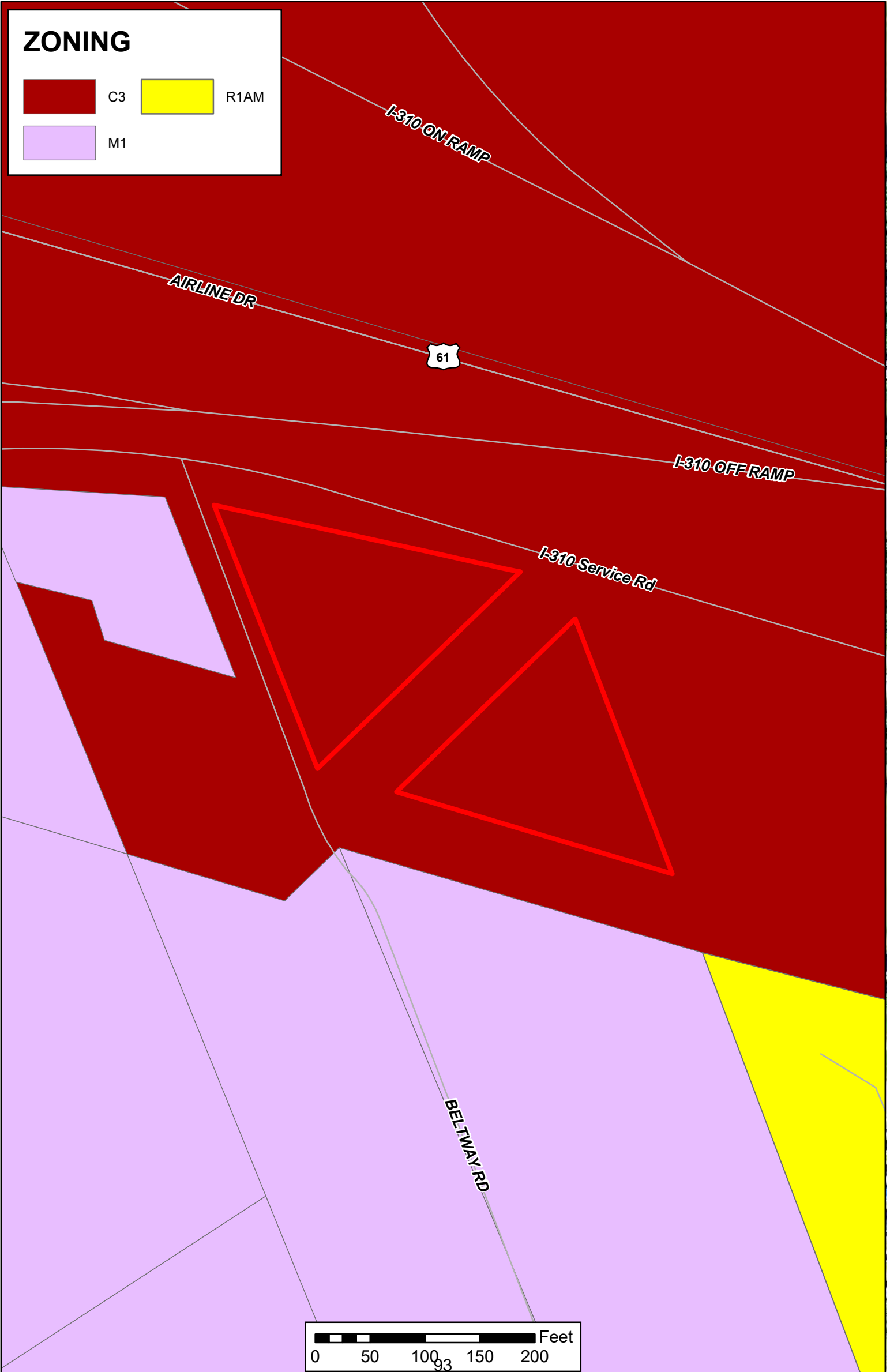


2023-8-R
Rezoning: C-3 to M-1

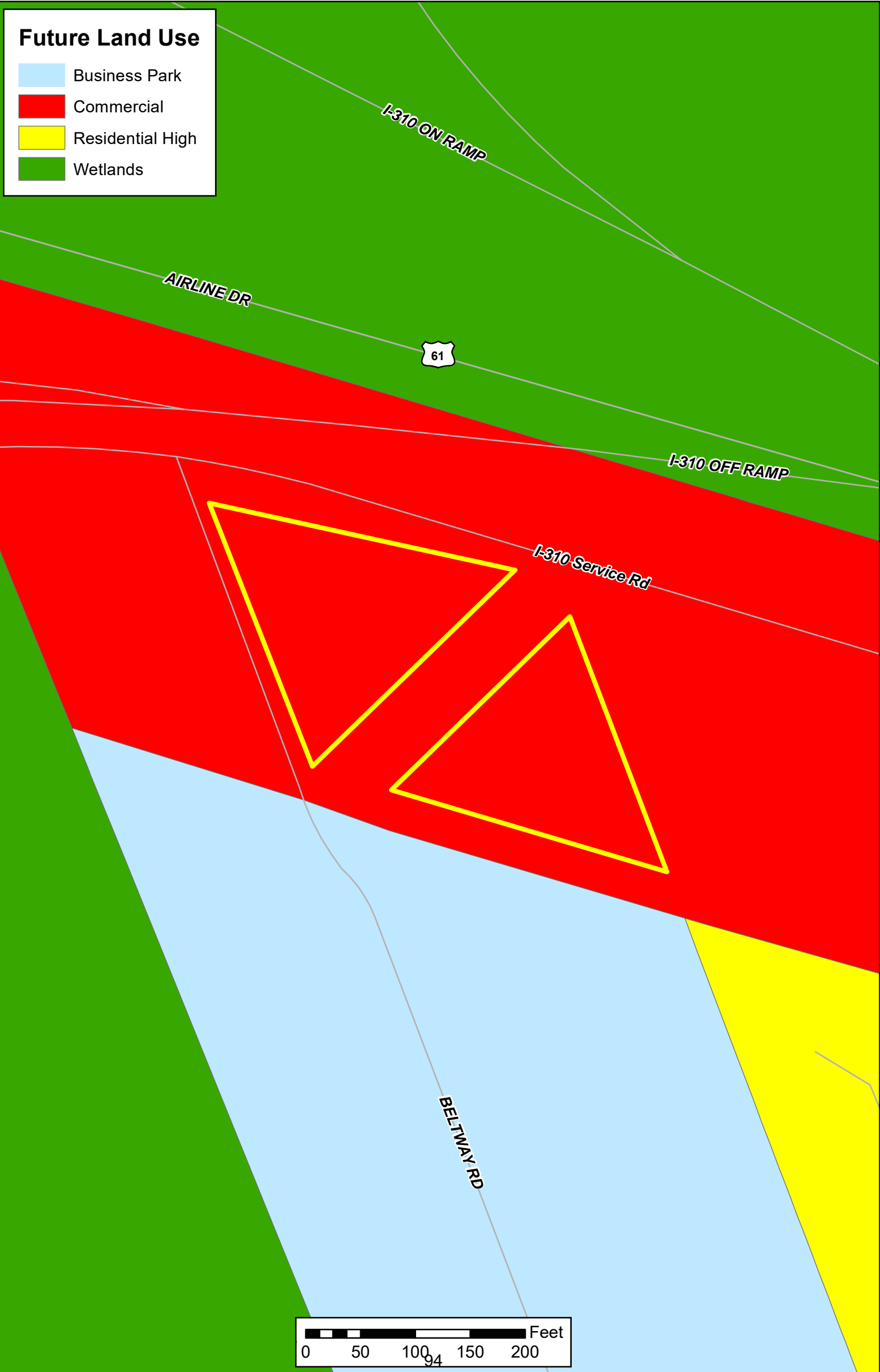


ZONING

	C3		R1AM
	M1		



2023-8-R
Rezoning: C-3 to M-1





Department of Planning & Zoning Staff Report – Map Amendment Case No. 2023-9-R

APPLICATION INFORMATION

- **Submittal Date:** 6/7/23
- **Applicant / Property Owner**
Melanie Johnson
412 Kennedy Street
Ama, LA 70031
504-621-3688; brit2323@ymail.com
- **Request**
Change of zoning from C-3, *Highway Commercial District – Wholesale and Retail Sales* to R-1A(M), *Single Family Residential Detached Conventional Homes, Manufactured Homes, and Mobile Homes*

SITE INFORMATION

- **Location**
429 Good Children Street, Boutte; Lot 5, Block C, Boots Subdivision
- **Size:** approximately 4,828 sq. ft. (0.11 acres)
- **Current Use**
The site is undeveloped but cleared. A manufactured home was previously located here but it has been removed due to damage sustained from Hurricane Ida.
- **Surrounding Zoning**
R-1A(M) zoning is located to the Good Children and Ponderosa Street sides; C-3 zoning is located to the Tinney Street and Paul Maillard Road sides.
- **Surrounding Uses**
The subject site is located within a developed residential neighborhood consisting of single family dwellings, both site-built and manufactured. This includes the properties immediately adjacent to the side and rear, and directly across Good Children Street.
- **Zoning History**
The C-3 zoning district was established in 1981.
- **Future Land Use Recommendation**
Neighborhood Mixed Use: This category applies in areas appropriate for mixed walkable developments where the predominant use is residential, with a variety of housing types at varying densities, as well as compatible, local-serving commercial, retail, office and service uses.
- **Flood Zone & Minimum Building Elevation**
X zone / AE +5. A developer will have to provide a grade certificate in order to determine the minimum building elevation on this property. 1 ft. above the centerline of the street OR 5 ft. above mean sea level [NAVD 88 datum]
- **Traffic Access**
The site has 70 ft. of frontage on Good Children Street.
- **Utilities**
Parish GIS shows public water and sewer facilities available along Good Children Street.

APPLICABLE REGULATIONS

Appendix A. Section VI. – Zoning District Criteria and Regulations

[II.] R-1A(M). Single Family Residential Detached Conventional Homes, Manufactured Homes, and Mobile Homes—Medium density.

Policy statement: This district is composed of areas containing one-family dwellings constructed on a permanent foundation, connected to public utilities, and which meet the architectural and aesthetic standards of a permanent residence. Additionally, mobile homes which meet the special provisions below are allowed.

1. Use Regulations:
 - a. A building or land shall be used only for the following purposes:
 - (1) Site-built, single-family detached dwellings.
 - (2) Manufactured homes.
 - (3) Mobile homes.
 - (4) Accessory uses.
 - (5) Private recreational uses.
 - (6) Farming on lots of three (3) acres or more and at least one hundred fifty (150) feet frontage.
 - b. Special exception uses and structures include the following:
 - (1) Additional residences for family and relatives on unsubdivided property on a non-rental basis, and which meet the criteria outlined in Special Provisions [subsection 3].
 - (2) Parks, public libraries, fire stations, police or sheriff's stations or substations, and sewer pumping stations.
 - (3) Showing and operation of historic buildings and/or sites and their related activities, provided a certificate from the United States Department of Interior is furnished by the owner verifying that the building and/or site is on the National Register of Historic Places.
 - (4) Accessory uses to golf courses and country clubs limited to the following:
 - Art studios
 - Churches and Religious Institutions
 - Commercial recreation facilities
 - Commercial schools
 - Personal service businesses, examples include but are not limited to beauty shops and barber shops, acupuncture, and massage services
 - Professional offices, examples include but are not limited to doctors, dentists, engineers, architects, landscape architects, plan services, realtors, insurance
 - Restaurants and cafeterias
 - c. Special permit uses and structures include the following:
 - (1) Child care centers.
 - (2) Public and private schools (except trade, business and industrial).
 - (3) Golf courses (but not miniature courses or driving ranges), country clubs, and accessory commercial uses on such properties.
 - (4) Educational, religious and philanthropic institutions. These buildings must be set back from all property lines a distance of at least one (1) foot for each foot of building height.
 - (5) Private commercial access roads, upon review by the Planning Commission and supporting resolution of the Council.
 - (6) Accessory dwelling units upon approval by the Planning Commission and supporting resolution of the Council.
 - (7) Garden Home Developments in accordance with Section VII Supplemental Regulations upon review and recommendation of the Planning Commission and supporting resolution of the St. Charles Parish Council.
2. Spatial Requirements.
 - a. Minimum lot size: Five thousand (5,000) square feet per family; minimum width-fifty (50) feet.
 - b. Minimum yard sizes:
 - (1) Front—Fifteen (15) feet.
 - (2) Side—Five (5) feet.
 - (3) Rear—Five (5) feet.
 - (4) For lots with less than one hundred (100) feet depth, front setback shall be fifteen (15) percent of lot depth with a minimum of ten (10) feet to the front lot line and five (5) feet to the rear lot line.
 - (5) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, notwithstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999.
 - c. Accessory buildings:
 - (1) The accessory building shall not exceed two-story construction.
 - (2) Minimum setback of accessory buildings shall be three (3) feet.
 - (3) Nonresidential accessory buildings shall not be permitted.
 - d. Permitted encroachments:
 - (1) Overhangs projecting not more than twenty-four (24) inches, excluding gutter.
 - (2) Stairs and landings not more than three (3) feet in height, projecting no more than four (4) feet into required front yard.
3. Special Provisions:
 - a. Additional dwellings on unsubdivided property:
 - (1) Additional dwellings on unsubdivided property referred to in 1.b(1) above will be permitted at the rate of one (1) dwelling unit for each seven thousand (7,000) square feet of lot area.

- (2) The applicant for any additional dwellings on unsubdivided property shall submit a copy of all subdivision restrictions (covenants) which govern the property in order to protect the integrity of the neighborhood.
 - (3) Under no circumstances will the total number of dwellings per unsubdivided lot permitted under these provisions exceed four (4).
 - (4) Permits issued under this provision will be issued for a two-year period. At the expiration of this time, an investigation will be conducted by the Planning and Zoning Department to determine if this Code is complied with. Non-compliance will result in the revocation of the permit.
- b. All manufactured housing and mobile homes shall be secured according to the Federal Emergency Management Agency's Sept. 1985 publication *Manufactured Home Installation in Flood Hazard Areas*.
 - c. *Reserved*.
 - d. All dwelling units shall be connected to utility systems which provide for health and safety under all conditions of normal use. Home utility services shall only be connected to the supply source by means of approved materials, and shall be inspected by the appropriate agency.

Appendix A. Section XV. - Amendment procedure

D. Rezoning guidelines and criteria: The proponent for a change should present reasonable factual proof that two or more of the following criteria are met:

- 1. The proposed rezoning conforms to land development pattern established by the St. Charles Parish Comprehensive Plan Future Land Use Map and does not create a spot zone that is incompatible with the surrounding neighborhood.
- 2. The Land-use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the applicant's property, and that the proposed zoning does. In order to determine what is reasonable use of the property, the proponent for the zoning change should consider one or more of the following:
 - a. Consideration of uses on adjacent properties that would limit the use of the site under consideration.
 - b. Consideration of unique or unusual physical or environmental limitations due to size, shape, topography or related hazards or deficiencies.
 - c. Consideration of changes in land value, physical environment or economic aspects which can be shown to limit the usefulness of vacant land or buildings.
- 3. Potential uses permitted by the proposed rezoning will not be incompatible with existing neighborhood character nor will they overburden public facilities and infrastructure.

The Planning Staff shall base rezoning analyses on these criteria but shall not be prohibited from factoring unique circumstances of the application into the analysis. The Planning and Zoning Commission may state in its recommendations to the Council: its concurrence with, or rejection of, any or all of the proponents' case for the suggested amendment, and/or its position relative to proponents' statements on the case. Planning Staff analyses and recommendations shall be forwarded to the Council along with the Commission's recommendations.

E. Rezoning approval criteria: Before the Council votes to approve a rezoning, there should be reasonable factual proof by the applicant that:

- 1. The proposed map amendment is in compliance, or is not in conflict, with the goals and recommendations of the St. Charles Parish Comprehensive Plan and Future Land Use Map, also
- 2. The proposed map amendment does not negatively impact the health, safety, and welfare of the community.

REZONING GUIDELINE & CRITERIA EVALUATION

- 1. *The proposed rezoning conforms to the land development pattern established by the St. Charles Parish Comprehensive Plan Future Land Use Map and does not create a spot zoning that is incompatible with the surrounding neighborhood.*

The Future Land Use Map designation of *Neighborhood Mixed Use* provides primarily for residential uses with a variety of housing types/densities that could in turn better support local business, ideally within walking distance. While the R-1A(M) district does offer an alternative to the standard R-1A zoning in terms of building type and density, the Neighborhood Mixed Use designation is meant to foster a town center like development with the site-built construction of townhomes, duplexes, and other varieties residential dwellings that could be an asset to adjacent local serving commercial uses. The R-1A(M) district does not include the type of development that the Neighborhood Mixed Use designation is intended to support. **The request does not meet the first guideline.**

- 2. *The Land-use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the applicant's property and the proposed zoning does.*

The Parish's zoning map indicates the site has been zoned C-3 since at least 1981. The C-3 district in question is meant to encompass a commercial area at the end of the Paul Maillard Road corridor before it crosses the railroad tracks and terminates at

Highway 90. With the exception of the subject site, this C-3 district covers properties with frontage either on Paul Maillard Road or Tinney Street (those properties with Tinney Street frontage also have frontage on Paul Maillard Road).

It is unclear why this C-3 district was extended to encompass a single lot on Good Children Street, but the current land-use pattern no longer allows for reasonable use of the property under this commercial zoning. First, the site is not large enough for commercial development, which must consider features such as parking, landscaping, and residential buffers. Second, any commercial development would require approval as a Special Permit Use as per Appendix A., Section VIII. – Site Design Requirements which states *all access to any commercial zoned property through any residential zoning district shall require approval of a special permit use by the planning and zoning commission and the parish council*. By changing the zoning here to R-1A(M) the entirety of Good Children would be under uniform zoning and the property could be returned to residential use. **The request meets the second guideline.**

3. *Potential uses permitted by the proposed rezoning will not be incompatible with existing neighborhood character nor will they overburden public facilities and infrastructure.*

The main purpose of the R-1A(M) district is to permit manufactured homes alongside site-built houses on smaller lots. This is compatible with the existing neighborhood character which consists of a mix of site-built houses and manufactured homes on smaller lots. A manufactured home was previously permitted on this site and serviced by existing public facilities, so they should not be overburdened by what can be permitted with this zoning change. **The request meets the third guideline.**

DEPARTMENT RECOMMENDATION

Approval, based on meeting the second and third rezoning criteria.

This request will be forwarded with the Planning Commission's recommendation to the Parish Council for a second public hearing and final determination.



St. Charles Parish
Department of Planning & Zoning
 14996 River Rd / P.O. Box 302 • Hahnville, LA 70057
 Phone (985) 783-5060 • Fax (985) 783-6447
 www.stcharlesparish-la.gov

Permit/Case #:	2023-9-R
Receipt #:	10304134
Application Date:	
Zoning District:	
FLUM Designation:	
Date Posted:	

**APPLICATION FOR ZONING MAP AMENDMENT
 (CHANGE OF ZONING DISTRICT OR REZONING)**

Fee: \$40 - \$200

Applicant: Melanie Johnson
 Home address: 429 Goodchildren St. Boutte LA 70039
 Mailing address (if different): 412 Kennedy St. Arma LA 70031
 Phone #s: 5046213688 Email: brit2323@gmail.com
 Property owner: Melanie Johnson
 Municipal address of property: 429 Goodchildren St. Boutte LA 70039
 Lot, block, subdivision: _____
 Change of zoning district from: C-3 to: R1HM
 Future Land Use designation of the property: Mobile home
 (A fact sheet on Future Land Use designations is available at the Planning and Zoning Department).

Your written responses below will be forwarded to the Planning and Zoning Commission and Parish Council to help them make a determination on the merits of your request.

Describe how you plan to use the property if the rezoning is granted: For a mobile home. I had a trailer here before Hurricane Ida after Ida I have been trying to place another trailer only to find out its been rezoned.

What types of activities occur on adjacent properties today? How is your proposed use compatible with the neighborhood?

My property will be used the same way the other properties are used as residence. To the right is a mobile home.

Is there something about the property or the surrounding neighborhood that make the rezoning necessary?

This property has been the same for over 30 years along with the surrounding area.

How does your proposed use of the property comply with the Future Land Use designation for the property?

The ~~to~~ land is only big enough for mobile use only

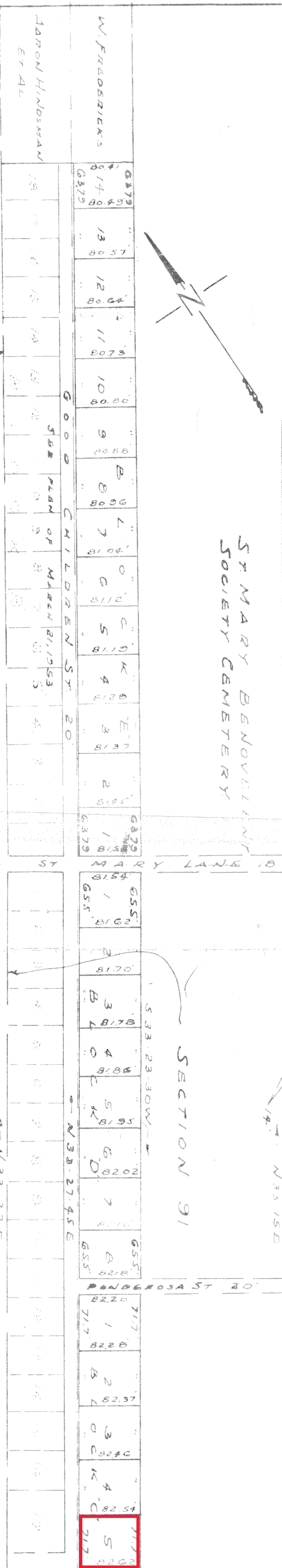
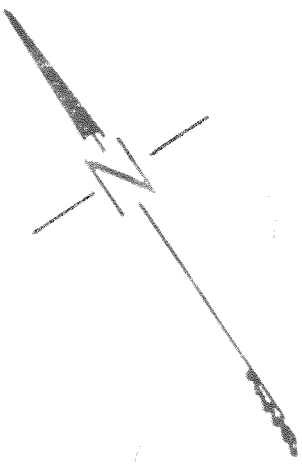
If the property is rezoned, but your project does not develop, explain how other uses allowed in the new zoning district are compatible with the existing neighborhood? A list of allowed uses is available at the Planning and Zoning Department.

The property can only be used to place a mobile home for residency

PAUL MALL

ROAD

ST MARY BENOVIENNE SOCIETY CEMETERY



SECTION 90 BEING A PORTION OF SECTION 91-7135-R 20E,

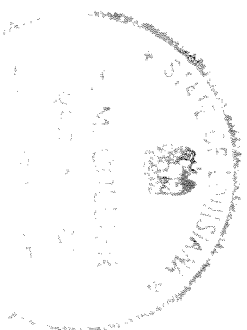
BOOTS SUB-DIVISION

AT BOUYE - ST CHARLES PARISH, LA.

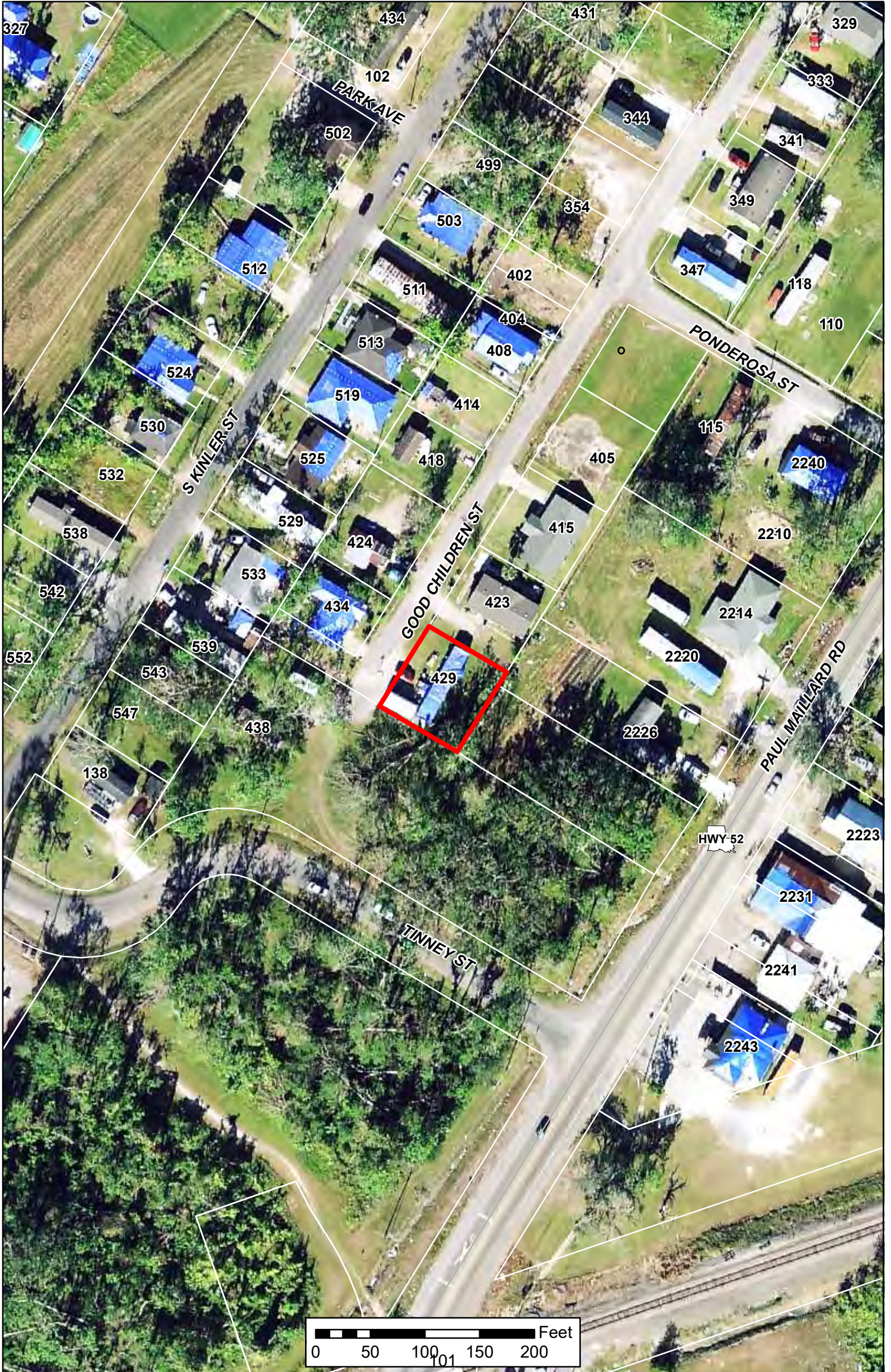
PROPERTY OF MILTON J. MONGRUE

SCALE: 1"=100'

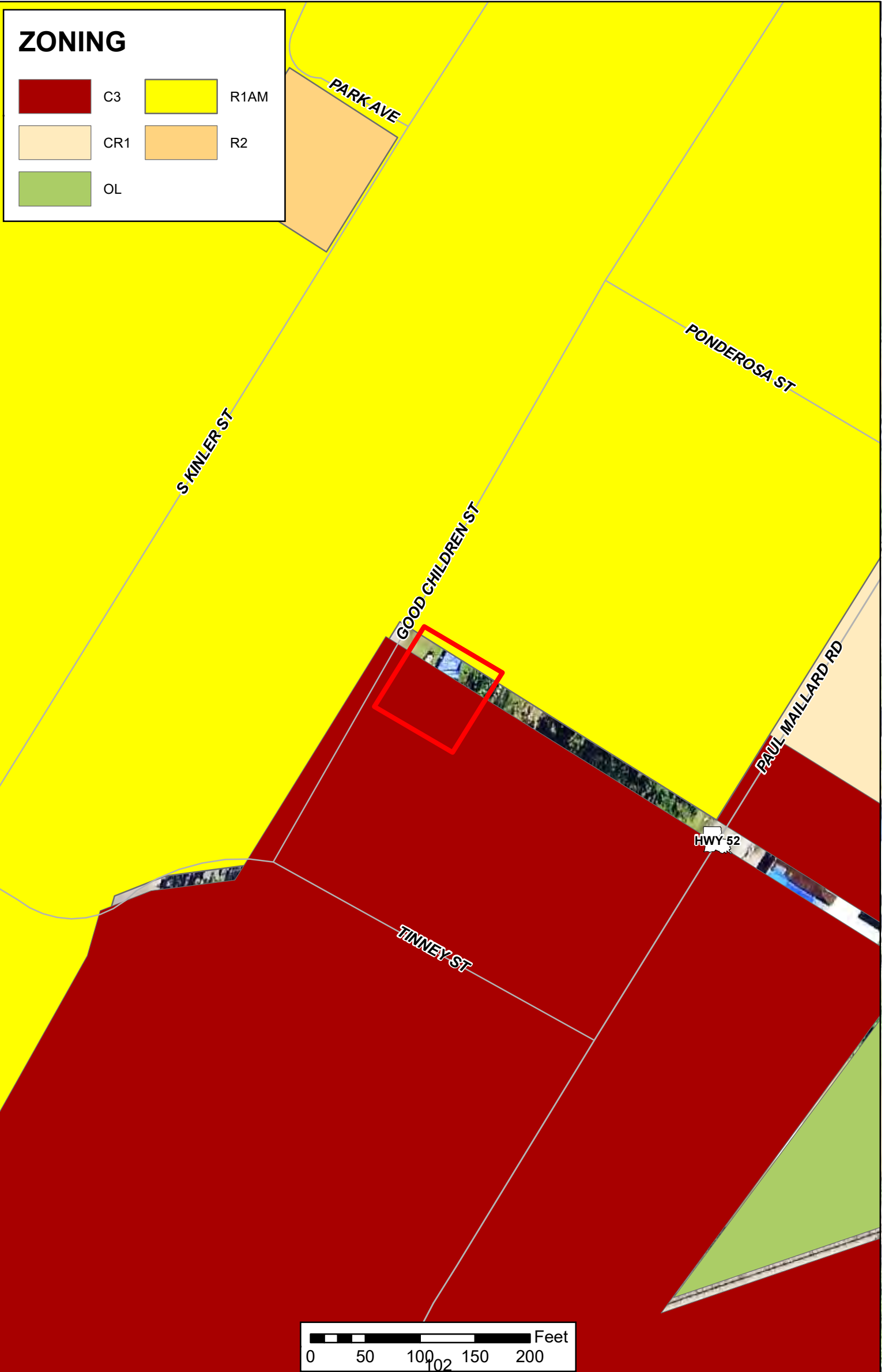
AUGUST 12, 1968



2023-9-R
Rezoning: C-3 R-1A(M)



2023-9-R
Rezoning: C-3 R-1A(M)



2023-9-R
Rezoning: C-3 R-1A(M)

